


AGENDA ITEM NO: 7.10

MEETING DATE: March 11, 2025

STAFF REPORT – COVER SHEET

SUBJECT: Evan Huesken
Agricultural Land Reserve
42920 Yale Road DATE: February 27, 2025


DEPARTMENT: Planning Department
ALR00429 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 a fourth residence on the subject property. According to Agricultural Land Commission (ALC) regulations, residential use is limited to two detached dwellings: one primary residence (up to 500m²) and one additional detached dwelling unit (up to 90m²).

2. RECOMMENDATION:

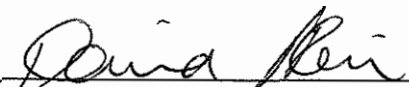
Recommendation that application ALR00429 for a 'Non-Adhering Residential Use' within the Agricultural Land Reserve (ALR), with respect to property located at 42920 Yale Road, be forwarded to the Agricultural Land Commission "with support". (Presentation)



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 ALR00429

PREPARED BY: Navdeep Sidhu DATE: February 27, 2025

POSITION: Planner I DEPARTMENT: Planning Department

1. BACKGROUND/PROPOSAL:

The applicant is proposing to construct a fourth dwelling unit in the form of an 89m² modular home on the subject property. This residence is intended to accommodate the applicant, a family member who is employed full-time on the farm and is expected to inherit the business through succession planning. Other residents include the applicant's grandparents, parents and uncle. The new dwelling will be situated near the existing farm building cluster, on a proposed pad foundation, and will be accessed via an existing driveway off Yale Road.

The property spans 36.5 hectares (90.3 acres) and consists of a single parcel bisected by Hopedale Road. The larger portion (west side) contains all agricultural buildings and dwellings, while the smaller portion (east side) has no structures. There are three existing single detached dwellings on the property: a 232m² house, a 204m² house, and a 139m² house, all occupied by family members who are part of the farm operation. Building permits were issued for two of these dwellings, while the third dwelling was constructed prior to 1954, predating City Building Permit records. A copy of the site plan is provided below which identifies each of the dwellings.

The property (Glengarry Stock Farm) is primarily utilized for crop production and dairy operations.

Given the substantial nature of this operation, the applicants suggest that it necessitates full-time staff residing on the property. To support this proposal, and at the request of staff, the applicant has submitted an Agricultural Impact Assessment (AIA), which provides a rationale for the addition of a fourth residence and is attached to this report for information.

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 three residences, all situated on the larger western portion of the site. One single detached house is isolated near the west lot line, while the other two houses are grouped with several barns and agricultural buildings. The proposed modular home will be placed within this central cluster.

The remainder of the property is comprised of a large crop production and pasture lands.

2.2 Technical Issues:

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

Watercourses: Wilson Slough, a Class “A” watercourse, follows the north and east property lines of the subject property as well as along Hopedale Road frontage, bisecting the site. McGillvray Creek, a Class “C” watercourse, follows the southern property line and cuts through the southwest portion of the property. The proposed location of the modular home is well outside the applicable riparian setbacks.

Geotechnical Issues: The subject property is mapped as having “moderate” geotechnical hazards due to earthquake induced liquefaction. A portion of property intended for development are located within these risk areas.

Soil Classification: According to the ALC’s soil capability mapping, the affected portion of the property is composed of 70% Class 2 soils and 30% Class 3 soils.

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

- Class 2 lands have minor limitations that require ongoing management practices or slightly restrict the range of crops, or both.
- Class 3 lands require moderately intensive management practices or restrictions in the range of crops.

2.3 Neighbourhood Character

The subject property is located within an agricultural area south of Highway 1, bordered by Yale Road to the north and Hopedale Road to the east. It is approximately 1.2 km northeast of the Greendale neighbourhood. The surrounding properties are primarily agricultural in the AL Zone and ALR with varying sizes with several other large farms in close proximity.

3. DISCUSSION:

The applicant has indicated that due to the large size of the property and operation, having full-time family farm employees on site is essential for the business. The operation has been established on the property for over 50 years and the long-time property owner, who can no longer work on the farm, still resides in one of the dwellings. The other two houses are occupied by the owner's daughter and her spouse, and the owner's son, of whom also manage the farm business but are nearing retirement age. The owner's grandson and his family wish to live on the property full-time

while managing the business. They propose a modular house of less than 90m² to meet the ALC requirements for second residences and plan to use an existing driveway to minimize impact.

Due to the presence of three existing houses, the property has two farm home plates. The proposed fourth dwelling is to be located within one of the existing farm home plates. As the principal residence is permitted a farm home plate of 4000m² with each additional residence entitled to 1000m² (total 7000m² for the property) the proposal is consistent with the farm home plate requirements of the Zoning Bylaw.

An Agricultural Impact Assessment (AIA) is included with the submission to support the proposal. The AIA highlights that this proposal is part of the farm's succession planning. It notes that the existing operation has proven viable and has contributed to the agricultural industry for decades, indicating that it should be able to support an additional residence. The AIA also states that the area proposed for the new dwelling has no agricultural capabilities and that the proposal would not impact adjacent crop areas. All viable crop areas are currently sectioned off.

4. 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 42920 Yale 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 will help with succession planning for the farm operation.

5. RECOMMENDATION AND SUBSTANTIATION:

Recommendation

Recommendation that application ALR00429 for a 'Non-Adhering Residential Use' use within the Agricultural Land Reserve (ALR), with respect to property located at 42920 Yale Road, be forwarded to the Agricultural Land Commission “with support”. (Presentation)

Substantiation

The proposed fourth residence at 42920 Yale Road is necessary for the farm's succession plan, providing housing for the applicant's grandson, a full-time farm employee. Situated within one of the existing farm home plate, the modular home will not impact agricultural land. In addition, the

Agricultural Impact Assessment confirms no disruption to crop areas, and the proposal has been supported by the Agricultural and Rural Advisory Committee.

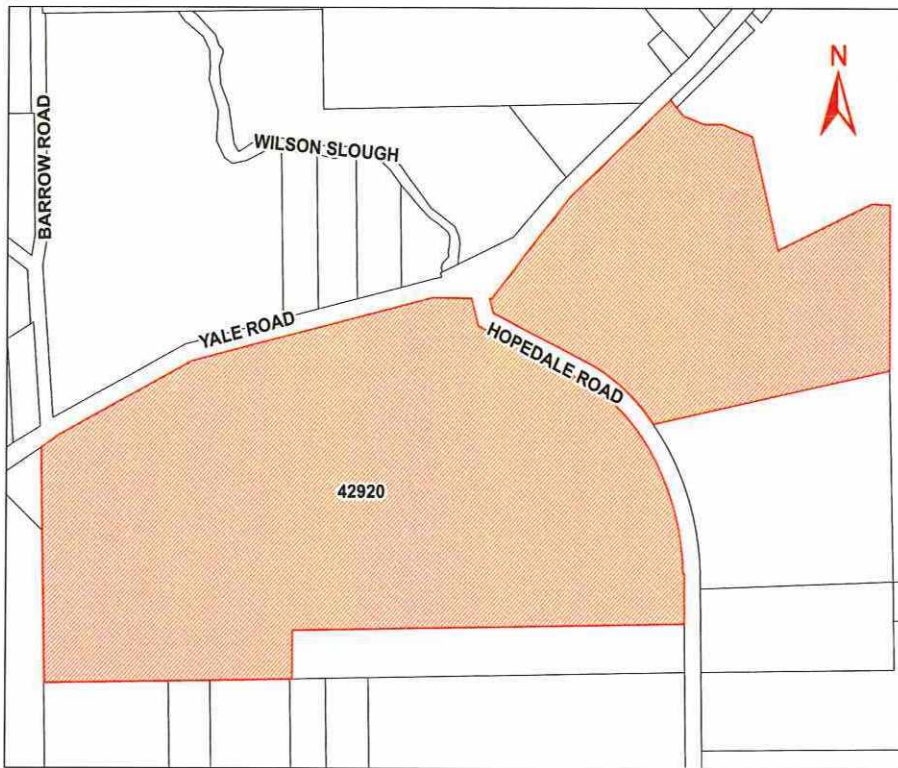
6. SOURCES OF INFORMATION:

- ALC Applicant Submission (ID101016) - May 27, 2024
- ALR Application (ALR00429) – June 4, 2024
- Development Application Review Team (DART) Minutes – October 17, 2024
- Agricultural Impact Assessment by Paul Gumprich P. AG

Attachments:

- Schedule A: Applicant’s ALC Submission (ID101016) – May 27, 2024
- Schedule B: Agricultural Impact Assessment by Paul Gumprich P. AG

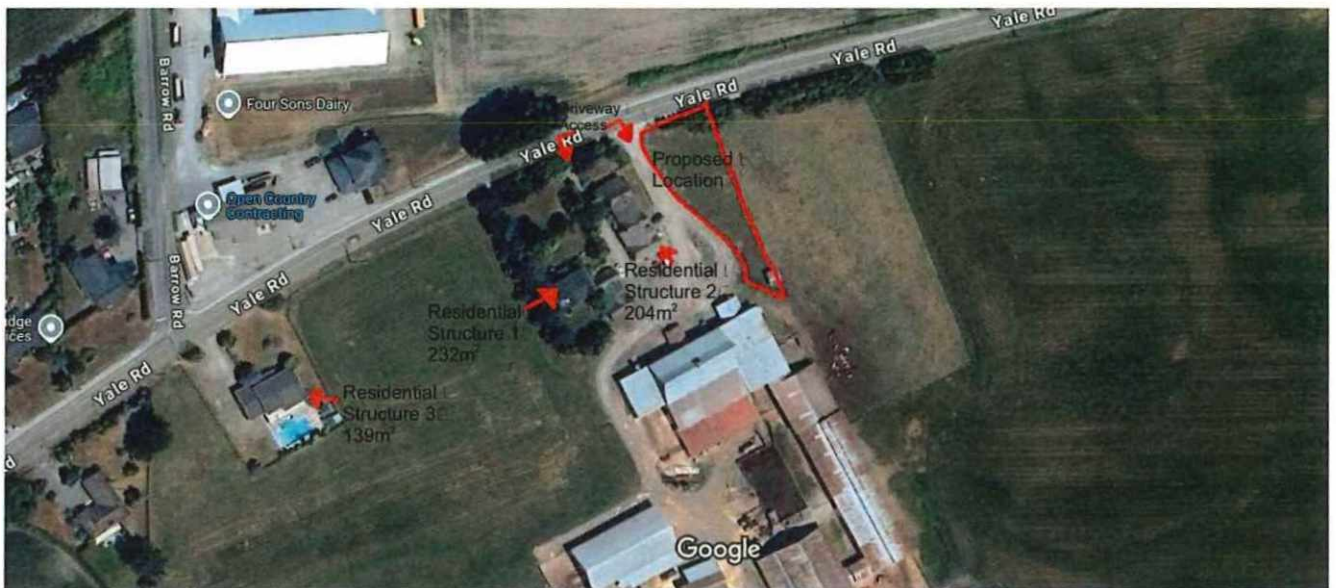
Location Map



Ortho Map



Proposed Site Plan (as submitted by the applicant)



Schedule A
ALC Application Submission



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 101016
Application Type: Non-Adhering Residential Use within the ALR
Status: Submitted to L/FNG
Applicant: Huesken
Local/First Nation Government: City of Chilliwack

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 3 DISTRICT LOT 88 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 20438 EXCEPT PLAN EPP42395
Approx. Map Area 36.57 ha
PID 008-799-172
Purchase Date Jan 1, 1958
Farm Classification Yes
Civic Address 42920 Yale Rd, Chilliwack, British Columbia, V2R 4J5
Certificate Of Title Certificate of Title.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Katherine Huesken	No Data			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

Will one of the landowners or government contacts added previously be the primary contact? No

Type Third-Party Agent

First Name Evan

Last Name Huesken

Organization (If Applicable) No Data

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). PID: 008 799 172. 70 acres grass silage crop, 24 acres corn and cover crop, 270 dairy cattle.

Describe all agricultural improvements made to the parcel(s). "No Agricultural Improvements"

Describe all other uses that 2500 sq ft. house, 2200 sq ft. house, 1500 sq ft. house.

currently take place on the parcel(s).

Choose and describe neighbouring land uses

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Dairy Farm
East	Agricultural / Farm	Dairy Farm
South	Agricultural / Farm	Dairy Farm
West	Agricultural / Farm	Dairy Farm

6. Proposal

Selected Subtype: Additional Residence for Farm Use

What is the purpose of the proposal?

The purpose of this application is to inquire about building an additional residence on our dairy farm, Glengarry Stock Farms Ltd. Specifically, the intention is to purchase a modular home and have it placed on the property. The home would be built off site and transported to the farm where it would be placed on a cement pad we would have constructed. In other words, the home would not be a permanent structure. The home detailed in the building plan is under the 90 square meters for an additional residence. The site plan outlines two potential building sites for the residence, "Site A" and "Site B". There are currently three homes on the property which belong to my grandmother, my father and mother, and my uncle. My grandmother owns the farm but is unable to work, with the exception of bookkeeping, due to her age and physical condition. My father and uncle both work on the farm, and my father manages the business. I have worked on the farm for many years and as my father and uncle grow older, I have taken more responsibilities helping to manage the business as well. As a result, it would be beneficial for my wife and I to live on the farm in order to ensure I can continue to help manage, and eventually inherit, the business. In addition, my wife and I wish to start our own family in the future. Living on the farm would not only make it easier to both raise a family and take care of the business, but also allow our children to have the incredible childhood I experienced growing up on the family farm. Our family has owned and operated our dairy farm for three generations and

being able to place a home on the property would greatly assist me to continue to work and help manage the farm, and also to ensure the succession of my family's dairy farming business for future generations.

What is the total floor area (m²) of the proposed additional residence? 89

Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

The current farm operation is dairy production. The farm has approximately 270 dairy cattle including young stock, and approximately 130 milking cows. In addition to milking the cows twice a day, daily responsibilities include feeding the animals, cleaning the barns and pens, fieldwork for crops when applicable, and any other daily tasks that may be required. In order to complete all of these responsibilities the farm currently has four workers, three full time and one part time. Many of these activities are labour intensive and require significant physical labour in order to complete. Two of the full time workers, my father and uncle, are in their 60s and require more assistance completing the daily responsibilities as they grow older. My father also manages the farm. As his son, I have spent many years of my life working on the farm, and I have helped with more management responsibilities over the years. As a result, it would be beneficial for my wife and I to live on the farm in order to ensure I can continue to help manage, and eventually inherit, the business. In addition, my wife and I wish to start our own family in the future. Living on the farm would not only make it easier to both raise a family and take care of the business, but also allow our children to have the incredible childhood I experienced growing up on the family farm. Our family has owned and operated our dairy farm for three generations and being able to place a home on the property would greatly assist me to continue to work and help manage the farm, and also to ensure the succession of my family's dairy farming business for future generations.

Describe the rationale for the proposed location of the additional residence.

As previously stated, the proposed location on the family farm would allow me to live at the farm, and thus greatly assist me to continue to work and help manage the farm, and eventually take over the family business.

Provide the total area (m²) and a description of infrastructure necessary to support the additional residence.

90 m2 cement pad to be placed in same area as gravel fill.

Describe the total floor area (m²),

Residential Structure 1: 232 m2 - 2 occupants (Mother and Father)

type, number, and occupancy of all residential structures currently located on the property. Residential Structure 2: 204 m² - 1 occupant (Uncle)
Residential Structure 3: 139 m² - 1 occupant (Grandmother)

Proposal Map / Site Plan Site Plan.pdf

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

Soil and Fill Components

Describe the type and amount of fill proposed to be placed. 3 loads of gravel

Briefly describe the origin and quality of fill. Hepner Gravel

Placement of Fill Project Duration 2 weeks

Fill to be Placed

Volume 1000 m³

Area 90 ha

Maximum Depth 0.25 m

Average Depth 0.25 m

7. Optional Documents

Type	Description	File Name
Other files that are related	Building Plan	Colonel 24CO4001 Floorplan (Building Plan) pdf

Schedule B
Agricultural Impact Assessment Report

Agricultural Impact Assessment

42920 Yale Road, Chilliwack, British Columbia, V2R 4J5

A) Size and location of parcels in question

- The area being proposed for the home is 86 feet by 63 feet, 5,418 total square ft. The address is 42920 Yale Road, Chilliwack, British Columbia, V2R 4J5. Please see attached map. It is on a piece of ground that can not be used for any cropping or other part of the operation. It is on the entrance drive way.

B) Present land use

- Side Yard, no present agricultural 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

- The proposal would support farming in Chilliwack by promoting the stability and succession of an existing agricultural operation. The succession plan for this ongoing operation is in the process of having the son of the owner take over the farm, and the proposed area is where he will live. The dairy farm that would be the site of the proposal has already demonstrated its farming viability by successfully contributing to the agriculture industry in Chilliwack for six decades. In addition, the proposal utilizes land that is not used for agricultural purposes due to the size and location, enhancing the overall operation without impacting any viable agricultural land. To summarize, the approval of this proposal would improve the existing operation by utilizing an otherwise empty yard to provide further housing for future ownership, and would benefit the agricultural industry by ensuring the dairy farm can continue to operate and contribute to the agriculture industry in Chilliwack.

D) Compatibility and/or impact on adjacent agricultural parcels

- No compatibility, no viable agricultural value. No impact on adjacent crop land.

E) Topographical or natural features implicated

- Grass yard, part of existing farm house yard.

F) Agricultural capability of parcel

- None, no viable agricultural value.

G) Water runoff affecting drainage patterns

- No environmental risk of water runoff.

H) Air quality and noise implications

- No air quality implications. No noise implications as there are no nearby neighbours with the exception of family.

I) Traffic volume and safety considerations

- No traffic or safety considerations as an existing driveway will be used.

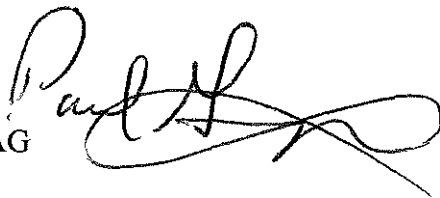
J) Buffers or other physical barriers from agricultural operations

- All viable agricultural land being used is fenced off and separated from the current area.

K) Assessment of whether the application will result in additional pressure for further applications or increase the expectation for further applications

- The application would not result in additional pressure for further applications or increase the expectation for further applications. This is due to the fact that the application will not significantly change or impact viable agricultural land. As previously noted, the plan is to utilize existing space that has been unused for years, as it is not useful for agricultural purposes due to its size and location on the property. The space has been used as a yard since the farm was built. The approval of the application would enhance the farming operation by helping ensure its stability and succession while also utilizing space that will otherwise go unused for agricultural purposes. It is for these reasons the application is unique in its circumstances and will not result in additional pressure or increased expectation for further applications.

Paul Gumprich, P. AG

A handwritten signature in black ink, appearing to read "Paul Gumprich", with a stylized flourish at the end.