

City of Chilliwack
AGRICULTURAL AND RURAL ADVISORY COMMITTEE
MINUTES OF MEETING
THURSDAY, FEBRUARY 20, 2020 - 3:30 pm
DOGWOOD ROOM, CITY HALL

Council Members: Councillor Chris Kloot, Chair
Councillor Harv Westeringh, Vice Chair

ARAC Members: Jacqueline Boer, Community Member
Walter Dyck, Industry Representative
Stan Vander Waal, Industry Representative
Walter Goerzen, Community Member
Sarah Sache, Community Member
Steve Saccomano, Community Member
Brett Payne, Industry Representative
Peter Vink, Industry Representative

City Staff: Gillian Villeneuve, Manager of Development Planning
David Blain, Director of Planning and Engineering
Darcie Prokop, Recording Secretary

Regrets: Chris Les, Industry Representative
Jeremy Wiebe, Industry Representative

Guests: Foster Richardson, Project Manager, BC Agriculture & Food Climate Action Initiative
Kazlyn Bonnor, Research Analyst, Upland Agricultural Consulting Ltd.

1. CALL TO ORDER

Councillor Chris Kloot was Chair and called the meeting to order at 3:30 pm.

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Agricultural and Rural Advisory Committee meeting held
Seconded (Thursday, February 20, 2020 be adopted as circulated.

Carried Unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Agricultural and Rural Advisory Committee meeting held
Seconded (Tuesday, December 10, 2019, be adopted as circulated.

Carried Unanimously

4. CURRENT ISSUES TO ADDRESS

5. NEW BUSINESS

Alicia Edwards and Alan Ware, Applicants were present.

a) ALR000334 – 10548 Bell Road

The Manager of Development Planning provided a presentation regarding this exclusion application to facilitate a two-lot subdivision at property located at 10548 Bell Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The applicant wishes to exclude the property from the ALR to facilitate a future 2-lot residential subdivision, retain the existing single-family dwelling, sell that dwelling to their son and construct a new dwelling on the remaining lot to accommodate for retirement/aging in place while living close to family. The property is approximately 0.5 acres and currently no agriculture activities are taking place on that property, the property is currently classified as “residential” under the *Assessment Act*.

Discussion ensued during which it was mentioned that due to the small property size of 0.5 acres, the lot will likely never be farmed and as such may not negatively impact agriculture. It was mentioned that approval for an exclusion from the Agricultural Land Commission was unlikely; as such, the applicant may want to consider siting a manufactured home on that property under current *ALC Act and ALR Regulations*.

Moved /) That the Agricultural and Rural Advisory Committee does not support the proposed exclusion
Seconded (of 10542 Bell Road from the Agricultural Land Reserve to facilitate a two-lot subdivision of the subject property and recommends Council deny the application.

Motion Carried
Stan Vander Waal, Walter Dyck,
Councillor Chris Kloot, Peter Vink,
Brett Payne, Sarah Sache, Jacqueline
Boer, Steve Saccomano voted Yay. Walter
Goerzen, Councillor Harv Westeringh
Voted Nay.

As part of their rationale, the Committee noted the proposed exclusion was in direct conflict with the Agricultural Land Commission’s mandate to preserve agricultural land, could be considered precedent setting, and the creation of new titles within the Agricultural Land Reserve are not supported.

The Committee recommended the applicant consider alternative housing options permissible under the current *ALC Act and ALR Regulations* as a means to achieve their goal to remain on the farm while also having family reside within the original home.

Alicia Edwards and Alan Ware, left the meeting at 3:12 pm.

5. NEW BUSINESS (continued)

John and Sarah Tap, Applicants were present.

b) ALR000356 – 7299 Banford Road

The Manager of Development Planning provided a presentation regarding this application for a non-adhering residential use to permit the construction of an agricultural building with a residential unit above at property located at 7299 Banford Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

A discussion ensued with regards to the current use of the property and the need for additional farm worker housing. It was noted that the farm is currently used for dairy farming (93 cows) and for crop production to feed livestock. The farm operates on a year-round basis and currently has one employee who works with the property owner. The farming operation is growing as a new barn with a parlour was recently constructed which has the capacity for up to 125 cows. The proposed coach house will be located within the existing Farm Home Plate area and will not affect existing or future agricultural activity. The applicant was encouraged to provide the ALC with demonstrated need for additional farm worker housing on this farming operation.

Moved /) That the Agricultural and Rural Advisory Committee supports the proposed non-adhering
Seconded (residential use for 7299 Banford Road and recommends Council forward the application to
The Agricultural Land Commission “with support”.

Carried Unanimously

As part of their rationale, the Committee noted the proposal for housing for a farm worker represented a benefit to agriculture.

John and Sarah Tap, Applicants, left the meeting at 3:30 pm.

6. PRESENTATION / DELEGATION

Flooding Toolkit

Foster Richardson, Project Manager, BC Agriculture and Food Climate Action Initiative, and Kazlyn Bonnor, Research Analyst, Upland Agricultural Consulting Ltd., provided a presentation and introduction to DRAFT Farm Flood Readiness Toolkit.

A description was given regarding the development of the Farm Flood Readiness Tool Kit. The goal was to develop a kit to assist farm operators to assess flood risk and asset vulnerabilities and to identify suitable farm-level strategies for reducing potential impacts associated with flooding.

The BC Agriculture and Food Climate Action Initiative will share the tool kit with the industry once finalized.

7. INFORMATION / DISCUSSION

a) 2020 Terms of Reference

The 2020 Terms of Reference was provided for information.

A request was made to extended an invitation to Jennifer Dyson, Chair, Agricultural Land Commission, to attend a future City of Chilliwack ARAC meeting. Staff will follow up on the request.

A discussion took place regarding the Agricultural Environment Management Code of Practice and whether the Ministry of Environment actively enforces the code. It was noted that the City responds to complaints i.e. contamination of a drainage canal, stream or creek and will forward information to the Ministry for further action when determined necessary.

b) 2020 Membership List

The 2020 Membership List was provided for information.

8. NEXT MEETING

The next meeting of the Agricultural Advisory Committee will be held at the call of the Chair.

9. ADJOURNMENT

There being no further business the meeting adjourned at 4:28 pm.

Councillor Chris Kloot, Chair