



# Provincial Agricultural Land Commission - Staff Report

## Application: 51882

**Applicant:** Blueberry Ridge Farm Ltd  
**Agent:** Sanborn & Associates Inc  
**Local Government:** City of Chilliwack

**Proposal:** Transportation, Utility Corridor Use: to create a new strata road within existing 10 m panhandle of the subject property in order to provide access to lands outside the ALR. The intention of this application is to enable suburban residential development entirely outside the ALR, in accordance with the City of Chilliwack OCP.

## BACKGROUND INFORMATION

The panhandle was created by a 1964 subdivision.  
The panhandle was designated as ALR because it was one of two accesses to a part-ALR property (with 51% of its area in the ALR, divided diagonally rather than along topographic or soil boundaries).  
In 1984, the Commission allowed subdivision of the part-ALR property, leaving the panhandle as the only access to the eastern two-thirds of the property.  
In 2005, a boundary-adjustment subdivision afforded a separate access to the ALR portion of the property, leaving the panhandle attached to a new parcel consisting of the panhandle and the non-ALR portion of the part-ALR parcel.

## PROPERTY INFORMATION

**PID:** 026-532-336  
**Legal Description:** Lot 4 Section 23 Township 26 New Westminster District Plan BCP21146  
**Property Area:** 12.8 ha  
**ALR Area:** 0.1 ha  
**Purchase Date:** December 1, 2005  
**Location:** 7397 Upper Prairie Road  
**Owner:** Blueberry Ridge Farm Ltd

## LAND USE

### Current Land Use:

Farm access road. The non-ALR land includes rough pasture and small outbuildings.

### Surrounding Land Uses:

North: ALR properties  
East: forested land (non-ALR)  
South: residence and forested land (non-ALR)  
West: ALR properties

## PROPOSAL DETAILS

**Non- Farm Use Area:** 0.4 ha  
**Non- Farm Use Type:** Transportation/Utilities: Roads

### Agricultural Capability:

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

**Source:** BCLI

**Mapsheet:** 92H/4f

## PREVIOUS APPLICATIONS

**Application ID:** 21479

**Legacy #:** 17886

**Applicant:** Hansen, Drew & Baker

**Proposal:** Proposed to subdivide the 23.28 ha property into two lots of 9.43 ha and 18.95 ha. Approximately 14 ha are within the ALR.

**Decision:**

Resolution #	Decision Date	Decision Description
1070/1984	July 18, 1984	Allowed.

**Note:** Approval of this subdivision application created the subject property.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- In its audit of Chilliwack boundary adjustment subdivisions, the Commission did not object to the subdivision which created the subject parcel with panhandle access through the ALR to non-ALR land beyond.
- The agent for the applicant is familiar with standard Commission requirements for buffering and has experience registering covenants to prevent nuisance complaints regarding farm practices.
- Should the Commission feel inclined to approve this road, discussions with the applicant regarding appropriate buffering along the ALR boundary could be considered.
- Should a better understanding of the proposal be required, staff could plan a site visit to the proposed site for the road.

## ATTACHMENTS

51882 sketch of proposal.pdf

51882\_ContextMap5k.pdf

51882\_AgCapabilityMap.pdf

51882\_AirphotoMap10k.pdf

## END OF REPORT

**Prepared by:** Tony Pellett and Jennifer Carson