



# Provincial Agricultural Land Commission - Staff Report

## Application: 51853

**Applicants:** Eric Petey, Asa Svedberg  
**Local Government:** City of Chilliwack

**Proposal:** Boundary Adjustment: To alter the boundary between a 0.8 ha and 3.4 ha to create a 3.7 ha and a 0.5 ha property.

## BACKGROUND INFORMATION

The owners are proposing this boundary adjustment as they believe this will improve access to the farm land. See applicant submission attached to this report for further information.

## PROPERTY INFORMATION

<b>PID:</b>	011-273-950
<b>Legal Description:</b>	Lot 2 Except: The West 799.46 Feet; District Lot 85 Group 2 New Westminster District Plan 7921
<b>Property Area:</b>	0.8 ha
<b>ALR Area:</b>	0.8 ha
<b>Purchase Date:</b>	August 24, 2005
<b>Location:</b>	6049 Blackburn Road
<b>Owner:</b>	Eric Petey
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<b>PID:</b>	011-272-879
<b>Legal Description:</b>	Parcel "A" (Reference Plan 15683) Lots 1 and 2 District Lot 85 Group 2 New Westminster District Plan 7921
<b>Property Area:</b>	3.4 ha
<b>ALR Area:</b>	3.4 ha
<b>Purchase Date:</b>	August 21, 2009
<b>Location:</b>	6007 Blackburn Road
<b>Owners:</b>	Asa Svedberg, Eric Petey
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<b>Total Land Area:</b>	4.2 ha
<b>Total ALR Area:</b>	4.2 ha

## LAND USE

### Current Land Use:

Two residences (one on each property)  
2.4 ha leased to a local farmer for cattle corn and winter rye production.  
Fruit and nut trees as well as grapevines

### Surrounding Land Uses:

North: 1/ Chicken farming for meat with residence  
2/ No visible farming - residence only  
East: 1/ Small hobby farm, horse pasture, and residence  
2/Medium scale mushroom farming, and residence  
South: 1/Hobby farm, approx. 4-6 horses at pasture, and residence  
2/ Cattle-corn fields  
West: Fields of grass hay

## PROPOSAL DETAILS

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Subdivision - ALR Area: 4.2 ha

Number of Lots	ALR Area of Lot (ha)
1	0.5
1	3.7

### **Agricultural Capability:**

The majority of the area under application is rated as: Mixed Prime and Secondary

**Source:** BCLI

**Mapsheet:** 92G/1

## LOCAL GOVERNMENT INFORMATION

### **Official Community Plan:**

**Bylaw Name:** City of Chilliwack OCP 1998

**OCP Compliance:** No

### **Zoning:**

**Zoning Bylaw Name:** City of Chilliwack Zoning Bylaw 2001, No. 2800

**Zoning Designation:** Agricultural Lowland (AL)

**Minimum Lot Size:** 7.5 ha

**Zoning Compliance:** Yes

### **Comments and Recommendations:**

#### **Board/Council**

That the Application be forwarded to the Commission without comment.

#### **Planning Staff**

That the Council forward the application to the Commission without comment. The rationale behind this recommendation is for the ALC to determine whether the proposal supports the Commission's mandate to preserve agricultural land.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- GIS calculations estimated that the existing southern lot is 3.4 ha rather than 3.2 ha as described in the application, which has caused some inconsistencies between this staff report and the applicant and local government application.
- The proposal appears that it will make little difference to the agricultural use of the two properties combined. The proposed boundary adjustment appears to relocate the agricultural field from one property to the other.
- Should the Commission decide to approve this application, a buffer between the proposed 0.5 ha property and the agricultural component of the remainder property should be considered.
- Should a better understanding of the proposal be required, staff could plan a site visit to these properties.

## ATTACHMENTS

51853 proposal.pdf  
51853 lg report.pdf  
51853\_AgCapabilityMap.pdf  
51853\_ContextMap20k.pdf  
51853\_AirphotoMap5k.pdf

## END OF REPORT

**Prepared by:** Jennifer Carson