

City of Chilliwack
AGRICULTURAL AND RURAL ADVISORY COMMITTEE
MINUTES OF OPEN MEETING
WEDNESDAY, JANUARY 31, 2024 - 3:00 pm
DOGWOOD ROOM

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

ARAC Members: Paul Gumprich, Agricultural Education
Tonya Taylor, Community Member
Vanessa Oddy, Agri-Tourism/Greendale
Bryce Guliker, Berry Representative
Jacqueline Boer, Chilliwack Agricultural Commission
Steve Saccomano, Community Member
Leo Quik, Greenhouse Representative

City Staff: Erin Leary, Manager of Development Planning
Gillian Villeneuve, Director of Planning
Craig Wickham, Manager of Land Development/Deputy Approving Officer
Trish Alsip, Recording Secretary

Regrets: Dedrick Kerkhoff, Community Member
Sarah Sache, Dairy Representative
Matt Vane, Poultry Representative

Guest: Kevin Brown, Member of the Public

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 (Wednesday, January 31, 2024 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, November 29, 2023 be adopted as circulated.

Carried Unanimously

4. ADJOURNMENT TO CLOSED SESSION

Moved /) That, in accordance with Section 90 (1)(i) of the *Community Charter*, the Committee hold a
Seconded (Closed meeting.

The Open Meeting adjourned at 3:02 pm.

5. RECONVENE TO OPEN SESSION

The Open Meeting reconvened at 3:27 pm.

6. NEW BUSINESS

The following joined the reconvened meeting at 3:28 pm – Ron Neels and John Giesbrecht, Owners, with respect to SAL00154 - 52013 & 52023 Yale Road, Chad Kloot, Dual Kloot Construction, Applicant and Jesse Rayner, JCR Design Ltd., with respect to BP034606 – 48987 Chilliwack Central Road and Kevin Brown, a member of the public.

a) SAL00154 – 52013 & 52023 Yale Road

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

The boundary adjustment application was presented to the Agricultural & Rural Advisory Committee on November 29, 2023. At the meeting, the committee discussed how the boundary adjustment would result in 52023 Yale Road becoming a long and narrow strip of land which would reduce farming potential and the overall usability of the property. The current property size and configuration would allow for small-scale farming or an agricultural building to be constructed.

At that time, the committee referred the application back to staff to discuss an alternative option with the applicant that would maximize farming potential for 52013 Yale Road. The alternative layout proposed by the committee would result in 52023 Yale Road being less than 1 hectare and the application would therefore need to be submitted to the ALC.

In response, the applicant disagreed with the alternative layout suggested by the committee, and provided the following rationale to support their original proposal:

1. The boundary adjustment allows space to expand the commercial poultry enterprise as it allows for the addition of a barn on land that is unsuitable for other farming operations.
2. The boundary adjustment allows a buffer to be maintained from urban development and encroachment on the east side.
3. The property area being transferred has not previously been farmed and likely will not be in the future as the soil type, classification, and agricultural capability are all very poor. The topography is 5-7m higher than 52013 Yale Road and the area is completely forested with large aggregate sand, gravel, and rock.
4. 52023 Yale Road has a narrow road frontage which is unsuitable for commercial livestock operations.

6. NEW BUSINESS (continued)

Discussion ensued regarding the proposed size of the new barn and the setbacks.

Moved /) That the Agricultural and Rural Advisory Committee supports the proposed boundary
Seconded / (adjustment for properties located at 52013 and 52023 Yale Road as it will result in the optimal use of available agriculturally productive land which would otherwise be constrained by topographic considerations.

Carried Unanimously

Chair Kloot withdrew from the meeting at 3:34 pm declaring a potential conflict of interest regarding the following application BP034606 – 48987 Chilliwack Central Road, as the owner is a family member; Tonya Taylor withdrew from the meeting at 3:34 pm due to a work-related conflict of interest with the applicant. John Giesbrecht left the meeting at 3:34 pm.

Councillor Westeringh stepped in as Chair for the following portion of the meeting.

b) BP034606 – 48987 Chilliwack Central Road

The Manager of Development Planning provided a presentation regarding an application for a horse barn located at 48987 Chilliwack Central Road within the Agricultural Land Reserve (ALR) to review for conformance with applicable Provincial regulations and City bylaws. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The proposed horse barn was reviewed by the Agricultural and Rural Advisory Committee (ARAC) on September 12, 2023. As a result of that meeting, ARAC made the following recommendation:

That the Agricultural and Rural Advisory Committee confirms that the proposed agricultural building does not comply with the ALC's Necessary Farm Use Structures in the ALR Guidelines.

As part of the Committee's rationale, it was noted that as the property does not have farm status or clear agricultural operations occurring on site and the building could easily be converted for residential purposes, the proposed structure does not comply with the specific criteria as outlined in the ALC's Necessary Farm Use Structures in the ALR Guidelines.

Since the September 12, 2023 meeting, the applicant has revised the plans to better reflect the design guidelines outlined in the Necessary Farm Use Structures in the ALR Guidelines.

Discussion ensued regarding the current farm status of the property, the use of the agricultural building on the east side of the property and a manure storage pad. The applicant provided rationale for the proposed design guidelines with respect to the exterior materials.

Moved /) That the Agricultural and Rural Advisory Committee considers the proposed horse barn to be
Seconded / (necessary for the planned future farm use of the property and recommends the departures to the ALC's Necessary Farm Use Structures in the ALR Guidelines be supported.

Carried Unanimously

6. NEW BUSINESS (continued)

As part of the Committee’s rationale, it was noted that the design criteria outlined within the ALC’s Necessary Farm Use Structures in the ALR Guidelines do not reflect the variability of agricultural building design or provide the necessary flexibility to accommodate more visually appealing farm structures.

Ron Neels left the meeting at 3:45 pm Tonya Taylor returned to the meeting at 3:46 pm. Chair Kloot returned to the meeting as Chair at 3:47 pm.

Randy Regier, Precision Building Design Ltd., and Owner joined the meeting at 3:48 pm.

c) BP034873 – 41510 Yarrow Central Road

The Manager of Development Planning provided a presentation regarding an application for an agricultural equipment storage building on property located at 41510 Yarrow Central Road within the Agricultural Land Reserve (ALR) to review for conformance with applicable Provincial regulations and City bylaws. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

The owner requested the opportunity to provide rationale with respect to the departures from the Necessary Farm Use Structures in the ALR Guidelines regarding his Building Permit application. The owner expressed his frustration regarding the ALC’s recent release of the Necessary Farm Use Structures in the ALR Guidelines.

Moved /) That the Agricultural and Rural Advisory Committee considers the proposed storage building
Seconded (to be necessary for the farm use of the property and recommends the departures to the
ALC’s Necessary Farm Use Structures in the ALR Guidelines be supported.

Carried Unanimously

As part of the Committee’s rationale, it was noted that the design criteria outlined within the ALC’s Necessary Farm Use Structures in the ALR Guidelines do not reflect the variability of agricultural building design or provide the necessary flexibility to accommodate more visually appealing farm structures. In addition, as the intended use of the property and building will be a cidery, special consideration for an enhanced building design which reflects traditional barn architecture while being supportive of the agri-tourism potential for the site is considered appropriate in this instance.

The Committee suggested a letter be written to the Ministry of Agricultural and Agricultural Land Commission (ALC) as noted in the following resolution below.

Moved /) That Council consider sending a letter to the Ministry of Agricultural and
Seconded (Agricultural Land Commission (ALC) detailing the challenges and negative impacts
associated with application of the ALC’s Necessary Farm Use Structures
in the ALR Guidelines and the extended costs and timelines for farmers to revise
plans and/or send “non-compliant” designs for approval to the ALC.

Carried Unanimously

7. PRESENTATION / DELEGATION

8. INFORMATION / DISCUSSION

1. **2024 Terms of Reference**
The 2024 Terms of Reference were provided for information.
2. **2024 Membership List**
The 2024 Membership List was provided for information

9. NEXT MEETING

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

10. ADJOURNMENT

There being no further business the meeting adjourned at 4:11 pm.



Councillor Chris Kloot, Chair