



**Staff Report**  
**Application # MM – 38174**  
**Applicant: Walter and Annette Siemens**

**DATE RECEIVED:** May 20, 2008

**DATE PREPARED:** September 18, 2008

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Ron Wallace, Land Use Planner

**PROPOSAL:** The applicants are proposing a boundary realignment involving three parcels; two on Columbia Street of two (2) hectares each and one on Farmer Road of approximately 3.7 ha. The applicant has advised that the poultry industry is changing and there is more of a demand for specialty products and a move toward free range poultry. The applicant has two sons who want to start specialty egg operations on their own lots. The two parcels on Columbia are very long and narrow and are not wide enough to support a poultry barn, its setbacks and an outside ranging area.

The applicant proposes to consolidate the two lots on Columbia and divide the lot on Farmer Road into two 1.8 ha parcels with wider frontages (approximately 51 m wide) that are necessary for these types of poultry operations.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicants have provided a detailed description of their proposal. See attached.

**Local Government:**

City of Abbotsford

**Legal Description of Property (Proposed for subdivision):**

PID: 027-247-473

Lot 1, Section 3, Township 16, New Westminster District, Plan BCP32825

**Purchase Date:**

2007-10-01

**Location of Property:**

1237 and 1267 Columbia Street and 33648 Farmer Road, Abbotsford

**Size of Property:**

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

**Present use of the Property:**

Forage and silage only

**Surrounding Land Uses:**

**WEST:** Berry and Hobby Farms  
**SOUTH:** Berry Farm/Farm Tours  
**EAST:** Dairy Farm  
**NORTH:** Broiler Farm

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G.009  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

OCP: N/A  
Designation: Agricultural

**Zoning Bylaw and Designation:**

Zoning: N/A  
Designation: Agricultural One Zone (A1)  
Minimum Lot Size: 8 ha

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Council**

The Council for the City of Abbotsford forwarded the application with a recommendation of endorsement.

**Agricultural Advisory Committee**

The AAC recommends the application for a boundary realignment subdivision for properties located at 1237 and 1267 Columbia Street and 22648 Farmer Road be approved, as presented.

**STAFF COMMENTS:**

The agricultural capability of the two lots on Columbia Street are rated Class 1 according to the agricultural capability map. As these two lots are relatively narrow, there is an agricultural benefit to the proposed consolidation of these lots. However, the end result of the overall proposal is for there to be a total of four (4) dwellings on three lots. The Commission should consider the possibility of requiring one of the dwellings be removed should it decide to support this application.

**ATTACHMENTS:**

1. Context Maps

2. Agricultural Capability Maps
3. Proposal to subdivide land in the ALR dated November 19, 2007
4. Proposed subdivision map
5. Two aerial photos

**END OF REPORT**

  
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**Signature**

  
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**Date**