

**City of Chilliwack**  
**AGRICULTURAL AND RURAL ADVISORY COMMITTEE**  
**MINUTES OF MEETING**  
**WEDNESDAY, FEBRUARY 26, 2025 - 3:00 pm**  
**DOGWOOD ROOM**

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

**ARAC Members:** Paul Gumprich, Agricultural Education  
Leo Quik, Greenhouse Representative  
Matt Vane, Poultry Representative  
Bryce Guliker, Berry Representative  
Dedrick Kerkhoff, Community Member  
Tonya Taylor, Community Member  
Steve Saccomano, Community Member  
Vanessa Oddy, Agri-Tourism/Greendale

**City Staff:** Erin Leary, Manager of Development Planning  
Glen White, Director of Development and Regulatory Enforcement Services  
Manjhot Rai, Planner I  
Jennifer Trithardt-Tufts, Recording Secretary

**Regrets:** Jacqueline Boer, Chilliwack Agricultural Commission  
Sarah Sache, Dairy Representative  
Gillian Villeneuve, Director of Planning  
Craig Wickham, Manager of Land Development

### 1. CALL TO ORDER

Councillor Chris Kloot was Chair, called the meeting to order at 3:00 pm and provided territorial acknowledgement.

### 2. ADOPTION OF AGENDA

Moved / ) That the Agenda for the Agricultural and Rural Advisory Committee meeting held Wednesday,  
Seconded ( February 26, 2025 be adopted as circulated.

Carried Unanimously

### 3. ADOPTION OF MINUTES

Moved / ) That the Minutes for the Agricultural and Rural Advisory Committee meeting held Thursday,  
Seconded ( December 5, 2024 be adopted as circulated.

Carried Unanimously

**4. NEW BUSINESS****a) SAL00163 - 10680 Bell Road and 10633 McSween Road**

The Director of Development and Regulatory Enforcement Services provided a presentation regarding an application for boundary adjustment in the Agricultural Land Reserve for properties located at 10680 Bell Road and 10633 McSween Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

Moved / ) That the Agricultural and Rural Advisory Committee supports the proposed boundary  
Seconded ( adjustment for properties located at 10680 Bell Road and 10633 McSween Road as the  
proposal is consistent with the recommendations of Policy G-31 Boundary Adjustments in  
the ALR and will have no impact on the agricultural viability of the resulting lots.

Carried Unanimously

Calvin Muxlow, Applicant was present.

**b) SAL00164 - 10197 Poole Road and 51251 Yale Road**

The Director of Development and Regulatory Enforcement Services provided a presentation regarding an application for boundary adjustment in the Agricultural Land Reserve for properties located at 10197 Poole Road and 51251 Yale Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The Committee sought clarification from the applicant regarding access to the property. The applicant noted that the civic address is 51251 Yale Road; however, there is no physical access from Yale Road. The applicant confirmed the purpose of the application is to improve agricultural production on the properties.

Moved / ) That the Agricultural and Rural Advisory Committee supports the proposed boundary  
Seconded ( adjustment for properties located at 10197 Poole Road and 51251 Yale Road as the  
proposal is consistent with the recommendations of Policy G-31 Boundary Adjustments  
in the ALR and will have no impact on the agricultural viability of the resulting lots.

Carried Unanimously

Calvin Muxlow left the meeting at 3:06 pm.

Cassidy Silbernagel from OTG Developments LTD, Applicant, was present.

**c) ALR00427 - 49821 Prairie Central Road**

The Manager of Development Planning provided a presentation regarding an application for Non-Adhering Residential Use in the Agricultural Land Reserve for property located at 49821 Prairie Central Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

Moved / ) That the Agricultural and Rural Advisory Committee supports the proposed Non-Adhering  
Seconded ( Residential Use in the Agricultural Land Reserve for property located at 49821 Prairie Central  
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 as the proposed secondary residence will be used by a member of the family who is also a farm employee, the larger secondary residence will help support the current agricultural operation on site. In addition, the construction of a new home and removal of the existing, outdated mobile home on site will restore a portion of the property to agricultural production and help with succession planning for the farm operation.

Cassidy Silbernagel from COTG Developments LTD, Applicant, left the meeting at 3:12 pm.

Evan Huesken, Applicant, was present.

**d) ALR00429 - 42920 Yale Road**

The Manager of Development Planning provided a presentation regarding an application for Non-Adhering Residential Use in the Agricultural Land Reserve for property located at 42920 Yale Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The Committee sought clarification regarding the occupants of the three existing single detached dwellings on the property. The applicant clarified that the homes are all currently occupied by family members who are also farm employees.

Moved /     ) That the Agricultural and Rural Advisory Committee supports the proposed Non-Adhering  
Seconded ( Residential Use in the Agricultural Land Reserve (ALR) for property located at 42920 Yale  
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 as the proposed additional residence will be used by a member of the family who is also a farm employee, the additional residence will help support the current agricultural operation on site. In addition, the construction of a new home will help with succession planning for the farm operation.

Evan Huesken left the meeting at 3:18 pm.

Rajvir Prasher, Applicant, was present.

**e) ALR00430 - 46715 Brooks Avenue**

The Manager of Development Planning provided a presentation regarding an application for Non-Adhering Residential Use in the Agricultural Land Reserve for property located at 46715 Brooks Avenue. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

Discussion ensued regarding the precedent that would be set for the conversion of agricultural buildings into residential uses without formal approval or submission of a Building Permit. Comment was made regarding the limited impact of interior renovation to agricultural production as the amount of land available for farming has not been altered.

The Committee sought clarification regarding the gross floor area calculation and possibility of limiting the size of the residential space through creation of an interior wall separation; staff confirmed the ALC definition of total floor area requires measurements to be taken from exterior walls. Interior dividing walls will not reduce the total floor area calculation. The Committee sought clarity from the applicant as to the proposed use of the unfinished space on the second storey. The applicant stated use is to be determined. There was also discussion regarding option to bring the residence in line with ALC regulation which limits the total floor area of an additional residence to 90m<sup>2</sup>.

Moved / ) That the Agricultural and Rural Advisory Committee does not support the proposed Non-  
Seconded ( Adhering Residential Use in the Agricultural Land Reserve (ALR) for property located at 46715 Brooks Avenue and recommends Council forward the application to the Agricultural Land Commission “without support”.

Defeated Unanimously

Moved / ) That the Agricultural and Rural Advisory Committee recommends the proposed Non-  
Seconded ( Adhering Residential Use application be referred back to staff for the applicant to revise the proposal to bring the total floor area of the secondary residence in line with the limitations of the Agricultural Land Commission as it relates to secondary residences.

Carried Unanimously

As part of the Committee’s rationale, it was noted that as the proposed secondary residence was constructed without the benefit of a Building Permit, it is in the best interest of the applicant to ensure the structure is consistent with the ALC requirements.

Rajvir Prasher left the meeting at 3:36 pm.

K.S Tse, Applicant and Darrell Zbeetnoff, Consultant to Applicant, were present.

**f) ALR00432 - 46372 Prairie Central Road**

The Manager of Development Planning provided a presentation regarding an application for Non-Farm Use in the Agricultural Land Reserve for property located at 46372 Prairie Central Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The Committee sought clarification regarding the delay between the original Non-Farm Use approval (2008) -and the current request to retain the house. Staff clarified that the site has been under construction throughout that time as such, the property was not in violation of the original approval. The applicant further clarified that additional approvals had been granted by the ALC to allow the nuns to reside in the home until construction of the dormitories had been completed. The Committee expressed concern about setting a precedent for retroactive approvals designed to avoid compliance with the conditions of Non-Farm Use approvals.

The consultant to the applicant shared background information and supporting rationale for the proposal. The consultant stated that the residents of the temple continue to focus on finding a way to farm the land and in prior years the organization found organic farmers who took on the project but found the land to not be viable. The consultant clarified that the residents also attempted to farm the land themselves but have been unsuccessful. Currently there is a migrant worker with organic expertise who is directing the sisters on how to farm organically. This has created a need for a person to live onsite. Given this situation, the consultant stated that, if the house is forced to be demolished, the organization will site a mobile home on the property to house

the farm manager. As the existing home is in good condition, replacement with a mobile home is considered wasteful and unnecessary.

Moved / ) That the Agricultural and Rural Advisory Committee supports the proposed Non-Farm Use  
Seconded ( application within the Agricultural Land Reserve for property located at 46372 Prairie Central 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 by retaining the existing home for a farm manager, the potential for meaningful agricultural production on the property will likely increase. The Committee also noted that due to the location and size of the existing residence, removal is unlikely to lead to the restoration of agricultural land or increase production. The Committee also made recommendation that the ALC consider requesting a restrictive covenant be placed on title of the subject property as a condition of approval to limit occupancy of the house to farm workers only.

K.S Tse, Applicant and Darrell Zbeetnoff, Consultant to Applicant, left the meeting at 3:52 pm

Karen Ketting-Olivier, Applicant was present.

**g) ALR00436 – 4540 & 4535 Simmons Road**

The Manager of Development Planning provided a presentation regarding an application for Non-Farm Use in the Agricultural Land Reserve for property located at 4540 and 4535 Simmons Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

Discussion ensued regarding the option to relocate the event to an alternate venue within Chilliwack. The applicant clarified that as products from the farm will be used for the BBQ, such as their own poultry, hosting the event on the farm will help promote agriculture in a more meaningful way. The Committee also sought clarification on the parking area treatment and the applicant confirmed the area is grass and would not require changes.

Moved / ) That the Agricultural and Rural Advisory Committee supports the proposed Non-Farm Use  
Seconded ( application within the Agricultural Land Reserve for properties located at 4540 and 4535 Simmons 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 proposed event will showcase the agricultural industry within the community and promote the farm business currently operating on site (Fraser Valley Specialty Poultry). In addition, as a similar agri-tourism event has been in operation on the property for a number of years without incident, it is unlikely that the expanded event, as proposed, will have an impact on agricultural or the surrounding area.

Karen Ketting-Olivier, Applicant, left the meeting at 3:57 pm.

**h) Memo: 2024 Year in Review**

The Memo 2024 Year in Review was provided for information.

Carried Unanimously

**6. PRESENTATION / DELEGATION**

**7. INFORMATION / DISCUSSION**

1. 2025 Terms of Reference
2. 2025 Membership List

**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 3:55 pm.

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Councillor Chris Kloot, Chair