

City of Chilliwack
AGRICULTURAL AND RURAL ADVISORY COMMITTEE
MINUTES OF MEETING
THURSDAY, AUGUST 18, 2022 - 3:30 pm
HELD ELECTRONICALLY / DOGWOOD ROOM

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

ARAC Members: Walter Goerzen, Community Member
Walter Dyck, Industry Representative
Chris Les, Industry Representative
Sarah Sache, Community Member
Jacqueline Boer, Community Member
Jeremy Wiebe, Industry Representative
Brett Payne, Industry Representative
Stan Vander Waal, Industry Representative

City Staff: Erin Leary, Manager of Development Planning
Gillian Villeneuve, Director of Planning
Craig Wickham, Manager of Land Development
Stacy Thoreson, Planner III
Trish Alsip, Recording Secretary

Regrets: Glen White, Director of Development and Regulatory Enforcement
Peter Vink, Industry Representative
Steve Saccomano, Community Member

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Agricultural and Rural Advisory Committee meeting held
Seconded (Thursday, August 18, 2022 be adopted as circulated.

Carried Unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Agricultural and Rural Advisory Committee meeting held
Seconded (Monday, June 6, 2022 be adopted as circulated.

Carried Unanimously

4. CURRENT ISSUES TO ADDRESS

5. NEW BUSINESS

Brett Payne, Industry Representative, joined the meeting via zoom at 3:35 pm.

Robert Vane and Matthew Vane, Owners, were present.

a) SAL00142 – 41595 and 41655 No. 3 Road

The Manager of Land Development/Deputy Approving Officer provided a presentation regarding an application for a boundary adjustment within the subject properties located at 41595 and 41655 No. 3 Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The applicant Robert Vane is the owner of Stam’s Egg and Poultry (Inc. No. 106609) along with his wife Hilchena (Ena) Vane, and they own 41655 No. 3 Road. Their farm spans 2.5 hectares (6.19 acres) in size and is operated as a chicken farm.

The other property 41595 No. 3 Road is also in the Vane family; owned by Matthew Vane (Cherry Creek Enterprises Ltd., Inc. No. 0918128). It is 2.0 hectares (5.00 acres) and was previously used for power sports machinery repair, but currently sits vacant with deteriorating buildings.

The proposed land exchange will result in the transfer of 0.5 hectares (1.28 acres) from 41595 No. 3 Road to 41655 No. 3 Road for agricultural use. This will result in 41655 No. 3 Road increasing to a size of 3.0 ha, while 41595 No. 3 road will be decreasing to a size of 1.5 ha, as per the table below.

Property Address	Existing Lot Size	Proposed Lot Size
41595 No. 3 Road	2.0 ha (5.00 acres)	1.5 ha (3.70 acres)
41655 No. 3 Road	2.5 ha (6.19 acres)	3.0 ha (7.41 acres)

The existing home at 41595 No. 3 Road is in tear-down condition and has been left vacant. There is no intention to renovate this home and the property owner plans to demolish all structures on the property.

Two poultry bards currently stand on 41655 No. 3 Road. Due to the size and shape of this property, there is limited space to construct another poultry barn to accommodate the growth of their business. Robert and Ena have plans to build another poultry barn on the land acquired from 41595 No. 3 Road, should their application be supported. This will centralize their poultry operation and allow for further expansion of their business. Any future building permits (not received) will be reviewed by City Staff at the time of application with all applicable ALC and City Bylaws enforced in its evaluation.

This proposal would effectively close 41595 No. 3 Road’s access to No.3 Road, and change the property frontage exclusively to Berry Road. Any permit application for 41595 No. 3 Road to the City will be subject to a highway access permit to formalize the property’s access off of Berry Road.

5. NEW BUSINESS (continued)

Moved /) That the Agricultural and Rural Advisory Committee supports the proposed boundary
 Seconded (adjustment for properties located at 41595 and 41655 No. 3 Road as it would be in the
 best interest of agriculture and resolve an irregular lot configuration.

Carried Unanimously

Robert Vane and Matthew Vane left the meeting at 3:35 pm.

Daniela Lind, Applicant, Klaassen Farms Ltd. was present.

b) SAL00143 – 9008 McElwee Road and 9447 McMillan Road

The Manager of Land Development/ Deputy Approving Officer provided a presentation regarding an application for a boundary adjustment within the subject properties located at 9008 McElwee Road and 9447 McMillan Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations. The Provincial Agricultural Land Commission (ALC) Application Submission was provided.

The applicant, Daniela Lind, is acting as the authorized professional for both parties. Daniela works for Klaassen Farms, the property owner of 9447 McMillan Road. The property was purchased in 2014 with the anticipation of expanding the Klaassen farming operation in Chilliwack. Klaassen Farms holds over 80 acres cumulatively of berry farmers within the City, most being historic to the start of the blueberry operations over 30 years ago.

The property at 9008 McElwee Road is owned by Ruby and Henry Clegg. The Clegg family’s ownership of 9008 McElwee Road dates back to 1997. The property is 87.51 acres and has two watercourses running through the land, Nevin Creek and Dunville Creek. The portion of land proposed to be transferred is foraged by the Cleggs but has no formal farming operation.

The proposed land exchange will result in the transfer of 9 hectares (22.24 acres) from 9008 McElwee Road to 9447 McMillan Road for agricultural use. This will result in 9447 McMillan Road increasing to a size of 12.7 ha, while 9008 McElwee Road will be decreasing to a size of 26.4 ha, as per the table below:

Property Address	Existing Lot Size	Proposed Lot Size
9447 McMillan Road	3.72 ha (9.19 acres)	12.7 ha (31.43 acres)
9008 McElwee	35.4 ha (87.5 acres)	26.4 ha (65.26 acres)

The Klaassen Farm team would like to utilize the land for more blueberry crops. The transfer of land would allow for them to expand the existing operation, which would include an expanse of farming employment opportunities in Chilliwack due to the company’s size and stature in the community. Klaassen Farms anticipates doubling its current workforce with the addition of the 9 hectares.

5. NEW BUSINESS (continued)

The 9 hectares at 9008 McElwee Road at this time stands in a disarray of blackberry bushes, long grass, and a few trees. The intention of Klaassen Farms through this boundary adjustment is to also create a well-maintained attractive farm front along McMillan Road, offering an improvement to the visual aesthetic of the property. Any future building permits (not received) will be reviewed by City Staff at the time of application with all applicable ALC and City Bylaws enforced in its evaluation.

This proposal would lead to sustainable crop yields for Klaassen Farms, while effectively providing further job security for existing and new employees with the company. Klaassen Farms anticipates opportunities for business to thrive through spin-off ventures that would entice community spending, allowing for Chilliwack’s economic agricultural body to flourish.

Discussion ensued regarding the panhandle portion of 9008 McElwee Road; the panhandle portion of this property will be removed with the boundary adjustment.

Moved /) That the Agricultural and Rural Advisory Committee supports the proposed boundary
Seconded (adjustment for properties located at 9008 McElwee Road and 9447 McMillan Road
as it would be in the best interest of agriculture and resolve an irregular lot
configuration.

Carried Unanimously

Daniela Lind left the meeting at 3:38 pm.

Peter Tuytel, Harvey Muxlow, Annegret Nickel and her son, Lance Nickel joined the meeting at 3:39 pm.

c) SAL00144 – 5345 and 5385 Hopedale Road West

The Manager of Land Development/ Deputy Approving Officer provided a presentation regarding this application for an application for a boundary adjustment within the subject properties located at 5345 and 5385 Hopedale Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The property located at 5345 Hopedale Road West is owned by Annegret Nickel and is currently 6.64 (16.42 acres) in size. The neighbouring property, 5385 Hopedale Road West is owned by Annegret’s son Lance Nickel and his wife Carolyne Nickel, jointly in their personal names and company name (Dime Acres Poultry Ltd). Their property is currently 2.00 ha (4.96 acres) in size.

Annegret intends to transfer land from her property (5345 Hopedale Road West) to her son’s property (5385 Hopedale Road West), so that her property is reduced to the minimum lot size of 1 ha (2.47 acres), and her son’s property size is maximized. The proposed land exchange will result in 5.64 hectares (13.94 acres) being transferred from 5345 Hopedale Road West to 5385 Hopedale Road West, as illustrated in the table below:

5. NEW BUSINESS (continued)

Property Address	Existing Lot Size	Proposed Lot Size
9447 McMillan Road	3.72 ha (9.19 acres)	12.7 ha (31.43 acres)
9008 McElwee	35.4 ha (87.5 acres)	26.4 ha (65.26 acres)

This proposal is in accordance with Section 3 of Policy Directive No. G-31, which states that “no resulting lot shall be less than 4 ha (10 acres) in size, unless there is an opportunity to reduce one (or more) of the parcels to the smallest homesite possible (1 ha / 2.47 acres), with the benefit of creating a larger remainder parcel”. By adjusting the boundary to reduce the area of 5345 Hopedale Road West to the smallest homesite possible, the resulting size of the farm at 5385 Hopedale Road West will be increased and maximized to a size of 7.64 (18.88 acres).

A member enquired whether there was consideration given for squaring off the proposed 1 ha (2.47 a) parcel at the back of the property as opposed to having a triangular shape; the applicant noted the property has not been surveyed, yet; but will be squared off and not necessarily a triangle.

The applicant suggested a deviation to the angle of the boundary adjustment, compared with the drawing provided, to accommodate the “No Build” covenant currently registered on 5345 Hopedale Road.

Moved /) That the Agricultural and Rural Advisory Committee supports the proposed boundary
 Seconded (adjustment for properties located at 5345 and 5385 Hopedale Road as there would be no negative impact to agriculture as a result of the proposal. The Committee further recommends the applicant work with staff to revise the proposed lot layout to ensure optimal agricultural production can be achieved within 5345 Hopedale Road.

Carried Unanimously

Annegret Nickel and Lance Nickel left the meeting at 3:47 pm.

d) SAL00146 – 43527 & 43651 South Sumas Road

The Manager of Land Development/ Deputy Approving Officer provided a presentation regarding this application for an application for a boundary adjustment within the subject properties located at 43527 & 43651 South Sumas Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The applicant, Peter Tuytel, is the property owner of both parcels. Peter has owned 43651 South Sumas Road since 2006 and utilizes the property for his family’s dairy farm operation, Elmbridge Farms.

Both properties are zoned Agricultural Lowland and have existing homes and shops. The parcel at 43651 South Sumas Road is severed in the center by Ray McLeod Ditch, A Class C watercourse, but crop production does continue north past the creek. The property owners are looking to shift the boundary of their farm at 43651 South Sumas Road by 2.2 acres to the west. This would allow for the expansion of the feed crop field for their dairy farm and the creation of a smaller farm lot at 43527 South Sumas Road, for their children to take over upon succession of the farm.

5. NEW BUSINESS (continued)

The proposed land exchange will result in the transfer of 0.89 hectares (2.2 acres) from 43527 South Sumas Road to 43651 South Sumas Road for agricultural use. This will result in 43651 South Sumas Road increasing to a size of 75.99 ha, while South Sumas Road will be decreasing to a size of 1.42 ha, as per the table below:

Property Address	Existing Lot Size	Proposed Lot Size
43651 South Sumas Road	29.86 ha (73.79 acres)	30.75 ha (75.99 acres)
43527 South Sumas Road	2.31 ha (5.71 acres)	1.42 ha (3.51 acres)

The 2.2 acres to be transferred currently stands as a crop field, and will continue to be utilized for feed crops for the dairy farm. There are no proposals for demolition of the existing home or shop on 43527 South Sumas Road. Any future building permits (not received), will be reviewed by City Staff at the time of application with all applicable ALC and City Bylaws enforced in its evaluation.

This proposal would lead to sustainable crop yields for Elmbridge Farms, allowing them to continue their focus on breeding and farming cattle for the greater Fraser Valley community and striving for superior genetic quality relating to milk production and conformation.

A comment was provided with respect to the incompleteness of the background of the proposal provided.

A query was raised with respect to the rationale for decreasing 43527 South Sumas Road to 1 ha (2.47 acres); the applicant provided rationale noting that decreasing 43527 South Sumas Road to 1 ha (2.47 acres), would result in an odd-shaped parcel due to the siting of an existing building on the property. It was suggested that the applicant consider decreasing 43527 South Sumas Road to 1 ha (2.47 acres) in order to streamline the property and adhere to Policy Directive No. G-31, Boundary Adjustments in the ALR. The applicant is amenable to decreasing 43527 South Sumas Road to 1 ha (2.47 acres).

A query was raised with respect to the location of the watercourse; staff noted the Ray McLeod Ditch, a Class C watercourse, runs through the center of the 43651 South Sumas Road property. Discussion ensued regarding the future plans for both properties; and, whether the property located at 43651 South Sumas Road will continue to be farmed.

Moved /) That the Agricultural and Rural Advisory Committee recommends the proposed
 Seconded (boundary adjustment for properties located at 43527 and 43651 South Sumas Road
 be revised to reduce the area of 43527 South Sumas Road to a maximum 1 hectare in
 accordance with Policy Directive No. G-31: Boundary Adjustments in the ALR.

Carried Unanimously

As part of the Committee’s rationale, it was noted that a reduction to 43527 South Sumas Road to 1 ha would result in the largest possible farm area for 43651 South Sumas Road thereby enabling the greatest possible variety of diverse agricultural activities to successfully operate on the property. Further, the Committee noted that amending the proposal in accordance with the recommendations of Policy G-31 will ensure consistent enforcement of City regulations throughout the community.

Peter Tuytel left the meeting at 3:59 pm

5. NEW BUSINESS (continued)

e) ALR00395 – 43386 & 43410 Adams Road

The Manager of Development Planning provided a presentation regarding this application for a boundary adjustment within the subject properties located at 43386 & 43410 Adams Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The proposal is to complete a boundary adjustment to increase the lot area of 43410 Adams Road from 0.9ha to 7.7ha and reduce the lot area of 43386 Adams Road from 9.1ha to 2.3 ha to separate the portion of land used for the commercial kennel operating within the subject property from other agricultural operations (predominantly foliage production) occurring within 43410 Adams Road. Apart from the area used for the kennel operation, the majority of the non-residential portion of 43386 and 43410 Adams Road is used to produce foliage in addition to keeping of some farm animals. Should the boundary adjustment be approved, the applicant intends to sell the kennel operation to a third party and continue the foliage production operations and keep farm animals on the remainder of the land.

Moved /) That the Agricultural and Rural Advisory Committee supports the proposed boundary
Seconded (adjustment for properties located at 43386 & 43410 Adams Road and recommends
Council forward the application to the Agricultural Land Commission “with support”.

Carried Unanimously

As part of the Committee’s rationale, it was noted that the proposal constitutes a net benefit to agriculture by separating the existing commercial kennel from the larger agricultural operation.

Harvey Muxlow left the meeting at 4:03 pm.

Leo Quik, Applicant, Quik’s Farm Ltd. was present via zoom.

f) ALR00396 – 9161 Prest Road

The Manager of Development Planning provided a presentation regarding this application for a non-adhering residential use to permit a farm worker residence of 582m² as the principal residence within the subject property located at 9161 Prest Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The proposal is to construct an addition with a total floor area of approximately 300m² to an existing principal residence of approximately 240m² (282m² with 42m² garage allowance) to provide farm working housing within the subject property.

The subject property is approximately 6.6ha and is utilized for the seasonal production of outdoor cut flower crops including sunflowers, ornamental kale, and lilies. Portions of the property are leased to a local dairy farm for corn and rye grass production. The property is assessed “Farm” under the *Assessment Act* and contains a principal residence, 4 greenhouses, and an agricultural building for equipment and bulb storage.

5. NEW BUSINESS (continued)

Plans submitted by the applicant indicate that the proposed addition includes 6 bedrooms designed for occupancy by up to 24 farm workers. According to the applicant, the farm workers are necessary to support ornamental plant production within the subject property and three other farms belonging to the property owner, a large ornamental plant producer within the City (Quik’s Farm Ltd.).

Discussion ensued with respect to the rationale of the proposed application; staff noted the proposed addition to the building would increase the total home area to 540m², over the 500m² permitted for a principal residence. As the proposed addition exceeds the permitted allowance for principal residences by 40m², the “Non-Adhering Residential Use” application is required. The applicant provided background information and rationale with respect to the proposed application.

An enquiry was raised with respect to whether the proposed application will change the classification of the existing building; staff noted, as the existing building is the only residential use on the property, it is required to be classified as the principal residence. Further discussion ensued with respect to future applications located at this property; staff noted any future application would require review by the Agricultural Land Commission (ALC).

Moved /) That the Agricultural and Rural Advisory Committee supports the Non-Adhering
Seconded (Residential Use within the Agricultural Land Reserve for property located at 9161 Prest Road and recommends Council forward the application to the Agricultural Land Commission “with support”.

Carried Unanimously

As part of the Committee’s rationale, it was noted that, based on the scale of agricultural operations occurring on the property and a lack of alternative affordable housing options in the community, the provision of farm worker accommodation on site is in the best interest of agriculture.

Leo Quik left the meeting at 4:08 pm.

6. PRESENTATION / DELEGATION

7. INFORMATION / DISCUSSION

Discussion Notes – Monday, June 6, 2022

The Discussion Notes from Monday, June 6, 2022_were 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 4:10 pm.

Councillor Chris Kloot, Chair