



Agricultural Land Commission Staff Report

DATE: June 21, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 51641

PROPOSAL: The proposal is to obtain approval for the existing RV storage yard and industrial scale welding shop occupying the subject property. The applicant has been in operation on the site for over 15 years and would like to continue in its present facilities with the option to expand operations and provide for more parking and equipment storage.

PROPOSAL INFORMATION

Background: The City received bylaw complaints regarding the subject property in October 2009 relating to an RV storage and industrial scale welding shop. An investigation by City staff confirmed that the uses were taking place, and now the property owner wishes to legalize the activities taking place on the property by applying for a non-farm use approval from the ALC.

Received Date: March 12, 2010
Applicant: Roel & Diane Brand
Agent: N/A
Local Government: City of Chilliwack

DESCRIPTION OF LAND

PID: 025-594-354
Legal Description: Lot 4 Section 31 Township 22 New Westminster District Plan BCP3704
Civic Address: 41455 Yarrow Central Road, Chilliwack
Area: 3.3 ha
ALR Area: 3.3 ha
Purchase Date: February 13, 2003
Owner: Roel & Diane Brand

Total Land Area: 3.3 ha
Total ALR Area: 3.3 ha
Current Land Use: Primary residence, Brands Manufacturing & Repairs, customer parking & storage, Agricultural - 70%, Landscape and Frontage

PROPOSAL DETAILS

**Non Farm Use
Area**

	Agricultural Capability	Agricultural Capability Source
0.8	Mixed Prime and Secondary	BCLI

Surrounding Land Uses:

North	Private property - in ALR
East	Raw property - in ALR
South	Road Frontage
West	Private Property - in ALR

Official Community Plan

Bylaw Name: OCP 1998

Designation: Agricultural Lowland

OCP Compliance: No

Zoning

Zoning Bylaw Name: No. 2800

Zoning Designation: AL

Minimum Lot Size: 7.5 ha

Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Refuse	The proposed use is not in keeping with the agricultural character of the area and exceeds Cottage Industry standards. The non-farm use would be better suited to an area designated and zoned for industrial use. The application is being forwarded to the ALC without support because the non-farm use is not considered to be in the best interest of farming.
Board/Council	Refuse	That application for non-farm use in the ALR, with respect to property located at 41455 Yarrow Central Road, be forwarded to the ALC without support.

STAFF COMMENTS

The subject property is comprised of good agricultural land and is suitable for farm use purposes. The proposed non-farm use would be better suited to an area designated and zoned for industrial use.

ATTACHMENTS

- 51641_ContextMap50k.pdf
- 51641_AgCapabilityMap.pdf
- 51641_AirphotoMap5k.pdf

END OF REPORT

Signature

Date
