

AGENDA ITEM NO: 7.12

MEETING DATE: March 11, 2025

STAFF REPORT – COVER SHEET

SUBJECT: Twin Maple Produce Ltd.
Agricultural Land Reserve
4540 & 4535 Simmons Road DATE: February 27, 2025


DEPARTMENT: Planning Department
ALR00436 PREPARED BY: Joty Rai / rk

1. SUMMARY OF ISSUE:

The applicant is seeking approval for a 'Non-Farm Use' within the Agricultural Land Reserve (ALR) to facilitate a one-day annual 'Barn Burner BBQ & Car Show' community event.

2. RECOMMENDATION:

Recommendation that application ALR00436 for a 'Non-Farm Use' within the Agricultural Land Reserve (ALR), with respect to properties located at 4540 & 4535 Simmons 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 ALR00436

PREPARED BY: Joty Rai DATE: February 27, 2025

POSITION: Planner I DEPARTMENT: Planning Department

1. BACKGROUND:

The 'Barn Burner BBQ' annual event has taken place on the subject properties as an agri-tourism event for 5 years (2017, 2018, 2019, 2023, 2024) in association with Fraser Valley Specialty Poultry. For 2025, the proposed event will change in nature to include activities outside of agri-tourism with an expected attendance of between 1500-2500 people. As such, the event does not qualify as either an agri-tourism activity or a gathering for an event in the ALR and therefore, a 'Non-Farm Use' approval is required for the current proposal.

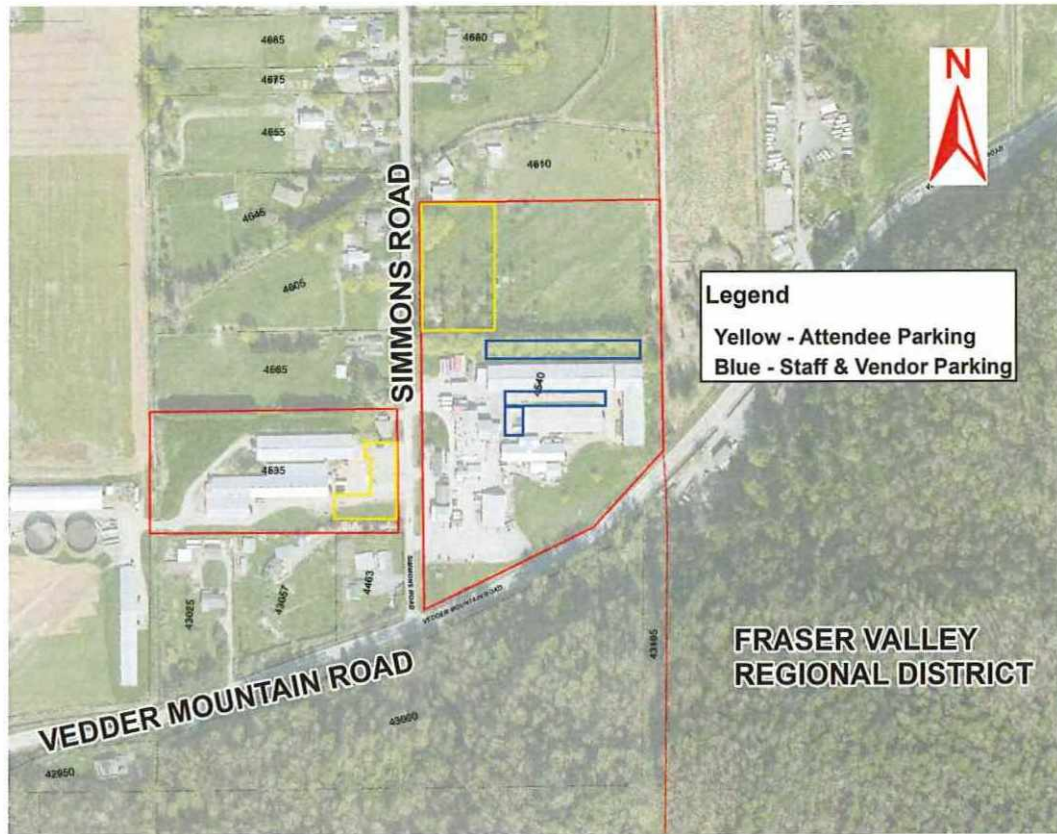
2. PROPOSAL:

In summary the proposal includes:

- BBQ event serving signature farm products (poultry) from *Fraser Valley Specialty Poultry*;
- A car show featuring approximately 115 cars;
- A stage for live music performances;
- Activities such as duck races, face painting, a mechanical bull, games, and a climbing wall;
- A market featuring local food, beverage, craft, and merchandise vendors; and,
- Charitable fundraising.

The applicant has stated that the event is community focused, intended to promote farm products, and will not impact the agricultural operations on the properties. The main event will be located outdoors at 4540 Simmons Road and does not utilize any permanent structures or buildings. The proposed site plan and layout are attached for information.

The applicant expects approximately 1500-2500 attendees with parking for attendees and vendors provided on 4540 Simmons Road and neighbouring parcel 4535 Simmons Road, as shown on the parking map below. The applicant has confirmed that for each annual event, management protocols including professional traffic control management, security services, liability insurance, portable washrooms, and notification to neighbouring parcels will be implemented. Should the proposal be approved by the Agricultural Land Commission (ALC), the applicant is required to obtain an event business licence per City Policy G-29 'Gathering for an Event in the ALR', and provide supplementary materials such as a traffic management plan, prior to the event. No complaints have been received to date with regards to the past annual events.



3. FACTORS:

3.1 Zoning/2040 OCP Designation/Land Use:

Current Zone: 96% AL (Agricultural Lowland) Zone and 4% AC (Agricultural Commercial) Zone.

OCP Designation: “Agricultural” as per the Yarrow Neighbourhood Plan.

Existing Land Uses: *Fraser Valley Specialty Poultry* farm and *The Farm Store in Yarrow* farm retail business.

3.2 Technical Issues:

Floodplain: The subject properties are located within the Yarrow area of the protected floodplain and are subject to the Floodplain Regulation Bylaw.

Watercourses: Stewart Creek, a Class “A” watercourse, runs along the southern property line of 4540 Simmons Road and Simmons Road Ditch, a Class “C” watercourse, runs along the western property line. Simmons Ditch, a Class “A” watercourse runs along the western property line of 4535 Simmons Road. Riparian review is not required as the proposal utilizes temporary structures only and no development is proposed.

Geotechnical Issues: The southern portion of 4540 Simmons Road is identified as having potential geotechnical hazards or earthquake related risks while the remainder of that property and entirety of 4535 Simmons Road is not subject to any known geotechnical hazards. Geotechnical review is not required as the proposal utilizes temporary structures only and no development is proposed.

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

- 70% Class 4 soils (with excess water), having the potential to be Class 2 soils (with excess water); and, 30% Class 3 soils (with soil moisture deficiency, excess water, and topography challenges), having the potential to be Class 2 soils (with soil moisture deficiency and topography challenges).

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.
- Class 4 lands have limitations that require special management practices or severely restrict the range of crops, or both.

3.3 Neighbourhood Character

The subject properties are located within the north east corner of the Yarrow neighbourhood adjacent to the City boundary and are within the ALR. Adjoining parcels are also zoned AL, within the ALR, and are predominantly rural in nature containing single detached dwellings or small to mid-sized agricultural operations. The neighbouring property across Vedder Mountain Road to the south is vacant and zoned RS-GSA (Geologically Sensitive Area).

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-Farm Use' 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".

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.

5. RECOMMENDATION AND SUBSTANTIATION:

Recommendation

Recommendation that application ALR00436 for a 'Non-Farm Use' within the Agricultural Land Reserve (ALR), with respect to property located at 4540 & 4535 Simmons Road, be forwarded to the Agricultural Land Commission "with support". (Presentation)

Substantiation

The proposal is supportable as it is not anticipated to impact agricultural operations on the properties and will showcase agricultural products. Further, professional organization services will be provided to ensure that the event is functional and safe.

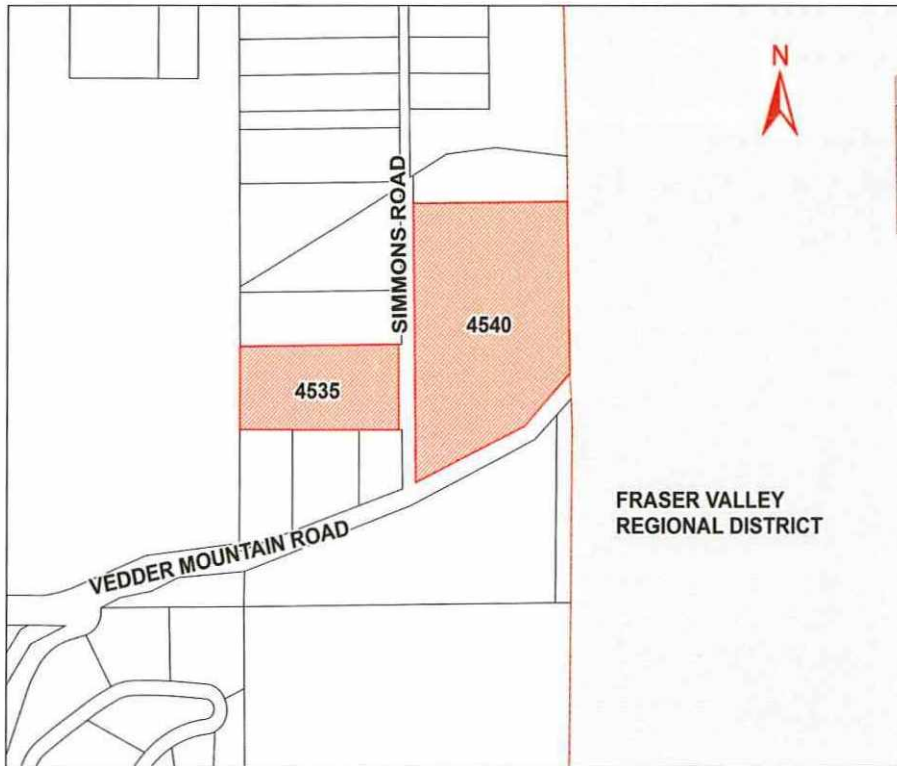
6. SOURCES OF INFORMATION:

- ALC Applicant Submission (ID 102230) – October 31, 2024
- ALR Application (ALR00436) – November 20, 2024
- Development Application Review Team (DART) Minutes – January 16, 2025

Attachment:

- Schedule A: Applicant's ALC Submission (ID 102230) – October 31, 2024

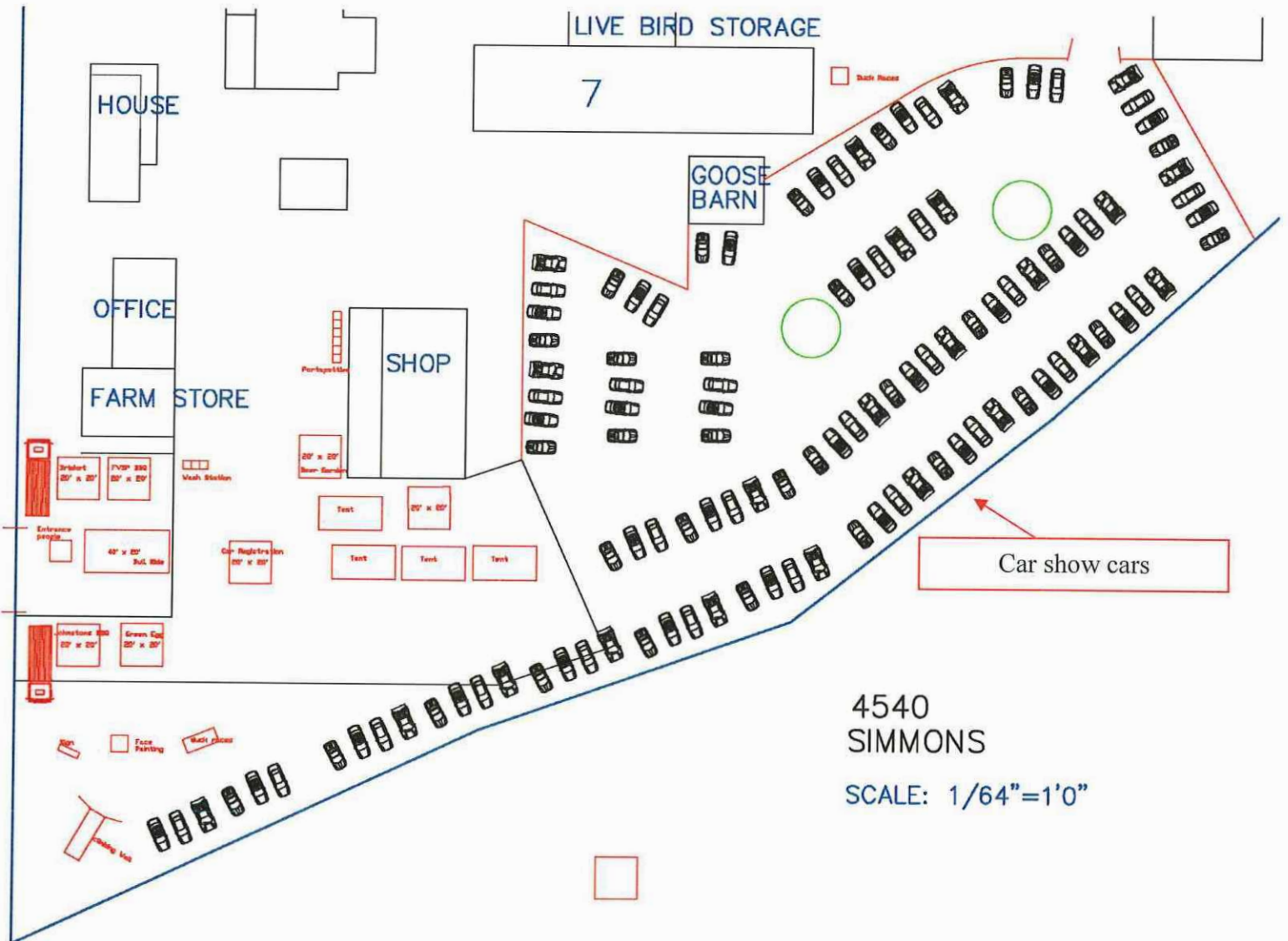
Location Map



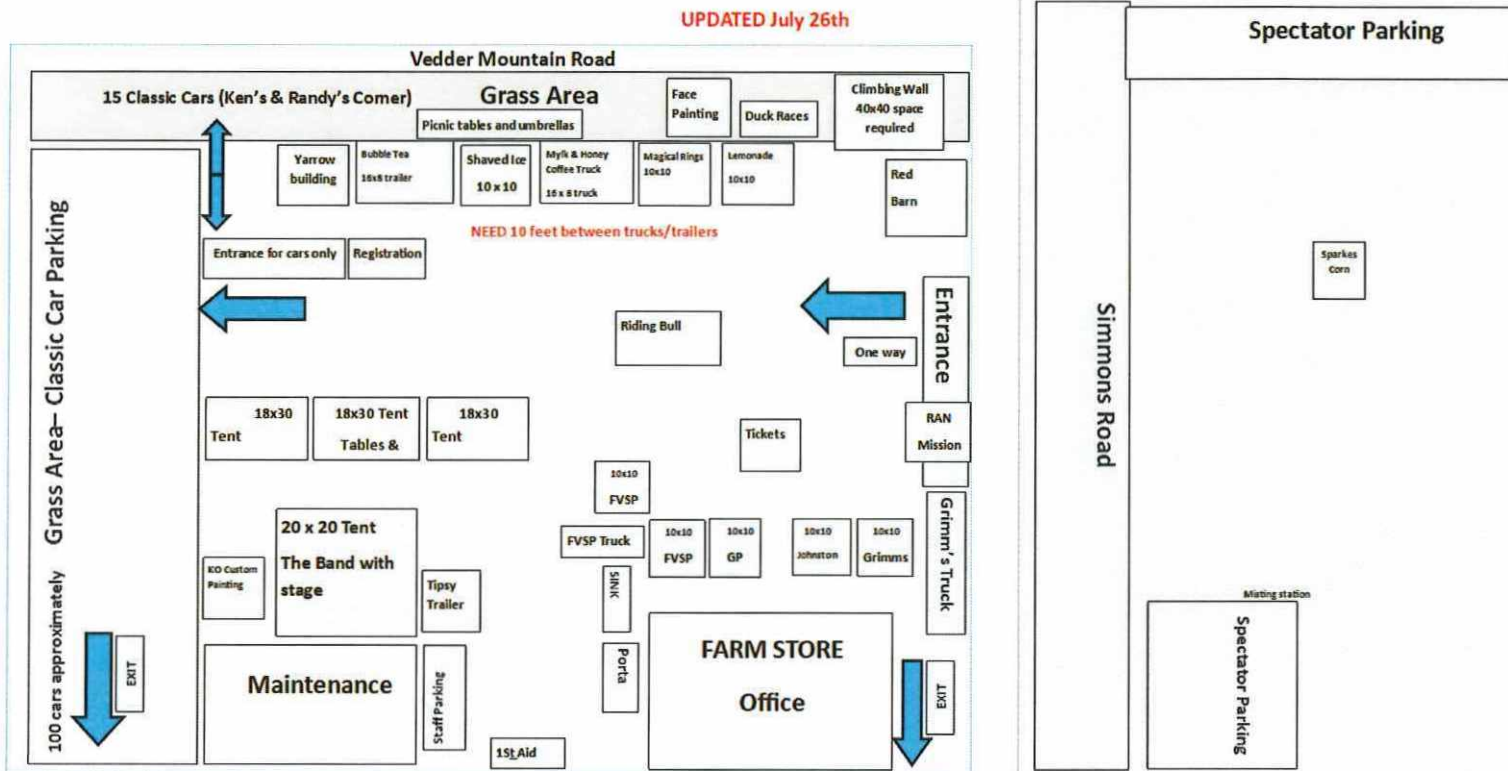
Ortho Map



Proposed Site Plan (as submitted by the applicant)



Main Event Area Layout (as submitted by the applicant)



Event Details (as submitted by the applicant)

BBQ & Car Show Event Plan for 2025

This event is shaping up to be both family-friendly and a fantastic showcase! Here are a few ideas to get started:

1. **Vendor Coordination:** Create a plan for vendor booth layouts, registration, and a mix of local food, craft, and merchandise vendors to appeal to all attendees.
2. **Sponsorship Packages:** Offer tiered sponsorships with unique perks, like premium banner space, branded materials, or mentions during key event moments, to attract local businesses.
3. **Kids’ Zone Activities:** Include activities like face painting, mechanical bull, games, and a climbing wall to keep kids entertained, while parents enjoy the BBQ and cars.
4. **BBQ Teams:** Organize a BBQ competition with awards for categories to encourage local BBQ teams to showcase their skills. All proceeds will go towards the charity.
5. **Car Show Layout:** Plan for a spacious, scenic area for the car show to let people easily browse and take photos, with judges or audience voting for “Best in Show.”

EVENT DETAILS

» EVENT DETAILS



We’re taking the highlights of our previous Barn Burner BBQs and last summer’s epic car show fundraiser, and creating something new: Barn Burner BBQ & Car Show.

It’s family friendly community event with classic cars, BBQ vendors, an amazing kids zone, and live music. Best of all, it’s a fundraiser for RAN Mission.

There’s NO BBQ COMPETITION OR TEAMS – just incredible BBQ and good times. Bellies will be full!

Presented By:



Schedule A
ALC Application Submission



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 102230
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Name: Falk
Local/First Nation Government: City of Chilliwack

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT B SECTION 33 TOWNSHIP 22 NEW WESTMINSTER DISTRICT PLAN EPP71099
Approx. Map Area 5.13 ha
PID 030-199-212
Purchase Date Nov 10, 1993
Farm Classification Yes
Civic Address 4540 Simmons Road Chilliwack BC V2T 4R7
Certificate Of Title State of Title 4540 Simmons Rd.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Joseph Falk	Not Applicable			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 Karen
Last Name Ketting-Olivier
Organization (If Applicable) Fraser Valley Specialty Poultry/ Twin Maple Produce 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).

Agriculture storage of poultry bedding and supplies
Poultry Processing – 10,000 sq. ft.
Duck feather processing (drying and baling) 3000 sq. ft.
Raising of Poultry
Breeding / Hatching egg production – 1.3 million hatching duck eggs produced annually
Retail Sales of Poultry Products
Office space – to accommodate administration, sales, marketing of poultry products.
Farm Maintenance shop – agricultural repairs

Describe all agricultural improvements made to the

Poultry Processing Plant approx. ~10,000 sq. ft.
4 – Duck growing barns for meat production – 45,000 sq. ft.

parcel(s).

- 1 – 3500 sq ft. lairage facility
- 1 – maintenance shop – 5100 sq. ft.
- 1 – office and retail sales building – 4000 sq ft.
- 1 – retail sales parking lot asphalt – 3500 sq. ft.
- 1 – staff parking lot gravel – 20,000 sq. ft.
- 1 – residential dwelling – 3000 sq. ft
- 3 – duck breeder barns with egg wash and processing
- 1 – mature willow tree buffer hedge dividing breeder facility from plant site
- 35 – newly planted trees to provide slope stability support to the creek and to provide shade to support salmon spawning
- 3 – 10-year-old willow tree’s to provide shade in the grass field for retail customers
- 60,000 sq. ft. of grass bordering Vedder mtn. and simmons rd. with 3 picnic tables.
- 1 – electrical service – 1200 amp / 600 volt
- 1 – generator room 1000 sq. ft.
- 2 – farm signs. 12’ high x 10’ wide / 100 sq. ft base
- 1 – 800 sq. ft. Quonset coverall
- 2 – 1000 sq. ft. agricultural storage sheds

Describe all other uses that currently take place on the parcel(s).

This property is the heart of our farming operations. As a vertically integrated operator, we utilize this property for poultry growing, breeding, processing, and some retail sales. Part of our passion is being engaged in and supporting the needs of our local community. Each year, except for the COVID years, we run an annual BBQ Event. Historically, this event has fallen under agritourism.

This event has raised considerable funds to support various charities in Chilliwack in the past. The event is not for profit and has historically run to support local charities. We have partnered with Envision Financial and supported their charity “The Full Cupboard” and addiction recovery, such as Ruth and Naomi’s, serving the downtown Chilliwack areas.

We have been told that as we would like to add a car show to this event, this falls outside of an agritourism definition, and we would be required to apply for a non-farm use in order to run this event. This would be the only activity on this property which I would consider an “Other Use” aside from our normal operations. The event allows attendees to come onto the farm and experience amazing duck and chicken bbq. We also invite other agricultural brands and farms to showcase their food as well such as Johnstons Pork.

Land Use of Adjacent Parcels

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

6. Proposal

How many hectares are proposed for non-farm use?	0.5 ha
What is the purpose of the proposal?	Purpose of the proposal is to run a farm BBQ Event to support charities in the local community.
Could this proposal be accommodated on lands outside of the ALR?	The event could not be accommodated on another property as it is a farm-to-table and agritourism event. We want to bring families to the farm for the BBQ as part of the farm-to-table experience. The only reason we are told we need to apply for a non-farm use is because we want to have a small car show with the event.
Does the proposal support agriculture in the short or long term?	The proposal supports agriculture as it brings people and families to the farm, lets them taste some diverse and innovative agricultural products produced on the farm such as duck sliders and duck burgers.
Proposal Map / Site Plan	Google Map.docx
Do you need to import any fill to construct or conduct the proposed Non-farm use?	No

7. Optional Documents

Type	Description	File Name
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Professional Report

Past & Present plans

Barn Burner BBQ.pdf

Photo of the Application Site

vendor map

Car Show Map.pub

Photo of the Application Site

Lay out of event

site plan.pdf