



Provincial Agricultural Land Commission - Staff Report

Application: 51822

Applicant: Toop Farms Ltd
Agent: David Bennett
Local Government: City of Chilliwack

Proposal: Boundary Adjustment: to adjust the boundary between a 8.9 ha lot and a 2.0 ha lot to create a 10.6 ha lot and a 0.3 ha lot.

BACKGROUND INFORMATION

The applicants are proposing this boundary adjustment in order to provide for the enhancement and security of the long-term agricultural use of the lands.

PROPERTY INFORMATION

PID: 009-316-116
Legal Description: Lot "C" Except: Part Subdivided by Plan 43791; District Lot 87 Group 2 New Westminster District Plan 23894

Property Area: 8.8 ha
ALR Area: 8.8 ha
Purchase Date: March 18, 2004
Location: 42710 Yale Road
Owner: Toop Farms Ltd

PID: 007-109-377
Legal Description: Lot 18 District Lot 87 Group 2 New Westminster District Plan 43791

Property Area: 2.1 ha
ALR Area: 2.1 ha
Purchase Date: June 30, 2004
Location: 42780 Yale Road
Owner: Toop Farms Ltd

Total Land Area: 10.9 ha
Total ALR Area: 10.9 ha

LAND USE

Current Land Use:

Parcel A: homesite and feedstock
Parcel B: two homesites and feedstock

Surrounding Land Uses:

North: Five - 1 acre lots
East: Dairy - feed stock and operations
South: Dairy - feed stock
West: Dairy - feed stock

PROPOSAL DETAILS

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Subdivision - ALR Area: 10.9 ha

Number of Lots	ALR Area of Lot (ha)
1	0.3
1	10.6

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: BCLI

Mapsheet: 92G/1

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: City of Chilliwack OCP 1998

OCP Compliance: No

Zoning:

Zoning Bylaw Name: City of Chilliwack Zoning Bylaw 2001, No.2800

Zoning Designation: Agricultural Lowland (AL)

Minimum Lot Size: 7.5 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

That the application be forwarded to the Commission without comment.

Planning Staff

That the application be forwarded to the Commission without comment.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- While the creation of a residential lot within the ALR is not ideal, there are other smaller lots in the vicinity (across Yale Road). Furthermore, the benefit to agriculture of ensuring that this field is kept on one property should be considered.
- Within their submissions, the applicant explains the history of the properties being subdivided in 1973; this subdivision predated the ALR as we have no record of this subdivision. The applicant explains further that "Toop farms Ltd. Now wishes to divest interests in the Homesite on Parcel A, but wishes to continue to utilize the arable (10.3 ha) for feed stock production".
- Should the Commission decide to approve this application, a buffer between the residential property and remaining agricultural property should be considered. The applicant has suggested a vegetative buffer and possibly a fence would assist in properly delineating the boundary between the arable land and the proposed residential lot.
- Should a better understanding of the proposal be required, staff could plan a site visit to these properties

ATTACHMENTS

51822 proposal.pdf
51822 lg report.pdf
51822_ContextMap10k.pdf
51822_AgCapabilityMap.pdf
51822_AirphotoMap10k.pdf

END OF REPORT

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