



## Agricultural Land Commission Staff Report

**DATE:** January 13, 2010  
**TO:** Vice Chair and Commissioners - South Coast Panel  
**FROM:** Ron Wallace

**RE:** Application # 45999  
**PROPOSAL:** The owners wish to operate a commercial transport storage yard on back portion of the subject property.

### PROPOSAL INFORMATION

**Background:** Please see staff report prepared by local government for background information.  
**Received Date:** May 15, 2009  
**Applicant:** Richard Jansen  
**Agent:** Richard & Tyler  
**Local Government:** City of Chilliwack

### DESCRIPTION OF LAND

**PID:** 002-649-853  
**Legal Description:** Lot 5, Section 8, Township 23, New Westminster District, Plan 51614  
**Civic Address:** 42367 Keith Wilson Road, Chilliwack

**Area:** .8 ha  
**ALR Area:** .8 ha  
**Purchase Date:**  
**Owners:** Dwayne Loeb  
Richard Jansen  
Tyler Friesen

**Total Land Area:** .8 ha  
**Total ALR Area:** .8 ha  
**Current Land Use:** The portion of the property fronting Keith Wilson Road is occupied by a single family dwelling, barn and workshop. A review of the historical orthophotos taken of the subject property show that between 2004 and 2006 approximately 0.5 acres of the property behind the existing shop was converted from agricultural use, covered with gravel and used as a commercial transport storage yard. The remaining 0.5 acre of land is separated by a fence and is used by the neighbouring farmer as a corn field.

### PROPOSAL DETAILS

**Surrounding Land Uses:**

North                    Agricultural land  
East                     Agricultural land  
South                    Keith Wilson Road  
West                     Agricultural land

**Official Community Plan**

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

**Designation:**       Agriculture

**OCP Compliance:** No

**Zoning**

**Zoning Bylaw Name:** Bylaw 2001 N. 2800

**Zoning Designation:** Agriculture Lowland Zone

**Minimum Lot Size:**    7.5 ha

**Zoning Compliance:** Yes

**PREVIOUS APPLICATIONS**

**Application #:** 727

**Applicant:**        C.,O.,K.,D., THOMSON

**Proposal:**

**Decisions:**

Resolution Number	Decision Date	Decision Description
-------------------	---------------	----------------------

**Note:**                Previous application which allowed the creation of the subject 0.8 ha property. The remained of Lot 1 was then consolidated with the adjacent Lot 2.

**STAFF COMMENTS**

The subject property is relatively small at 0.8 ha but the majority of the property is/was comprised of Class 2 soil. Historically the back portion of the property was used for agricultural purposes. The proposed use is not supported by local government staff or by local Council upon review of the application.

**ATTACHMENTS**

- 39018\_AgCapabilityMap.pdf
- 39018\_AirphotoMap.pdf
- 39018\_ContextMap20k.pdf

**END OF REPORT**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**