



Staff Report
Application # MM – 38344
Applicant: Mending Spirits Recovery Society
Agent: Carole Myers

DATE RECEIVED: July 25, 2008

DATE PREPARED: September 15, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: To develop a ten bed Supportive Recovery Use facility for women on the subject property. This use has been operating within a house on the property for over a half year to date. There is also a blueberry farm on the property that is completely separate from the proposed use application.

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

BACKGROUND INFORMATION:

This use is located on prime agricultural property in an agricultural community.

Local Government:

City of Abbotsford

Legal Description of Property:

PID: 000-472-719
Lot 15, New Westminster District, EXCEPT Part subdivided by Plan 36387, Section 2, Township 17, Plan 649A

Purchase Date:

2007-03-30

Location of Property:

34659 Townshipline Road, Abbotsford.

Size of Property:

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

Present use of the Property:

The property is used as a blueberry farm. There is a house, storage shed, farm office and a trailer on the property. The house is used for the recovery house operation and the trailer is used as a lunch room for the workers.

Surrounding Land Uses:

WEST: Agriculture
SOUTH: Agriculture
EAST: Agriculture
NORTH: Agriculture

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:

Agriculture

Zoning Bylaw and Designation:

Agricultural

16 ha minimum parcel size

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Council

Council recommended that the application be forwarded to the ALC with endorsement; and (2) the Mayor and Corporate Officer be authorized to execute all documentation related to this matter.

Agricultural Advisory Committee

A member stated that the AAC is there to decide if an application is a benefit to agriculture. This application has no benefit and therefore should be denied.

Local Government Staff

The Planner indicated that this use is allowed in all residential zones as long as the required criteria is met and that this application is the only SRU application in an agricultural area. It was indicated that this use would be contained within the confines of the fenced area on the property and it would be operated separately from the main farming operation.

OTHER COMMENTS:

District Agrologist, Ministry of Agriculture, Food and Fisheries

STAFF COMMENTS:

Staff recommends that the Commission consider the following:

1. This use is totally unrelated to agriculture and should be located on a property appropriately zoned for this facility.
2. The standard practices associated with a blueberry operation may not be suitable for the health or recovery of the patients in this facility.

ATTACHMENTS:

1. Context Map
2. Agricultural Capability Map
3. Comments from the local government

END OF REPORT



Signature



Date

