



Provincial Agricultural Land Commission - Staff Report

Application: 52264

Applicant: Handler's Agricultural Centre Inc
Agent: Justin Mulder
Local Government: City of Abbotsford

Proposal: Non-farm use - Relocate a tractor repair and sales business to the 2 ha subject property. The proposal would require a rezoning from A1 to A5 to allow the proposed agri-industrial use.

BACKGROUND INFORMATION

The Fraser Highway corridor is an area with a number of agri-industrial uses. Handlers Used Equipment Ltd. was the subject of Bylaw enforcement at its previous location on No. 3 Road. The owners purchased the subject property with the intent to relocate their business. This would require an approval of the Commission to allow the non-farm use, and the successful rezoning of the property to allow the proposed business.

PROPERTY INFORMATION

PID: 002-237-121
Legal Description: Firstly: Parcel "A" (Explanatory Plan 12081) and Secondly: Parcel "B" (Explanatory Plan 13116); Section 22 Township 13 New Westminster District Plan 7057
Property Area: 2.0 ha
ALR Area: 2.0 ha
Purchase Date: February 3, 2011
Location: 29287 Fraser Highway
Owner: Handler's Agricultural Centre Inc

LAND USE

Current Land Use:

One mobile home, mainly vegetated and unused.

Surrounding Land Uses:

North: Single family dwelling, buffered by trees.
East: Residential.
South: Cleared, unused properties.
West: Malhi Carrier Inc., Transport Servives, truck parking.

PROPOSAL DETAILS

Non- Farm Use Area: 2.0 ha
Non- Farm Use Type: Commercial / Retail: Commercial - other

Agricultural Capability:

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

Source: BCL

Mapsheet: 92G.008

RELEVANT APPLICATIONS

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Application ID: 52110

Applicant: Darryl & Donna Verrault

Proposal: Non-farm Use - to allow two men's supportive recovery houses to operate out of the existing residences on the subject property.

Decision:

Resolution #	Decision Date	Decision Description
95/2011	March 9, 2011	allowed with conditions.

Note: Non-farm use application located to the west of the subject property along the Fraser Highway.

Application ID: 51428

Applicant: Caird Holdings Inc

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.

Decisions:

Resolution #	Decision Date	Decision Description
2718/2010	October 13, 2010	Reconsidered the application but decided to confirm the previous decision to allow with some additional conditions.
2351/2010	March 25, 2010	Approve the proposed use to develop a seed packaging and seed conditioning facility subject to an agreement from the applicant to report yearly as to the number of acres used for producing seed he buys.

Note: Seed packaging and conditioning facility located to the east of the subject property along the Fraser Highway.

Application ID: 12384

Legacy #: 32383

Applicant: David & Julie Jonkman

Proposal: To rezone the south 1 ha of the subject property to Agricultural and Farm Industrial Use (A5) so that the applicant can relocate his farm equipment sales and service facility to the subject property. See file for further details.

Decision:

Resolution #	Decision Date	Decision Description
23/1999	January 7, 1999	Approved subject to condition that the use be limited to the 1 ha area approved and that the approved area be physically delineated from the agricultural remainder of the property by a fence.

Note: Application required the same zoning amendment as the subject application. Property is located to the west of the subject property along the Fraser Highway.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Official Community Plan, 2005 (1483-2005)

Designation: Agricultural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning Bylaw, 1996 (250-1996)

Zoning Designation: Agricultural One Zone (A1)

Minimum Lot Size: 8.0 ha

Zoning Compliance: No

Comments and Recommendations:

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Agricultural Advisory Committee

Recommended the application by approved.

Board/Council

Forwarded the application to the Commission with support.

Planning Staff

Recommended that the application to the Commission be forwarded to the Commission with the support of Council.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- Concerns have been raised about the extent to which this business supports agriculture.
- The applicants are proposing to set up their business close to the middle of the property; however, the rezoning would encompass the entire property. It may be valid to consider locating the proposed use on a specific portion of the property and limiting the rezoning to this location.
- The Fraser Highway corridor is an area where many agri-industrial businesses are located. It is the understanding of the Commission that the City of Abbotsford is considering a planning exercise in this area. It may be prudent to support a planning exercise with regard to this use for the entire area, rather than the Commission considering individual applications.

ATTACHMENTS

52264_ContextMap10k.pdf
52264_AirphotoMap5k.pdf
52264_AgCapabilityMap.pdf
52264_public_concern.pdf

END OF REPORT

Prepared by: Eamonn Watson, May 2011