

AGENDA ITEM NO: 11.3.5

MEETING DATE: July 2, 2025

STAFF REPORT – COVER SHEET

SUBJECT: Twin Maple Produce Ltd.
Temporary Use Permit
4540 & 4535 Simmons Road DATE: June 18, 2025

DEPARTMENT: Planning
TUP00261 PREPARED BY: Joty Rai / mb

1. SUMMARY OF ISSUE:


The applicant is seeking to approve the operation of a one day annual 'Barn Burner BBQ & Car Show' community event within the AL (Agricultural Lowland) Zone of the subject property. As the AL Zone does not permit this use, a Temporary Use Permit is required.

After three years, a renewal of the TUP will be required to continue to use the site for an additional three years. Once the proposed Temporary Use Permit has been to Public Hearing, staff recommend that Council approve Temporary Use Permit TUP00261 with respect to properties located at 4540 and 4535 Simmons Road.

A TUP can be renewed only once. After which, rezoning or relocation to an appropriate zone is recommended or a new TUP application must be submitted.

2. RECOMMENDATION:

Recommendation that, Council approve the issuance of Temporary Use Permit (TUP00261), with respect to properties located at 4540 and 4535 Simmons Road, subject to the recommendations as stipulated within the draft Temporary Use Permit. (Presentation)


Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.


David Blain
Chief Administrative Officer

STAFF REPORT ON TEMPORARY USE PERMIT TUP00261

PREPARED BY: Joty Rai DATE: June 18, 2025

POSITION: Planner I DEPARTMENT: Planning

1. BACKGROUND:

In March 2025, Council considered an Agricultural Land Reserve (ALR) application (ALR00436) for a Non-Farm Use pertaining to the 'Barn Burner BBQ & Car Show' annual event which was forwarded to the Agricultural Land Commission (ALC) with support. In May 2025, the ALC approved the Non-Farm Use application for the one-day event, including a car show, for a period of six consecutive years under Resolution #325/2025, subject to conditions related to siting, temporary nature of proposed structures and the submission of an agrologist report to the ALC. A copy of the resolution is attached for information. A Temporary Use Permit (TUP) is required to ensure the event also aligns with City Bylaws. If approved, the TUP would be valid for up to 3 years with the option to renew (at Council's discretion) for an additional 3 years.

2. PROPOSAL:

In summary the proposal includes:

- One-day annual BBQ event serving 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 event occurs once annually, with this year's event scheduled for July 19, 2025. The applicant has stated that the event is 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 car show will be located on approximately 0.5ha of area along the frontage of 4540 Simmons Road, as shown below. The proposed site plan and layout are also 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. The applicant has confirmed that for each annual event, management protocols including professional traffic control, security services, liability insurance, portable washrooms, and notification to neighbouring parcels will be implemented. No complaints have been received to date with regards to the past annual events.



3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP: "Agriculture" as per the Yarrow Neighbourhood Plan.

Land Use: Fraser Valley Specialty Poultry farm and related infrastructure such as barns, *The Farm Store in Yarrow* farm retail business, and a single detached dwelling.

3.2 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).

3.3 Technical Considerations

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. As no development is proposed, riparian review is not required.

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. As no development is proposed, geotechnical review is not required.

3.4 Conditions of Issuance of Temporary Use Permit

Staff support the requested use as proposed by the applicant and recommend approval of the draft Temporary Use Permit subject to the following conditions:

1. The use of the lands shall consist of a one-day annual agri-tourism event including a car show in accordance with Agricultural Land Commission Resolution #325/2025; and,
2. That a traffic management plan be submitted to the City for review and approval 1 month in advance of each annual event.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, Council approve the issuance of Temporary Use Permit (TUP00261), with respect to properties located at 4540 and 4535 Simmons Road, subject to the recommendations as stipulated within the draft Temporary Use Permit. (Presentation)

Substantiation:

The proposal is supportable as it is not anticipated to impact agricultural operations on the properties and is permitted by the ALC through a Non-Farm Use approval. Further, the proposed event management protocols and TUP conditions will ensure that the event is functional and safe.

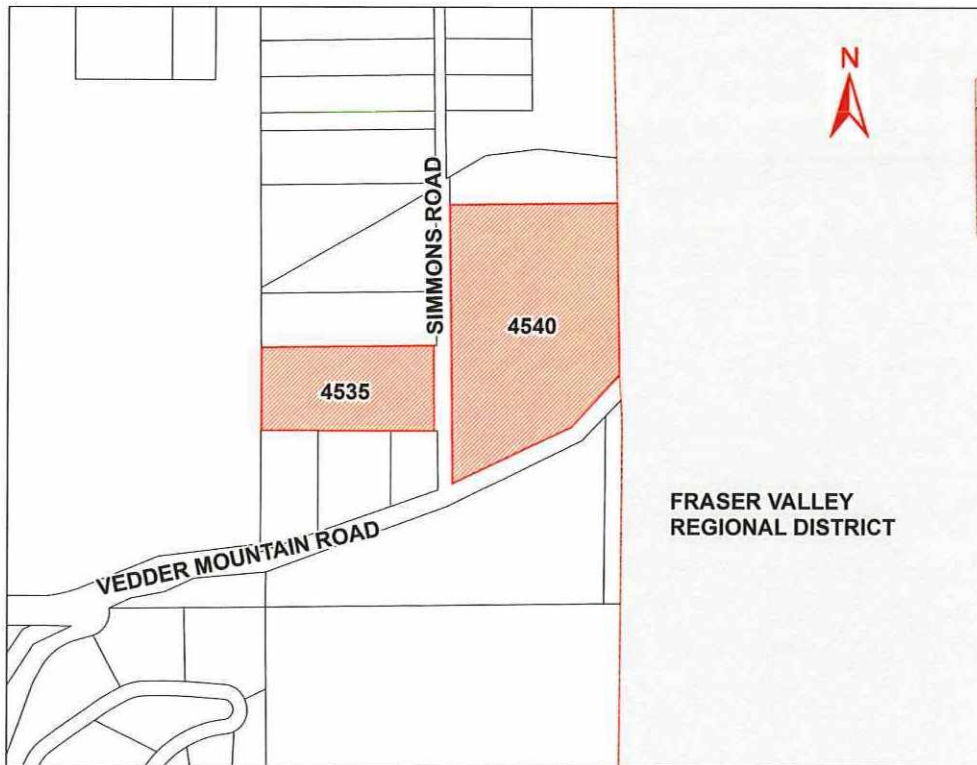
5. SOURCES OF INFORMATION:

- ALC Applicant Submission (ID 102230) – October 31, 2024
- ALR Application (ALR00436) – November 20, 2024
- Development Application Review Team (DART) Minutes – January 16, 2025
- Temporary Use Permit Application – June 5, 2025
- Agricultural Land Commission File 102230 Reasons for Decision (Resolution #325/2025) – May 22, 2025

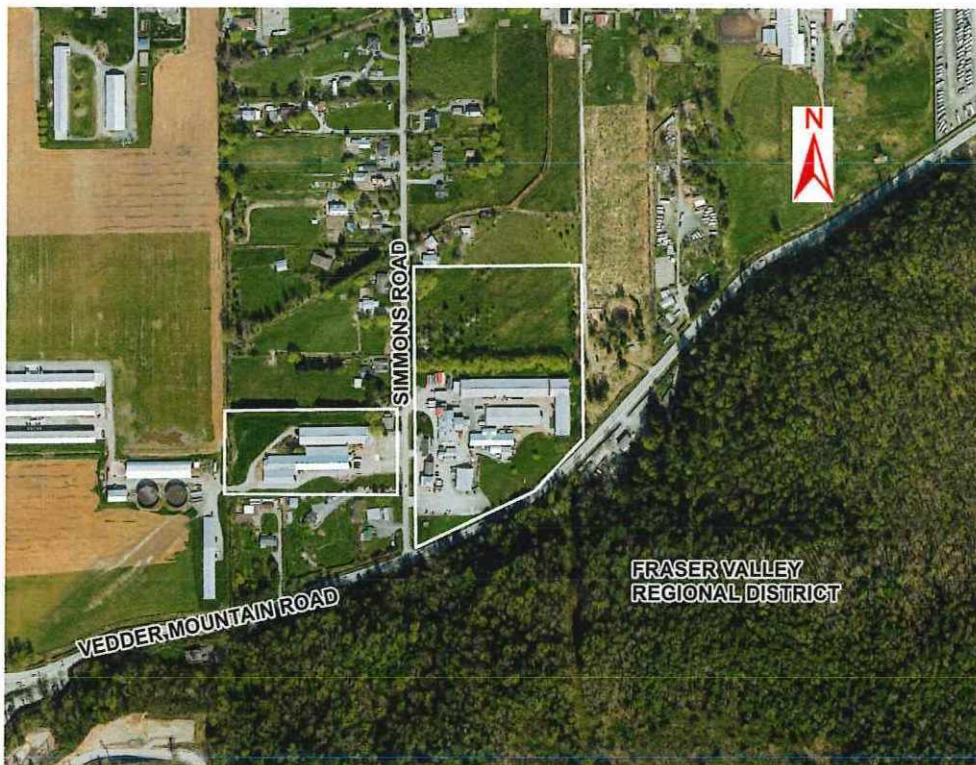
Attachments:

- Agricultural Land Commission File 102230 Reasons for Decision – Resolution #325/2025

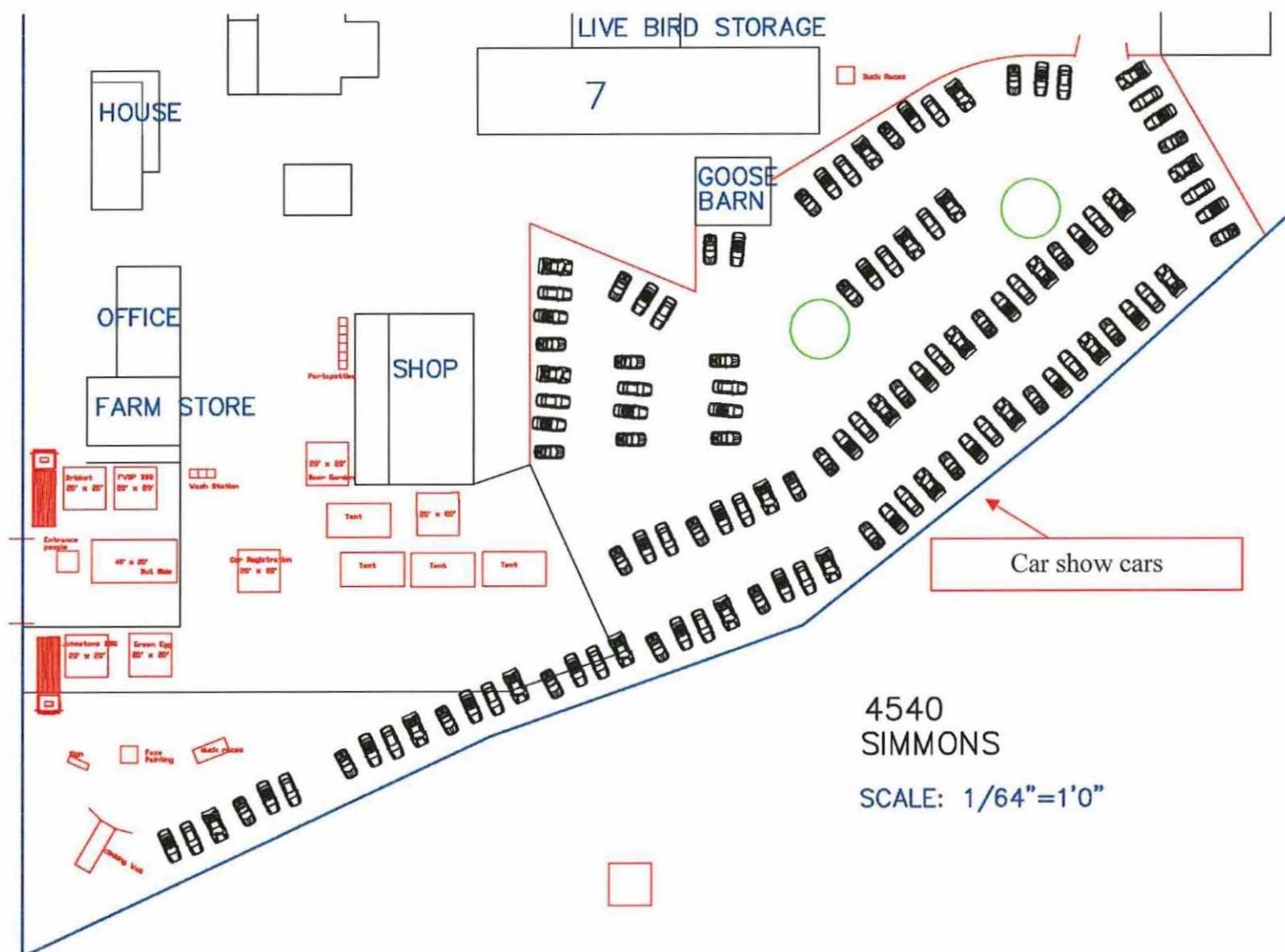
Location Map



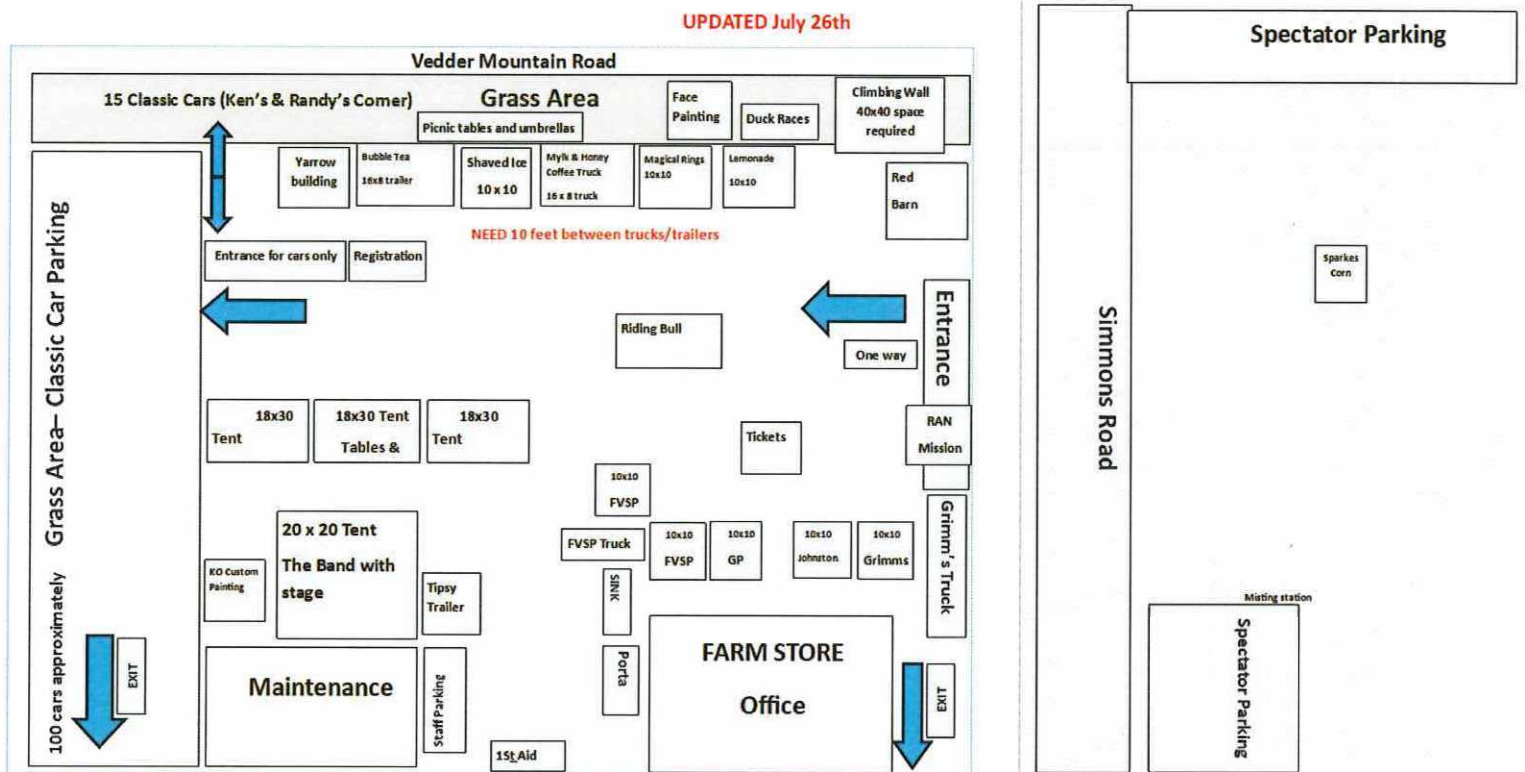
Ortho Photo



Proposed Site Plan (as submitted by the applicant)



Main Event Area Layout (as submitted by the applicant)



Agricultural Land Commission File 102230 Reasons for Decision – Resolution #325/2025

May 22, 2025

ALC File: 102230

Karen Ketting-Olivier
Fraser Valley Specialty Poultry/Twin Maple Produce Ltd.
Delivered by e-mail

Dear Karen Ketting-Olivier:

Re: Reasons for Decision - ALC Application 102230

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #325/2025). As the agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a \$150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with section 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
 - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or

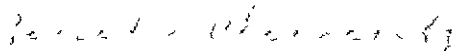
- Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to ALC Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to
ALC.SouthCoast@gov.bc.ca

Yours truly,



Sarah Clements, Land Use Planner

Enclosure: Reasons for Decision (Resolution #325/2025)

cc: City of Chilliwack (File: ALR00436). Attention: Erin Leary

102230d1



Agricultural Land Commission File 102230
Reasons for Decision of the South Coast Panel

Non-Farm Use Application Submitted Under s.20(2) of the *Agricultural Land Commission Act*

Applicant: Twin Maple Produce Ltd., Inc. No. 0803848

Agent: Karen Ketting-Olivier, Fraser Valley Specialty
Poultry/Twin Maple Produce Ltd.

Properties: **Property 1:**
Parcel Identifier: 030-199-212
Legal Description: Lot B, Section 33, Township 22,
New Westminster District, Plan EPP71099
Civic: 4540 Simmons Road, Chilliwack, BC
Area: 5.1 ha

Property 2:
Parcel Identifier: 026-079-526
Legal Description: Lot 2, BCP13177, Section 33,
Township 22, New Westminster Land District
Civic: 4535 Simmons Road, Chilliwack, BC
Area: 1.9 ha

Panel: Ione Smith, South Coast Panel Chair
Susan Gimse
Holger Schwichtenberg



OVERVIEW

- [1] The Properties are located within the Agricultural Land Reserve ("ALR") as defined in section 1 of the *Agricultural Land Commission Act* ("ALCA").
- [2] The Applicant has hosted an annual BBQ event called the "Barn Burner BBQ" showcasing poultry products produced on the Properties since 2017. The Application submits that previous BBQ events were considered "agri-tourism" under the ALC's regulations and thus, did not required approval from the ALC. However, the Applicant wishes to add a car show (the "Car Show") to this year's event and thus requires approval from the Commission through a non-farm use application.
- [3] The Applicant is applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 20(2) of the ALCA to host an annual one-day public event on Property 1 (the "Event") with activities including: a BBQ serving poultry products produced on the Properties; a market featuring local food vendors, craft, and merchandise vendors; the Car Show featuring 115 cars; a stage with live music performances; charitable fundraising; and entertainment activities including duck races, face painting, a mechanical bull, and a climbing wall (the "Proposal"). Event parking will take place on both Property 1 and Property 2. This year's event will take place on July 19, 2025, from 10:00 am to 4:00 pm.
- [4] The Application submits that the event is intended to promote farm products and will not impact agricultural operations.

[5] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

- (a) to preserve the agricultural land reserve;
- (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
- (b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[6] The Proposal, along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.



BACKGROUND

[7] Agricultural infrastructure on Property 1 includes poultry barns, a lairage facility, a processing plant, an office and retail sales building, a farm maintenance shop, an asphalt retail sales parking lot, a gravel staff parking lot, storage sheds, and a farm store (the Farm Store in Yarrow).

[8] Agricultural infrastructure on Property 2 includes barns and a parking lot used by employees of the Business. There is a principal residence that has historically been used for foreign workers but is now vacant.

[9] The Trans Mountain Pipeline intersects the northwest corner of Property 1 (ALC Application ID 54188, Resolution #188/2017). There has been recent construction on Property 1 associated with the Trans Mountain Pipeline expansion project that is now complete. The disturbed area has been restored with gravel and grass.

ANALYSIS AND FINDINGS

[10] The Panel first considered if components of the Proposal meet the criteria for agri-tourism as set out in section 12 of the ALR Use Regulation. Section 12(1) of the ALR Use Regulation states that the use of agricultural land for conducting agri-tourism activities is designated as a farm use if the following conditions are met:

- a) The activity is conducted on agricultural land that is classified as a farm under the Assessment Act;
- b) Members of the public are ordinarily invited to the activity, whether or not a fee or other charge is payable;
- c) No permanent facilities are constructed or erected in connection with the activity.

Section 12(2) of the ALR Use Regulation clarifies that agri-tourism activities are:

- d) an agricultural heritage exhibit displayed on the agricultural land;
- e) a tour of the agricultural land, an educational activity or demonstration in respect of all or part of the farm operation conducted on that agricultural land, and activities ancillary to any of these;
- f) cart, sleigh and tractor rides on the agricultural land;
- g) subject to section 9 [horse facilities], activities that promote or market livestock raised or kept on the agricultural land, whether or not the activity also involves livestock raised or kept elsewhere, including shows, cattle driving and petting zoos;
- h) dog trials held on the agricultural land;

- i) harvest festivals and other seasonal events held on the agricultural land for the purpose of promoting or marketing farm products produced on that agricultural land;
- j) corn mazes prepared using corn produced on the agricultural land on which the activity is taking place.

[11] Both Property 1 and 2 are classified as a farm under the *Assessment Act*.

The Application states that the event is a public event with expected attendance between 1,500 and 2,500 people. The Application further states that the event will take place entirely outdoors and that no permanent structures will be constructed or erected.

[12] The Panel considered section 12(2)(i) which states that 'harvest festivals and other seasonal events held on the agricultural land for the purpose of promoting or marketing farm products produced on that agricultural land' is an agri-tourism activity. The Application submits that the primary purpose of the event is to promote farm products including BBQ poultry products produced by the agricultural business, Fraser Valley Specialty Poultry that is operated on the Properties. The Panel finds that the intent of the event is to promote farm products produced on the Properties; however, the Panel considered that while some of the activities meet section 12(2)(i) of the ALR Use Regulation, there are certain activities (such as the Car Show) that do not.

[13] The Panel referred to *ALC Policy L04: Agri-tourism Activities in the ALR* ("ALC Policy L-04") which states that services ancillary to agri-tourism activities are services *"that support or enhance the activity including services such as food product sales (temporary concessions or temporary food trucks/stands), portable washrooms, ticket booths, temporary stages, eating areas. All of the foregoing must be temporary for the event only"*. The Panel considered that the Event's stages, local vendors and market, face painting, fundraiser, duck races, etc. are used only for a 1-day event, there are no permanent structures, the uses are clustered on a primarily gravelled area, and the activities are secondary to the main BBQ event. As such, the Panel finds that those activities appear to be ancillary to the main agritourism activity (the BBQ and promotion of products from the Applicant's farm). However, the Panel finds that the Car Show is not an ancillary activity to the main agritourism activity, and the non-farm use application has been correctly submitted.

[14] The Panel next considered the impact of the 115-car Car Show on the agricultural use of the Properties. The Car Show will take place in a grass field on in the southeast corner of Property 1. The Panel considered that the Car Show is temporary, clustered with the rest of the Event activities, away from the agricultural buildings, and would not have lasting impacts on the Property if conducted appropriately. However, the Panel expresses concern regarding soil degradation due to compaction and/or rutting from the Car Show. To mitigate the risk of soil degradation, the Panel requires the Applicant to submit a one-time pre-event baseline report prepared by a registered professional agrologist for the Car Show area prior to this year's



Event. Subsequently, the Panel further requires the submission of annual post-event reports prepared by a registered professional agrologist submitted to the Commission within 90 days of each annual event to assess the impact of the Car Show on the Car Show area. Lastly, the Panel restricts the conditional approval for the Car Show to a period of six-years to further ensure no long-term adverse impacts to the Property.

DECISION

[15] For the reasons given above, the Panel conditionally approves the Proposal to hold a Car Show on ~ 0.5 ha of Property 1 (PID: 030-199-212) at an annual Event (Barn Burner BBQ) subject to the following conditions:

General

- (a) The Barn Burner BBQ remains consistent with section 12 of the ALR Use Regulation – Agritourism;
- (b) The Car Show is approved for a period of six consecutive years commencing in 2025 and expiring in 2031;
- (c) Approval is granted for the sole benefit of the Applicant and is non-transferable;
- (d) Siting of the non-farm use is in accordance with Schedule A of this decision;
- (e) No permanent structures are erected associated with the event;
- (f) This approval does not imply approval for any other event;


Due by July 7, 2025

- (g) The submission of a one-time pre-event baseline report prepared by a registered professional agrologist for review and approval by the Commission prior to this year's event taking place on July 19, 2025 in accordance with Schedule A of this decision;
- (h) The pre-event baseline report should include:
 - i. A baseline assessment of current site conditions for the Car Show area;
 - ii. A mitigation and reclamation plan to address any potential impacts such as litter, soil compaction, soil erosion, soil drainage, rutting, introduction of noxious weeds or invasive species.

Due Annually 90 days post-Event

- (i) The submission of an annual post-event report prepared by a registered professional agrologist for review and approval by the Commission within 90 days of concluding each annual event in accordance with Schedule A of this decision;
- (j) The post-event report should include:
 - i. Post-event site conditions for the Car Show area;
 - ii. Description of reclamation measures taken for impacts such as litter, soil compaction, soil erosion, soil drainage, rutting, introduction of noxious weeds or invasive species;
 - iii. Identifying any outstanding issues or impacts.



- [16] Should the above conditions of approval not be completed to the satisfaction of the ALC within the timeframe(s) specified, the approval will expire and a new application may be required.
- [17] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.
- [18] These are the unanimous reasons of the Panel.
- [19] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.
- [20] Resolution #325/2025
Released on May 22, 2025
- 
Ione Smith, Panel Chair
On behalf of the South Coast Panel

Enclosures: Schedule A: Decision Map

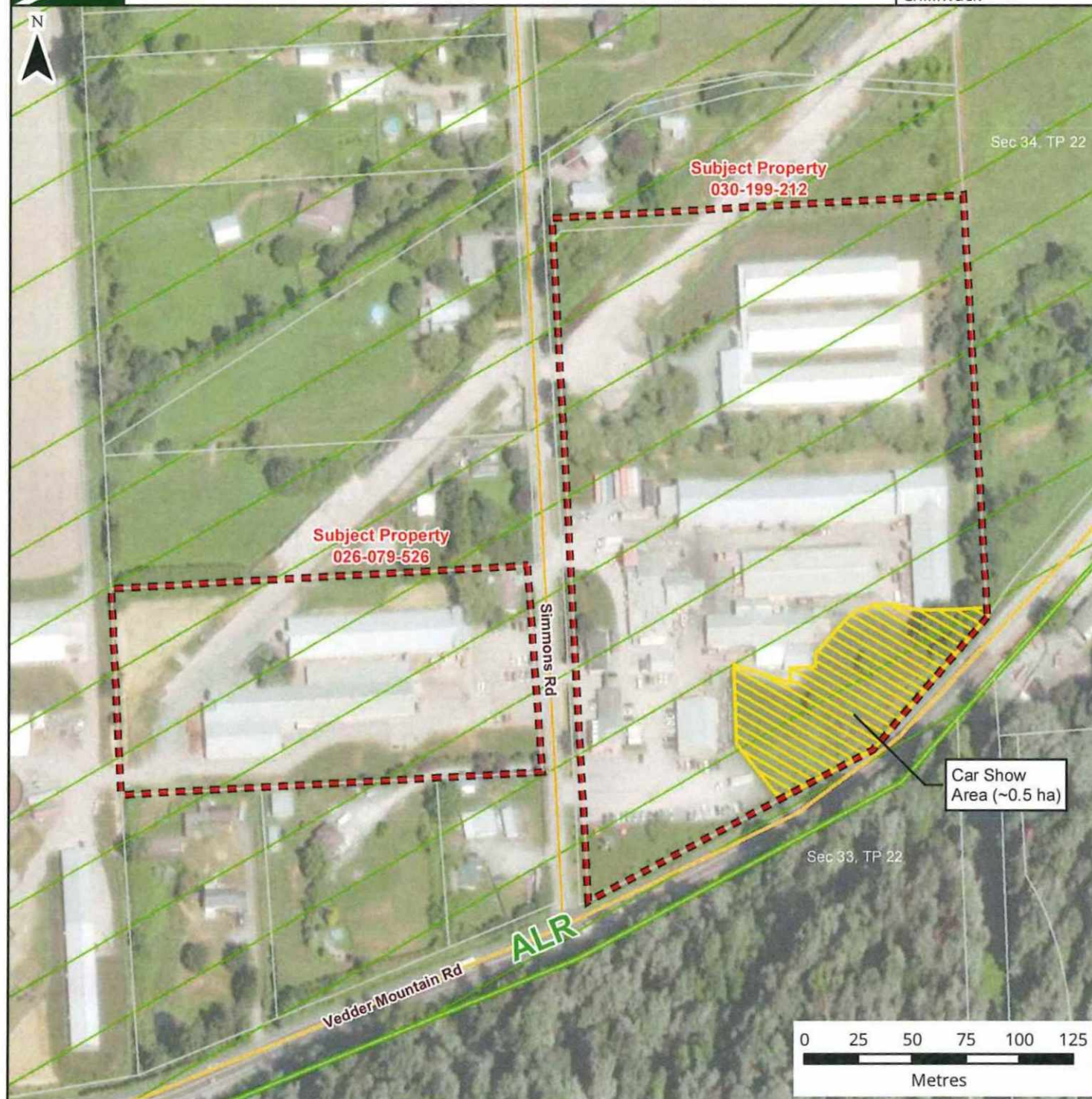


Schedule A: Decision Map

2024 ESRI / Maxar Orthoimagery

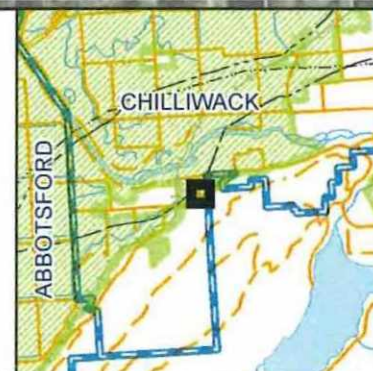
MAPSHEET NO:
92G.010

LOCAL GOVERNMENT:
Chilliwack



ALC FILE NO: 102230	RESOLUTION NO: 325/2025
MAP PRODUCED: May 21, 2025	
MAP SCALE: 1:2,500	
DATA SOURCES & NOTES: ALC, BCGW and ESRI / Maxar. Contains information licensed under Open Government License - British Columbia. Map for reference only. Accuracy not guaranteed.	

- Approved Car Show Area (~0.5 ha) to be included in Professional Agrologist reports
- Subject Properties
- PMBC Parcel Cadastre
- Agricultural Land Reserve





City of Chilliwack
Notice of Public Hearing
Council Chambers
8550 Young Road, Chilliwack BC V2P 8A4

When: Wednesday, July 2, 2025 at 4:00 PM

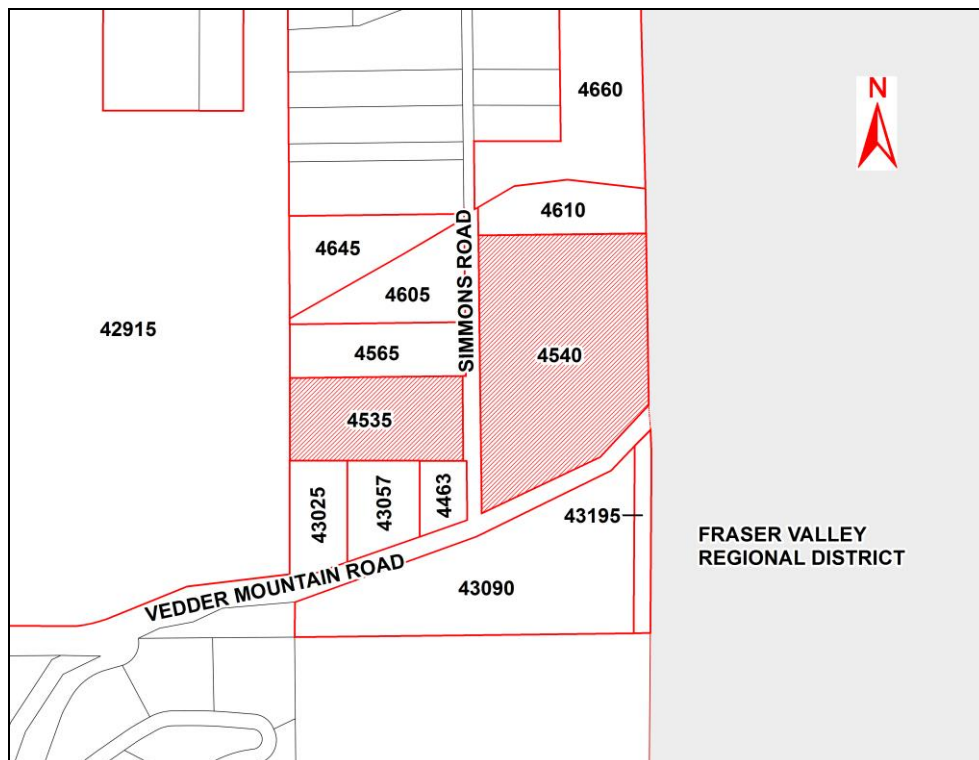
Watch: The live council meeting broadcast at [Chilliwack.com/live](https://chilliwack.com/live)

Temporary Use Permit (TUP00261)

Locations: 4535 and 4540 Simmons Road

Applicant: Fraser Valley Specialty Poultry

Purpose: To approve the operation of a one-day annual “Barn Burner BBQ & Car Show” community event within the subject properties, as shown on the included map.



How to share your feedback:



Attend the Public Hearing in person (8550 Young Road)

Mail or email our Legislative Services Department:



Mail: 8550 Young Road, Chilliwack BC V2P 8A4

Email: clerks@chilliwack.com

- Submissions will be accepted until 4:00 PM on July 1, 2025. Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All mail and emails, including your name and address, will be recorded and form part of the official record.**

Contact our Planning Department between Wednesday, June 18, 2025 and Wednesday, July 2, 2025 for a copy of the proposed permit at planning@chilliwack.com or 604-793-2906.

Jacqueline Morgan, CMC
Corporate Officer



CITY OF CHILLIWACK
TEMPORARY USE PERMIT NO. TUP00261

1. WHEREAS Section 493 of *the Local Government Act* permits the issuance of Temporary Use Permits; and WHEREAS the Council of the City of Chilliwack in an open meeting assembled is prepared to issue such a permit on the terms and conditions set out below.

2. IT IS HEREBY RESOLVED that a Temporary Use Permit be issued as affecting the following:

Parcel Identifier No. 026-079-526
Legal Description: LOT 2 SECTION 33 TOWNSHIP 22 NEW
WESTMINSTER DISTRICT PLAN BCP13177
Address: 4535 SIMMONS ROAD

Parcel Identifier No. 030-199-212
Legal Description: LOT B SECTION 33 TOWNSHIP 22 NEW
WESTMINSTER DISTRICT PLAN EPP71099
Address: 4540 SIMMONS ROAD

3. **General Intent of Permit**

To approve a one-day annual agri-tourism event including a car show in accordance with Agricultural Land Commission Resolution #325/2025.

4. **Validity of Permit**

Three calendar years from the date of issuance of this Permit.

5. **Renewal of Permit**

In accordance with Section 497(2), this permit may be renewed once only, following application to and at the pleasure of the Council of the City of Chilliwack, following observance of due procedure.

6. **Terms and Conditions of Permit**

1. The use of the lands shall consist of a one-day annual agri-tourism event including a car show in accordance with Agricultural Land Commission Resolution #325/2025;

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2. That a traffic management plan be submitted to the City for review and approval 1 month in advance of each annual event;
3. For sake of clarity, this Permit constitutes a temporary Official Community Plan designation for a Temporary Use area.

APPROVED BY COUNCIL ON THE ____ DAY OF ____, 2025.

ISSUED THIS ____ DAY OF ____, 2025.

CORPORATE OFFICER

DRAFT