



# Provincial Agricultural Land Commission - Staff Report

## Application: 52825

**Applicant:** Copper Seven Enterprises Inc.  
**Agent:** Cameron Watt  
**Local Government:** City of Abbotsford

**Proposal:** Pacific Coast Fruit Products Ltd. is seeking permission to use an existing receiving, freezing and packing facility located on the subject property for the processing of fruit. The operators are also applying to continue using a residence on the property as an office (the conversion of which has already been mostly completed).

### BACKGROUND INFORMATION

The applicants purchased the subject property in 2008 because of the existing facility. In 2009, Thomas Loo (ALC Compliance and Enforcement Officer) investigated the operation on the subject property as to whether or not it was compliant with Section 2(2)(c) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the "Regulation"). Based on the information provided by the applicants, the ALC concluded that the operation was compliant with the Regulation. However, in 2011, the BC Farm Industry Review Board found that the applicants were not operating in a manner consistent with the Regulation. As a result, the applicants have submitted a non-farm use application to the ALC.

### PROPERTY INFORMATION

**PID:** 003-243-842  
**Legal Description:** LOT 18 SECTION 3 TOWNSHIP 16 NEW WESTMINSTER DISTRICT PLAN 32347  
**Property Area:** 10.2 ha  
**ALR Area:** 10.2 ha  
**Purchase Date:** June 2, 2008  
**Location:** 90 Winson Road  
**Owner:** Copper Seven Enterprises Inc.

**Total ALR Area:**

### LAND USE

**Current Land Use:**

Office (converted residence), Individual Quick Freeze fruit processing facility, Raspberry production.

**Surrounding Land Uses:**

North: Blueberry farm  
East: Blueberry farm (northeast) and residential (southeast)  
South: USA border  
West: Residential and industrial (non ALR)

### PROPOSAL DETAILS

**Non- Farm Use Area:** 0.5 ha  
**Non- Farm Use Type:** Industrial: Food Processing (non-meat)

**Agricultural Capability:**

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

**Source:** BCLI

**Mapsheet:** 92G.009

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** City of Abbotsford OCP, 2005  
**Designation:** Agriculture  
**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**

Recommended that the non-farm use application located at 90 Winson Road be approved.

#### **Board/Council**

That the non-farm use application be forwarded to the ALC without comment and that staff provide the ALC with a list of mitigation factors and City concerns.

#### **Planning Staff**

Recommended that the non-farm use application be forwarded to the ALC with support.

## ATTACHMENTS

52825\_AirphotoMap5k.pdf  
52825\_AgCapabilityMap.pdf  
52825\_ContextMap20k.pdf  
52825\_applicationletter.pdf  
52825\_sitelayoutandphotos.pdf  
52825\_facilitylayout.pdf  
52825\_operatingschedule.pdf  
52825\_publiccomments1.pdf  
52825\_publiccomments2.pdf

## END OF REPORT

**Prepared by:** Eamonn Watson, September 13, 2012