



Agricultural Land Commission Staff Report

DATE: June 24, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 51647

PROPOSAL: The proposal is to construct a building of approximately 300 m² to house an on-farm cafe or bistro/catering facility with integrated brick bread oven and flour mill. The proposed facility would be an enhancement to the existing Farm House Natural Cheeses business which is part of the Circle Farm Tour.

PROPOSAL INFORMATION

Background: In 2004, the Farm House Natural Cheeses began manufacturing and selling handmade artisan cheeses made on the farm from their cows and later their goats. The response from the public was very good and many visitors to the farm asked where they could eat meals made with locally produced farm products. The applicant's plan is to expand the existing cheese business by opening a small cafe/bistro which will include a brick oven, and offer light meals using local farm products

Received Date: March 16, 2010

Applicant: Whaley Farms

Agent: George Boyes

Local Government: District of Kent

DESCRIPTION OF LAND

PID: 006-062-296

Legal Description: Lot 1 Except: Part Road on Plan BCP27418; Section 35 Township 3 Range 29 West of the 6th Meridian New Westminster District

Civic Address: 5634 McCallum Road, Agassiz

Area: 11.2 ha

ALR Area: 11.2 ha

Purchase Date: December 20, 2006

Owner: Whaley Farms

Total Land Area: 11.2 ha

Total ALR Area: 11.2 ha

Current Land Use: Dairy Farm - cows and dairy goat milking/cheesemaking. Residence, barns, silage bunker, manure pit, cheese plant, feed and storage

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Mixed Prime and Secondary	BCLI

Surrounding Land Uses:

North	Agricultural land rented by neighbouring dairy farm
East	Hobby Farm
South	Organic hazelnut orchard
West	Dairy Farm

Official Community Plan

Bylaw Name:	1207 Section B.3
Designation:	Agriculture
OCP Compliance:	Yes

Zoning

Zoning Bylaw Name:	1219, excerpt section 9.1
Zoning Designation:	Agriculture
Minimum Lot Size:	2.0 ha
Zoning Compliance:	Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	<p>That Council is in support of the Pre-Building Permit Application to construct a building of approximately 300 square meters at 5634 McCallum Road, Agassiz, to house an on-farm Agri-Tourism/catering facility with integrated brick bread oven and flour mill subject to the following condition:</p> <ul style="list-style-type: none">- That the application meets BC Building Code and District of Kent regulatory requirements.- That written confirmation is received from the ALC that the proposal meets ALC act and regulation requirements.- That a restrictive covenant be placed on title to ensure that the size of building is limited to 300 square meters, the oven can only be used to support the cafe/bistro and not for commercial purposes, and a minimum of 50% of the menu items and products sold are produced on the farm.

STAFF COMMENTS

Commissioner Pranger will do an on-site of the application and report back to the Panel.

ATTACHMENTS

51647_ContextMap50k.pdf

51609doc.pdf
51609proposal.pdf
51647_AirphotoMap5k.pdf
51647_AgCapabilityMap.pdf

END OF REPORT

Signature

Date