

AGENDA ITEM NO: 7.9

MEETING DATE: March 11, 2025

STAFF REPORT – COVER SHEET

SUBJECT: OTG Developments Ltd
Agricultural Land Reserve
49821 Prairie Central Road DATE: February 27, 2025


DEPARTMENT: Planning Department
ALR00427 PREPARED BY:  Navdeep Sidhu / rk

1. SUMMARY OF ISSUE:

The applicant is seeking approval for a 'Non-Adhering Residential Use' within the Agricultural Land Reserve (ALR) to allow for a secondary residence with a gross floor area of 164m², in excess of Agricultural Land Commission (ALC) regulations.

2. RECOMMENDATION:

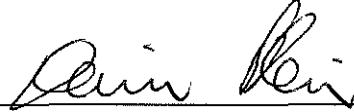
Recommendation that application ALR00427 for a 'Non-Adhering Residential Use' within the Agricultural Land Reserve (ALR), with respect to property located at 49821 Prairie Central Road, be forwarded to the Agricultural Land Commission "with support". (Presentation)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



David Blain
Chief Administrative Officer

STAFF REPORT ON AGRICULTURAL LAND RESERVE APPLICATION ALR00427

PREPARED BY: Navdeep Sidhu DATE: February 27, 2025

POSITION: Planner I DEPARTMENT: Planning Department

1. BACKGROUND/PROPOSAL:

The applicant proposes to demolish an existing mobile home and construct a new 164m² accessory dwelling unit, in excess of the 90m² total floor area permitted by the ALC, to be used by one of the property owners and their family. In addition, the proposal includes demolition of a portion of one of the existing barns to create more agricultural land for growing crops.

As part of the succession planning for the current agricultural operations, in 2022 the owner's son became part owner of the property with the intention for the parents to retire with their children to take over operations. Since that time, the parents have retired, but intend to continue to live in the existing single detached dwelling on site. As per the applicant, the existing mobile home, which is over 30 years old, is of insufficient size to fully accommodate a family of five and has significant issues, including mould, and therefore requires replacing. The proposed dwelling will have sufficient space to better accommodate the family of five and support continued farm operations. Should the proposal be approved, the applicant requests to live in the existing mobile home while the new dwelling is under construction. Upon completion of construction for the new home, the applicant has stated that the mobile home will be removed from the property.

In order to construct the new home in the proposed location, a portion the existing barn must be demolished. The land which will be made available through the demolition of a portion of the existing barn and removal of the mobile home will support future agricultural activities, including the development of a regenerative farm operation that will involve calf pairing and crop feed production. In addition, the new residence will be clustered with the existing principal dwelling and barns, ensuring minimal impact on the farm's operations. The proposed location also adheres to the farm home plate requirements as per the Zoning Bylaw.

2. FACTORS:

2.1 Zoning/2040 OCP Designation/Land Use

Current Zone: AL (Agricultural Lowland Zone)

OCP Designation: "Agriculture"

Existing Land Uses: The property currently contains a primary residence located near the center of the property, with several barns located in close proximity. The existing mobile home, which is outdated and requires replacement, is located within this cluster of residential and agricultural structures.

A portion of an existing barn will be demolished to create more land for agricultural use, which will enhance the overall farming operation and provide additional space for crop production and pasture.

The remainder of the property is used for farming activities, including crop production and pasture land. The proposed replacement dwelling will be located near the existing structures, maintaining a cluster of farm-related buildings.

2.2 Technical Issues:

Floodplain: The property is within the protected floodplain, and is subject to the Floodplain Regulation Bylaw.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

Watercourses: Gillespie Ditch, a Class 'A' watercourse is located on the north portion of the property. The proposed secondary residence is located outside the minimum required 30m setback.

Two "Class E" watercourses (primary drainage) with a 30m riparian setback run along the east and west property line. The proposed building is located outside of the riparian setbacks for these watercourses.

Soil Classification: According to the ALC's soil capability mapping, the property is composed of a variety of soils including:

- Class 4 soils (with excess water and permeability), having the potential to become Class 3 soils (with permeability and excess water).
- Class 4 soils (with excess water and; undesirable soil structure and/or low perviousness), having the potential to become Class 3 soils (with excess water and; undesirable soil structure and/or low perviousness).

For reference, the ALC's Soil Classes are outlined below:

- Class 3 lands require moderately intensive management practices or restrictions in the range of crops.
- Class 4 lands require special management practices or severely restricted crop selection.

2.3 Neighbourhood Character

The subject property is located in an agricultural area south of Highway 1, surrounded by active agricultural operations on properties in the AL Zone and ALR on all sides.

3. AGRICULTURAL AND RURAL ADVISORY COMMITTEE:

The Agricultural and Rural Advisory Committee (ARAC) reviewed this proposal on February 26, 2025 and made the following recommendation:

That the Agricultural and Rural Advisory Committee supports the proposed Non-Adhering Residential Use application within 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”.

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.

4. RECOMMENDATION AND SUBSTANTIATION:**Recommendation**

Recommendation that application ALR00427 for a ‘Non-Adhering Residential Use’ within the Agricultural Land Reserve, with respect to property located at 49821 Prairie Central Road, be forwarded to the Agricultural Land Commission “with support”. (Presentation)

Substantiation

This new secondary residence will provide adequate living space for the family to remain on the property and continue farming activities and as such, is required for farm use. It will also support succession planning by enabling the next generation to assume control of the farm operations. The demolition of part of the barn will create additional agricultural space, increasing the farm’s productivity. The project complies with zoning and environmental regulations, ensuring that it will have minimal impact on both the farm and the surrounding land.

5. SOURCES OF INFORMATION:

- ALC Applicant Submission (ID 100978)– December 9, 2024
- ALR Application (ALR00427) – May 29, 2024
- Development Application Review Team (DART) Minutes – September 19, 2024

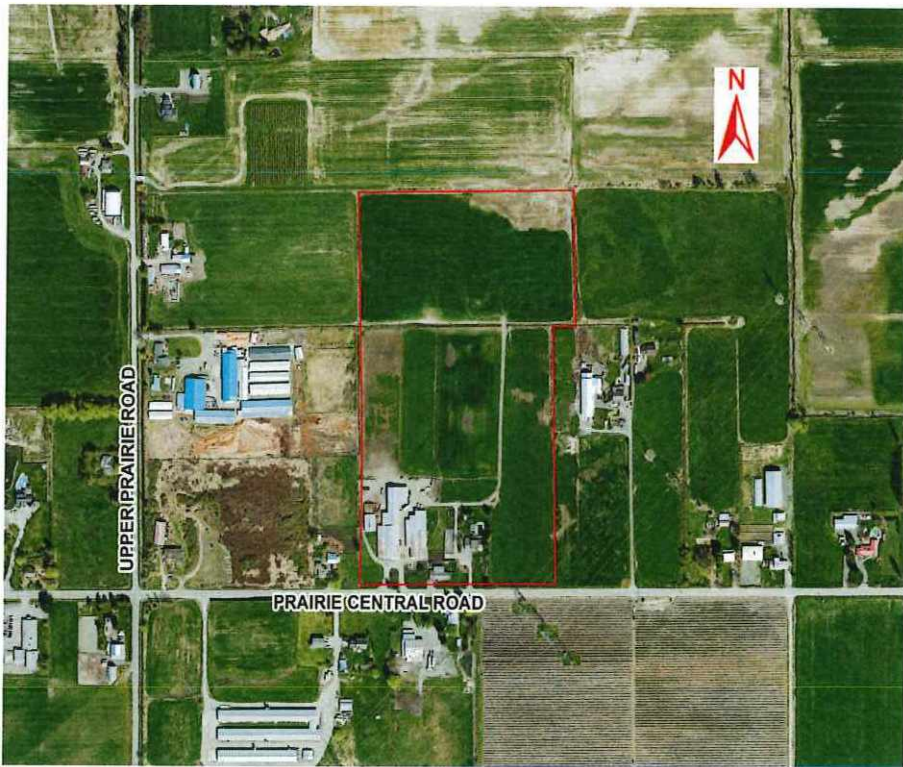
Attachment:

- Schedule A: Applicant’s ALC Submission (ID 100978) – December 9, 2024

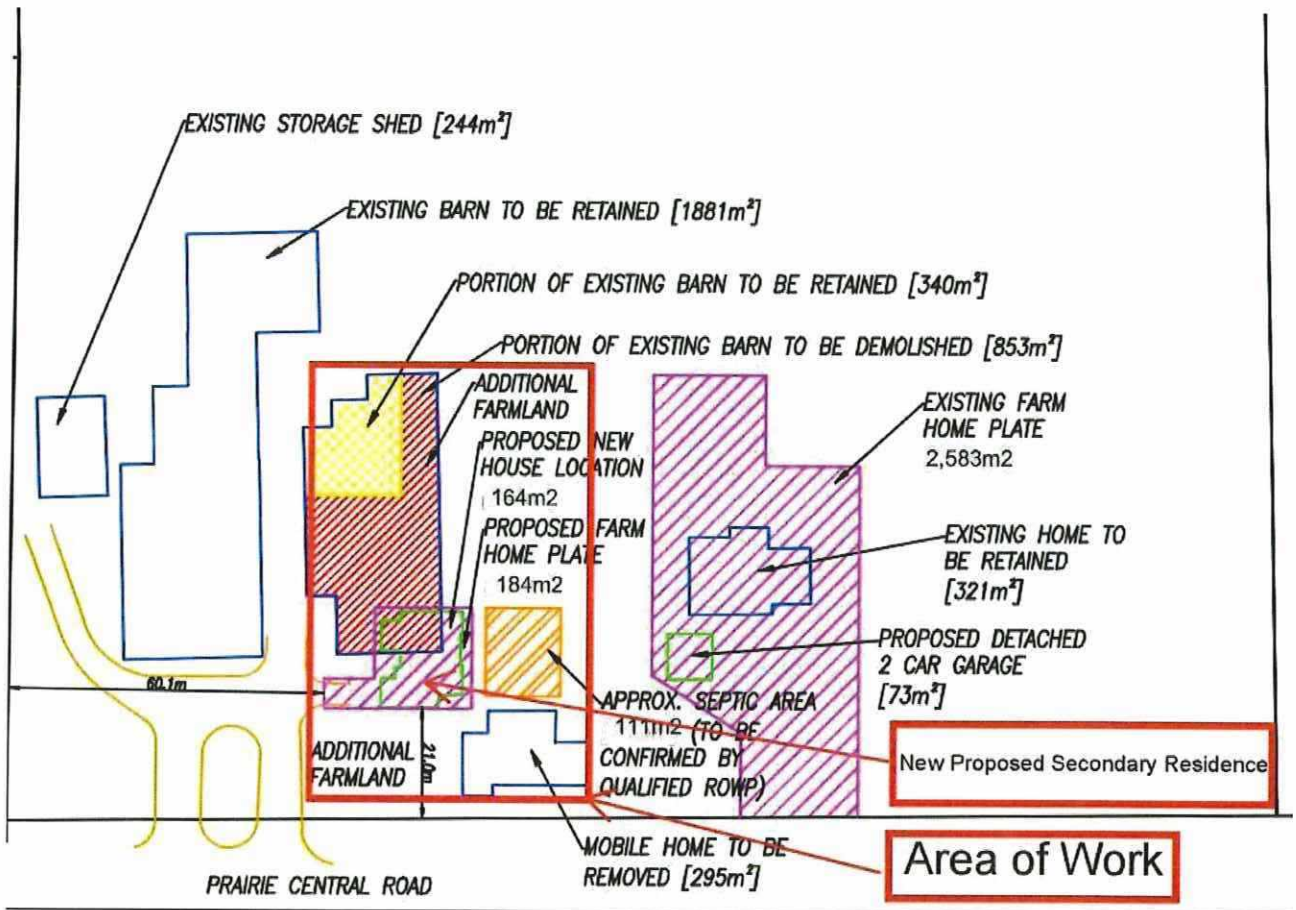
Location Map



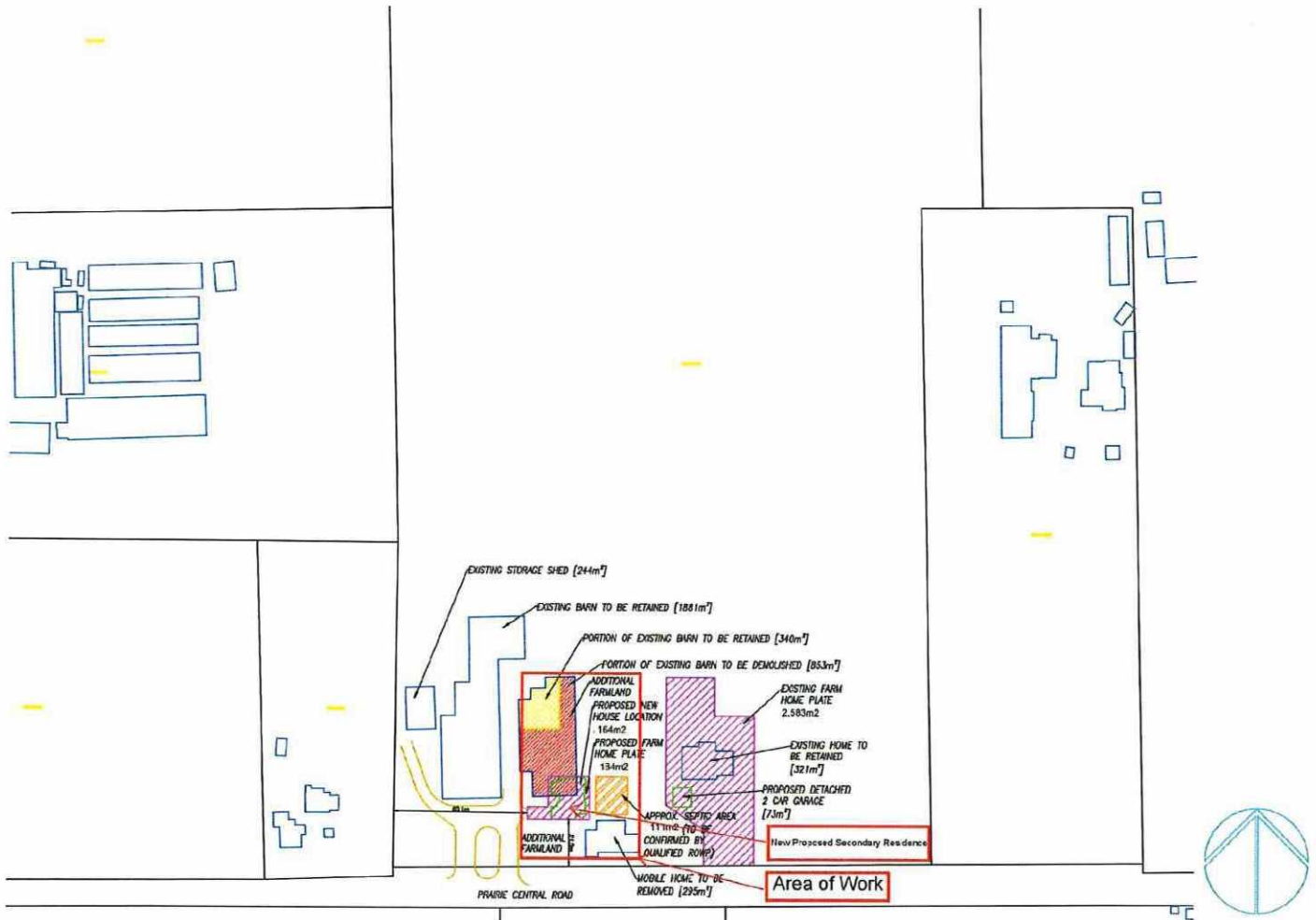
Ortho Map



Proposed Site Plan (Zoomed) (as submitted by the applicant)



Proposed Site Plan (as submitted by the applicant)



Schedule A
ALC Application Submission



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 100978
Application Type: Non-Adhering Residential Use within the ALR
Status: Submitted to L/FNG
Name: Debruyn et al.
Local/First Nation Government: City of Chilliwack

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 2 SECTION 25 TOWNSHIP 26 NEW WESTMINSTER DISTRICT PLAN 3438
EXCEPT PLAN EPP78166
Approx. Map Area 11.22 ha
PID 010-989-242
Purchase Date Mar 1, 1975
Farm Classification Yes
Civic Address 49821 Prairie Central Road
Certificate Of Title TITLE-PID-010-989-242 pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Jacobus Debruyn	Not Applicable			Not Applicable
Jeremy Debruyn	Not Applicable			Not Applicable

Melissa Debruyne	Not Applicable	6047986849	Not Applicable
Nancy Debruyne	Not Applicable	6047986849	Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type Third-Party Agent
First Name Kristin
Last Name Webb
Organization (If Applicable) OTG Developments Ltd
Phone
Email

4. Government

Local or First Nation Government: City of Chilliwack

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). Cow calf pairs and 23 acres of cattle feed crop.

Describe all agricultural improvements made to the Drain tiles installed to assist with drainage issues (property is located within the Chilliwack Floodplain), and the planting of native trees and vegetation to

parcel(s). assist with soil erosion.

Describe all other uses that currently take place on the parcel(s). Two separate residential dwellings: one wood-frame house constructed in the 1970's and one mobile home constructed/placed onsite in the 1990's

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Crop fields
East	Agricultural / Farm	Crop fields
South	Agricultural / Farm	Crop fields
West	Agricultural / Farm	Poultry

6. Proposal

Is your proposal for a principal residence with a total floor area greater than 500 m²? No

Is your proposal to retain an existing residence while building a new residence? Yes

Is your proposal for an additional residence? Yes

Is your proposal for temporary foreign worker housing? No

Do you need to import any fill to construct or conduct the proposed non-adhering residential use? Yes

What is the purpose of the proposal? The property is owned by Jeremy & Melissa Debruyn and Jeremy's parents, Jacob & Nancy Debruyn. The intent of the proposal is to demolish the existing mobile home and construct a new wood-frame dwelling over 90m² in floor area for Jeremy & Melissa and their three children. In

addition to the replacement dwelling, a portion of one of the existing barns is to be demolished and replaced with additional agricultural land for growing. Jeremy & Melissa are the sole farm workers for the property, as Jeremy's parents have retired and reside in the principal dwelling onsite Jeremy, Melissa, and their kids will remain living in the mobile home while the new accessory dwelling unit is under construction and will then demolish the structure once construction has been completed. The benefits to agriculture are that the new accessory dwelling is smaller than the existing mobile home and, with the removal of a large portion of one of the unused barns, there will be more land for farming purposes than there is currently.

Is your proposal necessary for farm use? If so, please explain.

The only farm workers for the property are Jeremy and Melissa Debruyn, who currently reside in the existing mobile home. The mobile home is over 30 years old and requires replacing due to mould and other age-related issues. A replacement dwelling is required but a home 90m² in floor area will not meet the needs of the family of five. This will support agriculture in the long term as the construction of a new dwelling to fit the family will allow Jeremy & Melissa to remain onsite to work on the farm as Jeremy's parents are no longer able to do the physical labour required. The proposal also means the removal of a portion of one of the existing barns and the removal of the existing mobile home, which is much larger than the proposed dwelling, thus, expanding available farm land for growing and pasture. If the proposed dwelling is approved and Jeremy & Melissa are able to remain onsite, the intent of the property owners is to start a Regenerative Farm operation in conjunction with the calf pairing and crop feed.

Will the proposed residence(s) be clustered with existing residential structures? Please explain.

Yes, the proposed residence will be clustered with the existing principal dwelling as well as the existing barns.

Will the proposed residence(s) be located within a 60 m setback from the front lot line? Please explain.

Yes, the proposed dwelling is 21.0m from the front lot line.

Where on the parcel will the proposal be situated and is there

The proposed location of the new dwelling will be closer to the existing barns so that the occupants can oversee the calf / cow operation This new

an agricultural rationale for the proposed location? location will also result in the clustering of buildings which will expand on available agricultural land.

Describe any infrastructure required to support the proposed residence(s) and the approximate area (m²) required for that infrastructure The approximate Residential Footprint required for the additional residence is 400m² (driveway, septic field, yard, and house).

Proposal Map / Site Plan 24-096 - SITE PLAN - APRIL 23 2024.pdf

Detailed Building Plans Plans for Secondary Dwelling.pdf

Existing Residence	Total Floor Area	Description
#1	295m ²	The existing mobile home to be removed has a floor area of 295m ² and is currently occupied by Jeremy, Melissa, and their three children. The floor area of the existing principal residence to be retained is 321m ² and is occupied by Jacob and Nancy Debruyne

Proposed Residence	Total Floor Area	Description
#1	164m ²	Wood frame accessory dwelling unit.

Soil and Fill Components

Describe the type and amount of fill proposed to be placed. Approximately 272m³ of gravel for the proposed dwelling

Fill to be Placed	
Area	165 ha
Maximum Depth	0.05 m

Average Depth 0.04 m

7. Optional Documents

Type	Description	File Name
Other files that are related	Cover Letter	24-096 Cover Letter - December 9 2024.pdf
Other files that are related	Site Plan	24-096 - UPDATED SITE PLAN - OCT 15 2024.pdf
Other files that are related	House Plans	Plans for Secondary Dwelling pdf