

City of Chilliwack
AGRICULTURAL AND RURAL ADVISORY COMMITTEE
MINUTES OF MEETING
WEDNESDAY, NOVEMBER 29, 2023 - 3:00 pm
DOGWOOD ROOM / Held Electronically

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

ARAC Members: Paul Gumprich, Agricultural Education
Dedrick Kerkhoff, Community Member
Jeremy Wiebe, Dairy Representative
Tonya Taylor, Community Member
Vanessa Oddy, Agri-Tourism/Greendale
Sarah Sache, Dairy Representative
Bryce Guliker, Berry Representative
Jacqueline Boer, Chilliwack Agricultural Commission

City Staff: Erin Leary, Manager of Development Planning
Gillian Villeneuve, Director of Planning
Craig Wickham, Manager of Land Development/Deputy Approving Officer
Jennifer Hahn, Director of Human Resources
Olivia St. Jean, Senior Development Specialist
Trish Alsip, Recording Secretary

Regrets: Walter Goerzen, Community Member
Steve Saccomano, Community Member
Matt Vane, Poultry Representative
Leo Quik, Greenhouse Representative

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
Seconded (Thursday, November 29, 2023 be adopted as circulated.

Carried Unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Agricultural and Rural Advisory Committee meeting held
Seconded (Wednesday, September 14, 2023 be adopted as circulated.

Carried Unanimously

4. CURRENT ISSUES TO ADDRESS**5. NEW BUSINESS****a) SAL00154 – 52013 & 52023 Yale Road**

The Manager of Land Development/Deputy Approving Officer provided a presentation regarding an application for a boundary adjustment between properties located at 52013 & 52023 Yale Road within the Agricultural Land Reserve (ALR). The information provided included the location map/ortho photo, proposal/factors, and recommendations.

Discussion ensued regarding what the effect would be of the proposed boundary adjustment in creating a separation/buffer between the existing agricultural building on 52013 Yale Road and the remainder of 52023 Yale Road, the viability of farmland in the reduced parcel due to its long and narrow shape, road access and the possible use of the currently treed area. The committee requested additional information from the owner prior to providing comments.

Moved /) That the Agricultural and Rural Advisory Committee reviewed the proposed boundary
Seconded / (adjustment for properties located at 52013 & 52023 Yale Road and requested that the application be referred back to staff in order for the applicant to provide additional information regarding the proposed lot size, overall lot configuration and clarification as to the agricultural use of the land.

Carried Unanimously

b) SAL00155 – 8970 & 9008 McElwee Road

The Manager of Land Development/Deputy Approving Officer provided a presentation regarding an application for a boundary adjustment between properties located at 8970 & 9008 McElwee Road within the Agricultural Land Reserve (ALR). The information provided included the location map/ortho photo, proposal/factors, and recommendations.

Discussion ensued regarding the rationale for the addition of farming area to property located at 9008 McElwee Road. Comment was provided with respect to hydro power lines to the north and the proposed use of 9008 McElwee Road. Members provided comment regarding the number of homes that will remain on 8970 McElwee Road and there being no net benefit to agriculture.

Moved /) That the Agricultural and Rural Advisory Committee does not support the proposed boundary
Seconded (adjustment for properties located at 8970 & 9008 McElwee Road as the proposed reduction to the lot area of 8970 McElwee Road from 3.74ha to 1ha significantly reduces the potential for viable agricultural production on the resulting lot.

Carried Unanimously

As part of their rationale, the Committee noted that the resulting 1ha lot area of 8970 McElwee Road will likely convert this property from a parcel of sufficient size to support a commercial agricultural operation to a primarily residential property with limited agricultural potential.

A new member of the committee queried the role of the Agricultural and Rural Advisory Committee in regard how personal knowledge of the farm operation relates to the forming of ARAC recommendations. Staff clarified that personal knowledge does not effect the decision of ARAC.

5. NEW BUSINESS (continued)

Shannon Webb, OTG Developments, was present

c) ALR00410 – 41684 Yale Road

The Manager of Development Planning provided a presentation regarding an application for a subdivision for property located 41684 Yale Road within the Agricultural Land Reserve (ALR). The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The applicant is proposing a 2-lot subdivision of the subject property within the proposed AS (Agricultural Small Lot) Zone (rezoning of the property to facilitate subdivision has not yet been considered by Council). The applicant intends to retain the existing single detached dwelling and associated ancillary buildings within proposed lot 1.

Discussion ensued with respect to potential urban-rural conflict, road dedication requirements along Yale Road at time of subdivision, and proposed septic easement.

A member commented regarding the Terms of Reference (TOR) and whether the TOR needs to be reviewed with respect to densification. Currently, there is no guidance regarding densification as being a part of the committee's mandate. Chair Kloot noted that he is of the understanding the reference was made in regard to the provincial housing targets; however, the provincial legislation does not apply to the Agricultural Land Reserve. Further discussion ensued regarding the Agricultural Land Commission's policies on secondary dwellings up to 90m².

The applicant requested to provide a presentation which the Chair approved; however, due to technical difficulties, the presentation was not available. The applicant provided rationale concerning the proposed application and reference to similar subdivision applications located elsewhere in the City.

Moved /) That the Agricultural and Rural Advisory Committee does not support the proposed
Seconded (subdivision within the Agricultural Land Reserve for property located at 41684 Yale Road and recommends Council forward the application to the Agricultural Land Commission "without support".

Carried Unanimously

As part of the Committee's rationale, it was noted that the proposal will result in an increase in urban-rural conflict through the creation of residential scale lots within close proximity to existing large scale agricultural operations.

The applicant requested the committee to reconsider the motion put forward explaining that examples of other similar applications supported by the Agricultural and Rural Advisory Committee have been before the committee; however, these examples of approved applications have not been made available to the committee. The applicant requested the application be forwarded back to staff in order for the examples to be brought back to the committee.

Chair Kloot reiterated that the question has been called and the motion passed. Chair Kloot polled the committee to see if members wanted to rescind the motion, but the committee did not wish to do so.

6. PRESENTATION / DELEGATION

7. INFORMATION / DISCUSSION

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 3:46 pm.



Councillor Chris Kloot, Chair