



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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July 28, 2006

Reply to the attention of Gordon Bednard
ALC File: #MM-36778

Greenfield Foods Ltd.
41750 No. 3 Road
Chilliwack, BC V2R 5G1

Attention: Mr. Stan Howarth

Dear Mr. Howarth:

Re: Application for Non-Farm Use in the Agriculture Land Reserve

Please find attached the Minutes of Resolution #387/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

cc: City of Chilliwack File: 3370-20 (ALR00146)
Attention: Ms. Karen Stanton
BC Assessment, Abbotsford

CF/lv/Encl. :Minutes

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on July 19, 2006 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

| | | |
|-----------------|----------------|--------------|
| PRESENT: | Erik Karlsen | Chair |
| | Sue Irvine | Commissioner |
| | Lorne Seitz | Commissioner |
| | John Tomlinson | Commissioner |

STAFF: Tony Pellett, Planner

For Consideration

The Commission considered the staff report dated July 7, 2006 on application #MM- 36778.

Proposal: To construct three (3) new temporary structures for business storage at the goat dairy processing facility.

Legal Description of Property:

PID: 001-078-251

Parcel F (Explanatory Plan 14787), Lot 47, District Lot 449, Group 2, New Westminster District, Plan 4373

Site Inspection

A site inspection was conducted on July 18, 2006. Those in attendance were:

- Commissioners Irvine, Karlsen, Seitz and Tomlinson
- Tony Pellett, ALC Planner
- Stan Howarth of Greenfields Foods Limited

Mr. Howarth explained the nature of the dairy processing and exporting business and toured the Commissioners to the three temporary buildings currently used to store packaging for products exported overseas. It was noted that these buildings were located on a pre-existing concrete pad.

The site inspection lasted from 10:35 a.m. to 10:50 a.m.

Commission Discussion

It was noted that the food processing business allowed in 1998 has become more intensive, especially with overseas exporting, thus it may eventually become necessary either for the business to relocate or for Chilliwack and the Commission to rethink the Yarrow urban boundary.

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IT WAS

MOVED BY: Commissioner Irvine

SECONDED BY: Commissioner Karlsen

THAT the staff report be received and the storage for non-farm use be approved for as long as the present business continues.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # MM – 36778
Applicant: Greenfields Foods Limited

DATE RECEIVED: June 26, 2006

DATE PREPARED: July 7, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To construct three (3) new temporary structures for business storage.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The proposed storage is not for agricultural purposes and therefore not a permitted use in the AL zone. As such, should the non-farm use application be approved by the Commission a rezoning to AC (Agricultural Commercial) will be required to expand the existing AC boundary.

The application for non-farm use was received based on a complaint investigation by the Municipal Development Department.

Local Government:

City of Chilliwack

Legal Description of Property:

PID: 001-078-251
Parcel F (Explanatory Plan 14787), Lot 47, District Lot 449, Group 2, New Westminster District, Plan 4373

Purchase Date:

2000

Location of Property:

41750 No 3 Road, Chilliwack

Size of Property:

2 ha (The entire property is in the ALR).

Present use of the Property:

Residential, agricultural storage buildings and a goat dairy processing facility

Surrounding Land Uses:

WEST: Zoned AL, agricultural uses
SOUTH: Zoned AL, agricultural uses
EAST: Zoned AL, agricultural uses
NORTH: Zoned AL, agricultural uses

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1A
The majority of the property is identified as having prime dominant ratings.

Official Community Plan and Designation:

City of Chilliwack Official Community Plan (1998)

Zoning Bylaw and Designation:

City of Chilliwack Zoning Bylaw No 2800 designates a portion of the property as AL (Agriculture Lowland) and a portion as AC (Agriculture Commercial)

PREVIOUS APPLICATIONS:

Application #32002-0

Applicant: Greenfields Farms Inc

Decision Date: June 22, 1998

Proposal: To erect a 2 storey office/plant structure to process miscellaneous dairy products (Goat milk) provided by local dairy operators. The entire structure and ancillary areas would take up approximately 0.4 ha.

Decision: Allowed as requested.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council of the City of Chilliwack: the Council forwarded the application with a recommendation of support.

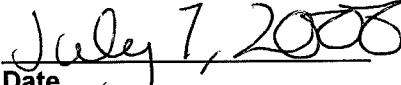
Attachments:

1. Staff Report on ALR Application ALR00146 (dated June 13, 2006)
2. ALR Context Map - Constituent Map 18 - Fraser Valley Regional District (1:10,000)
3. Airphoto (City of Chilliwack)
4. Minutes, Letter and Sketch Plan from Previous Application # MM-32002

END OF REPORT



Signature



Date