



Agricultural Land Commission Staff Report

DATE: March 12, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 51428

PROPOSAL: To develop a seed packaging and seed conditioning facility. The existing large garage, workshop and Atco trailer will remain on the property and two new buildings will be developed. The main building will contain $\pm 2,000$ ft² of office and retail, 15,000 ft² of warehouse and 4,000 ft² of seed cleaning and packaging. The second new building will be $\pm 13,500$ ft² and will store the seed. The remainder of the site will accommodate delivery, parking and truck traffic.

PROPOSAL INFORMATION

Background: The applicant was told by City staff through a Council report in 2006 that the proposed use on a property on Dixon Road (in the Sumas Prairie) was not suitable and should instead consider looking for a property on the Fraser Highway corridor. The applicant identified the subject property at 29461 Fraser Highway and requires approval for the proposed use prior to completing the purchase of the property. In an effort to expedite the necessary approvals to move forward, the applicant has decided to make their rezoning application in advance of obtaining approval from the ALC.

Received Date: January 27, 2010
Applicant: Caird Holdings Inc
Agent: Nottle Land Development Strategies Ltd
Local Government: City of Abbotsford

DESCRIPTION OF LAND

PID: 011-345-772
Legal Description: South Half Lot "A" Section 22 Township 13 New Westminster District Plan 8826
Civic Address: 29461 Fraser Highway
Area: 2 ha
ALR Area: 2 ha
Purchase Date: May 17, 2006
Owner: Lawrence & Janet Belanger

Total Land Area: 2 ha
Total ALR Area: 2 ha
Current Land Use: 1 Residence & 2 Outbuildings (1 workshop & ATCO Trailer office) Trucks and excavators also stored on site. King Hoe Excavating Ltd headquarters

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
2.0	Mixed Prime and Secondary	BCLI

Surrounding Land Uses:

North	Residence/ Treed
East	Residence / No Agricultural Use
South	Highway/ Residence/ No Farming Activity
West	Former Farm / Currently on site storage for Non-Agricultural Use

Official Community Plan

Bylaw Name:	Bylaw 1996
Designation:	Agricultural
OCP Compliance:	Yes

Zoning

Zoning Bylaw Name:	Bylaw 1996
Zoning Designation:	Agricultural One Zone (A1)
Minimum Lot Size:	8.0 ha
Zoning Compliance:	No

RELEVANT APPLICATIONS

Application #: 41196

Applicant: Western Animal Nutrition Inc

Proposal: To construct a 1,394 - 1858 sq m building on the subject property and use the new structure to house a farm equipment manufacturer (i.e., United Agriculture Systems Canada Inc.)

Decisions:

Resolution

Number	Decision Date	Decision Description
349	July 13, 2004	Allow as requested.

Note: Most recent approval for agri-business in the Fraser Highway corridor.

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	The applicant proposes the construction of two buildings to facilitate a forage seed processing use. The proposal is consistent with the OCP. the AAC supports the application. City staff supports both applications and recommends the application for non-farm use be forwarded to the ALC with an endorsement for support.
Board/Council	Approve	That the application be forwarded to the ALC with the City of Abbotsford's endorsement for the proposed non-farm use; (2) staff prepare and

present an amendment to Abbotsford Zoning Bylaw, 1996 to rezone the property covered under application 3360-20/R09-036 to Agricultural and Farm Industrial Zone (A5) when: (a) ALC approval is secured for the proposed use; and (b) issues of funding not budgeted by the City are resolved; and (3) the Mayor and the Corporate Officer, be authorized to exclude all documents related to this matter.

Agricultural Advisory Committee Approve

The AAC resolved that City Council be advised that it recommends approval of the application for non-farm use as the committee considered the integrity and good will of the applicant and his Company, the use of marginal land which limits soil-based agriculture, the potential to generate additional employment and revenues, the fact that it fits with the agricultural concept and the fact that this area was previously recommended to the applicant by the City.

STAFF COMMENTS

The Fraser Highway corridor west of Mt. Lehman Road is an area where a number of small or medium sized agri-industrial uses have been historically supported, and are established. Large scale agri-industrial uses are accommodated in the general industrial areas and some site-specific agri-industrial uses are on individual farms. The proposed use is consistent with the type of uses in the Fraser Highway area, is consistent with the OCP and is supported by both City Council and the Agricultural Advisory Committee.

ATTACHMENTS

51428_ContextMap50k.pdf
51428_AirphotoMap10k.pdf
51428_AgCapabilityMap.pdf

END OF REPORT

Signature

Date