

POLICY DIRECTIVE NO. G-31

SUBJECT: Boundary Adjustments in the ALR

APPROVAL DATE: June 19, 2018 LAST REVIEW DATE: June 19, 2018

REFERENCE: _____

A. BACKGROUND:

This policy has been developed to support the Approving Officer in making decisions regarding boundary adjustment proposals in the Agricultural Land Reserve, as enabled through the Agricultural Land Reserve Use, Subdivision and Procedure Regulation for the purpose of enhancing an existing farm, or better utilizing farm buildings for farm purposes.

B. POLICY:

1. Boundary adjustment proposals are approved by the Approving Officer, who is appointed by Council to work separately and independently of Council. The following policies, which are generally supportive of long term agricultural sustainability, are provided for the consideration of the Approving Officer in his or her decision making.
2. Boundary adjustments between large parcels (greater than 8 ha / 20 acres in size) shall not result in lots less than 8 ha (20 acres) in size.
3. Boundary adjustments between parcels of variable sizes where some parcels are less than 8 ha (20 a) in size shall create the largest possible farm lots to enable a variety of diverse agricultural activities on each parcel. No resulting lot shall be less than 4 ha (10 a) in size, unless there is an opportunity to reduce one (or more) of the parcels to the smallest homesite possible (1 ha / 2.47 a), with the benefit of creating (a) larger remainder parcel(s)
4. Boundary adjustments involving improvement to an irregular lot shape may be supported if the current lot configuration negatively affects agricultural viability and can be improved. Examples may include a lot that is too narrow to meet agricultural building setback requirements or a narrow property along a watercourse that would limit agricultural buildings and some crop uses.
5. The creation of bare land parcels through boundary adjustment shall be discouraged.

6. Boundary adjustment proposals that do not meet the above noted parameters may be considered, if supported by an Agricultural Impact Assessment (AIA) from a Professional Agrologist, demonstrating the net benefit to agriculture that the boundary adjustment will create.

The AIA should address the following considerations:

- a) Size and location of parcels in question
 - b) Present land use
 - c) Description and rationale for request Impact of proposal on future farming opportunities i.e. how the proposal would support or impact agriculture in Chilliwack, is there a business plan to demonstrate farming viability of resulting parcels
 - d) Compatibility and/ or impact on adjacent agricultural parcels
 - e) Topographical or natural features implicated
 - f) Agricultural capability of the parcel
 - g) Water runoff affecting drainage patterns
 - h) Air quality and noise implications
 - i) Traffic volume and safety considerations
 - j) Buffers or other physical barriers from agricultural operations
 - k) Assessment of whether the application will result in additional pressure for further applications or increase the expectation for further applications
7. Boundary adjustment applications that are made for family succession planning or personal reasons and do not support enhancement of a farming operation or a net benefit to agriculture will not be supported.
 8. As outlined in ALC Policy P-01 ALR Subdivision Approval by Approving Officers, the approving officer shall give notice to an applicant of the decision to decline to approve a boundary adjustment proposal, and the applicant may apply to the commission with respect to the proposed subdivision.

Chief Administrative Officer