



Provincial Agricultural Land Commission - Staff Report

Application: 52174

Applicant: Aldergrove Nursery Ltd
Local Government: City of Abbotsford

Proposal: Non-farm use - The applicant plans to lease land to BW Global Structures Inc. (BW) to allow the relocation of its manufacturing facilities. In order to accommodate growing demand for their greenhouses, BW plans to develop a new greenhouse manufacturing facility on 1.4 ha of the applicants 6.65 ha property. The proposed use will require a zoning amendment of the 1.4 ha to Agricultural and Farm Industry Zone (A5). It will also require the construction of an office (334 sq m), two production structures (836 sq m each) and three storage structures (334 sq m each). The production and storage structures will be steel-framed structures covered with architectural vinyl (BW Guardian Shelter, see proposal for additional details). The office will be a modified, fully engineered 11-metre wide freestanding structure.

BACKGROUND INFORMATION

The subject property has been involved in one previous application. The previous application to subdivide the subject property was refused (resolution # 11389/1979). A non-farm use application was approved 0.5 km to the east of the subject property that allowed a farm equipment sales and service facility (resolution # 23/1999) that required the same zoning amendment as require for the subject application.

PROPERTY INFORMATION

PID: 001-437-593
Legal Description: Parcel "A" (Reference Plan 3678) of the North West Quarter of Section 21 Township 13 Together with Parcel "10" Shown on Plan 4768 New Westminster District
Property Area: 6.7 ha
ALR Area: 6.7 ha
Purchase Date: June 11, 2004
Location: 28080 MaClure Road
Owner: Aldergrove Nursery Ltd

LAND USE

Current Land Use:
Greenhouses, storage sheds, pump house, two dwellings and 2 horse barns.

Surrounding Land Uses:

North: Hobby farm
East: Blueberries & Residential
South: Nursery production
West: Residential & Retail store

PROPOSAL DETAILS

Non- Farm Use Area: 1.4 ha
Non- Farm Use Type: Industrial: Industrial - other

Agricultural Capability:

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

Source: BCL

Mapsheet: 92G.008

PREVIOUS APPLICATIONS

Application ID: 34971

Legacy #: 08575

Applicant: Z Zakabi & T Tanahara

Proposal: Subdivide the 6.5 ha subject property into two parcels of 2 ha and one parcel of 2.5 ha.

Decision:

Resolution #	Decision Date	Decision Description
1138/1979	June 4, 1979	Full resolution # 11389/1979. Refused on the grounds that the land has a relatively good capability for certain types of crops, notably berry crops, as present use suggests. Reducing the parcel size would decrease the number of farm options now available for the land.

Note: Previous application to subdivide the subject property. At the time the land was being used as a strawberry farm. As a result, the Commission refused the subdivision application believing it would reduce the future agricultural options for the land.

RELEVANT APPLICATIONS

Application ID: 12384

Legacy #: 32383

Applicant: David & Julie Jonkman

Proposal: To rezone the south 1 ha of the subject property to Agricultural and Farm Industrial Use (A5) so that the applicant can relocate his farm equipment sales and service facility to the subject property. See file for further details.

Decision:

Resolution #	Decision Date	Decision Description
23/1999	January 7, 1999	Approved subject to condition that the use be limited to the 1 ha area approved and that the approved area be physically delineated from the agricultural remainder of the property by a fence.

Note: Non-farm use application on a property located to the east of the subject property. The Commission and Staff agreed that the proposed use was an agriculture related enterprise and that the proposed use would have little negative impact on the surrounding agricultural operations. The approval of the Commission limited the operation to 1 ha and was subject to delineating the operation from the remainder of the property with a fence.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: City of Abbotsford OCP

Designation: Agricultural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Abbotsford Zoning Bylaw, 1996

Zoning Designation: Agricultural One Zone (A1)

Minimum Lot Size: 8.0 ha

Zoning Compliance: No

Comments and Recommendations:

Agricultural Advisory Committee

Recommends that the application to permit a non-farm use be approved.

Board/Council

The application was forwarded to the Commission with the endorsement of the City of Abbotsford.

Planning Staff

Recommended the application be forwarded to the Commission with an endorsement for support.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- Although this may be an agri-industrial business, this may not necessitate the use of agricultural land, as mentioned by the Agricultural Advisory Committee.
- The Commission approved a similar non-farm use requiring the same zoning amendment by Resolution # 23/1999. However, that approval was subject to the condition that the use be limited to 1 ha and that the area to be used be physically delineated from the remainder of the property by a fence.

ATTACHMENTS

52174_ContextMap10k.pdf
52174_AirphotoMap5k.pdf
52174_AgCapabilityMap.pdf
52174_proposed_rezone.pdf

END OF REPORT

Prepared by: Eamonn Watson, April 2011