



Provincial Agricultural Land Commission - Staff Report

Application: 52308

Applicant: Chilliwack School District
Agent: Dale Churchill
Local Government: City of Chilliwack

Proposal: A non-farm use application by the Chilliwack School District to develop the ALR portion of the subject property as a multi-sport field complex. This proposal is in conjunction with the rebuilding of the school on the non-ALR portion of the subject property.

BACKGROUND INFORMATION

The school and use of the fields by the school on the subject property predate the creation of the ALR in 1972. There have been no previous applications on the subject property.

PROPERTY INFORMATION

PID: 010-505-245
Legal Description: Lot L, Except Part in Plan LMP27440 District Lot 451 Group 2 Section 31 Township 29 New Westminster District Plan 19496
Property Area: 8.6 ha
ALR Area: 4.9 ha
Purchase Date: July 30, 2010
Location: 50850 Yale Road
Owner: Board of Education of School District No. 33 (Chilliwack)

LAND USE

Current Land Use:

School buildings, parking and driveways, recreational facilities, playing fields, open space, portables, storage and walkways.

Surrounding Land Uses:

North: School, the ALR boundary bisects the property, north of the school is Yale Road.
East: Residential/Agricultural, non-ALR land.
South: Canadian Northern Pacific Railway.
West: Residential/Agricultural, northwest is non-ALR land and southwest is ALR land.

PROPOSAL DETAILS

Non- Farm Use Area: 3.1 ha
Non- Farm Use Type: Recreational: Parks & Playing Fields

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92H/4f

RELEVANT APPLICATIONS

RELEVANT APPLICATIONS

Application ID: 19480

Legacy #: 16945

Applicant: George, Brian, Bruce Armstrong

Proposal: Application to exclude to subject property to allow for future subdivision.

Decision:

| Resolution # | Decision Date | Decision Description |
|--------------|------------------|----------------------|
| 1808/1983 | October 19, 1983 | Application allowed. |

Note: Approved exclusion of the adjacent property to the east.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Chilliwack OCP 1998

Designation: P1 Institutional and Civic Use

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning Bylaw No. 2800, 2001

Zoning Designation: P1 (Civic Assembly) Zone

Minimum Lot Size: 0.1 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The application was forwarded with support to the Commission.

Planning Staff

Recommended that the application be forwarded to the Commission with the support of Council.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The school and the use of the fields predate the establishment of the ALR.
- The proposed complex would be a substantial increase in infrastructure; however, the major of this would occur on the non-ALR portion of the subject property.
- The field complex could potentially be converted back to agriculture if it were no longer needed by the school.
- The field complex proposal includes buffering of adjacent properties, especially those being actively farmed.

END OF REPORT

Prepared by: Eamonn Watson, June 2011