



Provincial Agricultural Land Commission - Staff Report

Application: 51930

Applicant: Laverne Grigg
Agent: Grace-Mar Farms Ltd
Local Government: City of Chilliwack

Proposal: Boundary Adjustment : the proposal is to adjust the boundary between a 15.1 ha parcel and a 35.1 ha parcel to create a 1 ha parcel and a 49.2 ha parcel.

BACKGROUND INFORMATION

The applicants explain that the intent of this proposed boundary adjustment is to improve agricultural productivity as it will allow the owner of 47640 to own the forage field of 9469 Banford Road which Grace-Mar Farms Ltd. has been renting for a number of years. This would allow Grace-Mar Farms Ltd. to complete improvements to the land including levelling and improving drainage in order to improve its productivity.

PROPERTY INFORMATION

PID: 018-532-501
Legal Description: Lot 1 District Lot 379 Group 2 New Westminster District Plan LMP13044

Property Area: 15.1 ha
ALR Area: 15.1 ha
Purchase Date: October 22, 1993
Location: 9469 Banford Road
Owner: Laverne Grigg

PID: 013-037-030
Legal Description: Parcel "10" (Explanatory Plan 17158) District Lots 374 and 375 Group 2 Except: Parcel "A" (Reference Plan 17160), New Westminster District

Property Area: 34.2 ha
ALR Area: 34.2 ha
Purchase Date: April 4, 2008
Location: 47640 Yale Road East
Owner:

Total Land Area: 49.3 ha
Total ALR Area: 49.3 ha

LAND USE

Current Land Use:

47640 Yale Road contains a dairy farm and a residence.
9469 Banford Road contains a residence, three barns and as field which is being rented to the owner of the Yale Road property for the purpose of growing forage for dairy cows.
The local government report states that the residence and three barns on the Banford Road property will be contained within the proposed 1.0 ha parcel.

Surrounding Land Uses:

North: Forage crops for dairy cattle
East: Forage crops for dairy cattle
South: Forage crops for dairy cattle
West: Forage crops for dairy cattle

PROPOSAL DETAILS

Subdivision - ALR Area: 49.3 ha

Number of Lots	ALR Area of Lot (ha)
1	1.0
1	49.2

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92H/4e

PREVIOUS APPLICATIONS

Application ID: 9615

Legacy #: 08079

Applicant: Gracemar Farms Ltd

Proposal: Subdivide off a 0.2 ha lot and build a 2nd dwelling on the remainder.

Decision:

Resolution #	Decision Date	Decision Description
10838/1979	March 21, 1979	Allow

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: City of Chilliwack OCP 1998

Designation: AG (Agricultural)

OCP Compliance: Yes

Zoning:

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

Zoning Designation: AL (Agricultural Lowland)

Minimum Lot Size: 7.5 ha

Zoning Compliance: No

Comments and Recommendations:

Board/Council

That the application be forwarded to the ALC without comment.

Planning Staff

That the application be forwarded to the ALC 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 (to the south and across Banford Road). Furthermore, the benefit to agriculture of ensuring that this field currently used for producing forage crops for the dairy operation is formally attached to the dairy itself should be considered.

-Should the Commission decide to approve this application, a buffer between the residential property and remaining agricultural property should be considered. 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

51930_ContextMap20k.pdf
51930_AirphotoMap10k.pdf
51930_AgCapabilityMap.pdf
51930 lg report.pdf
51930 proposal.pdf

END OF REPORT

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