

AGENDA ITEM NO: 7.7

MEETING DATE: July 2, 2025

STAFF REPORT – COVER SHEET

SUBJECT: Sean Patrick
Agricultural Land Reserve
43275 Lumsden Road DATE: June 19, 2025


DEPARTMENT: Planning Department
ALR00437 PREPARED BY: Navdeep Sidhu / mb

1. SUMMARY OF ISSUE:

The applicant is seeking approval for a 'Non-Adhering Residential Use' within the Agricultural Land Reserve (ALR) to allow for the occupancy of an existing residence during the construction of a new single detached dwelling within the subject property.

2. RECOMMENDATION:

Recommendation that application ALR00437 for a 'Non-Adhering Residential Use' within the Agricultural Land Reserve (ALR), with respect to property located at 43275 Lumsden Road, be forwarded to the Agricultural Land Commission "with support".



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 ALR00437

PREPARED BY: Navdeep Sidhu DATE: June 19, 2025

POSITION: Planner I DEPARTMENT: Planning Department

1. PROPOSAL:

The proposal is to allow for the occupancy of an existing dwelling within the subject property during the construction of a new single detached dwelling. Upon completion of construction, the existing house will be demolished. As shown within the proposed Site Plan, the property is approximately 3.2ha (7.91 acres) in area with the new residence proposed to be sited along the Lumsden Road frontage.

The proposed location complies with the siting and size requirements for a Farm Home Plate (FHP), as set out in the Zoning Bylaw and the applicant has confirmed that the existing residence will be demolished following completion of the new dwelling. All proposed and existing residential development, including the new dwelling and the two existing rural ancillary structures on the property, are located within the permitted maximum FHP area of 4,000m². In addition, the proposed new residence will have a gross floor area of less than 500m², consistent with the Agricultural Land Commission (ALC) regulations for residential use.

The final site layout must comply with City Bylaws and include completion of a Building Permit (BP), Demolition Permit, and Temporary Use Permit (TUP) application, as detailed below.

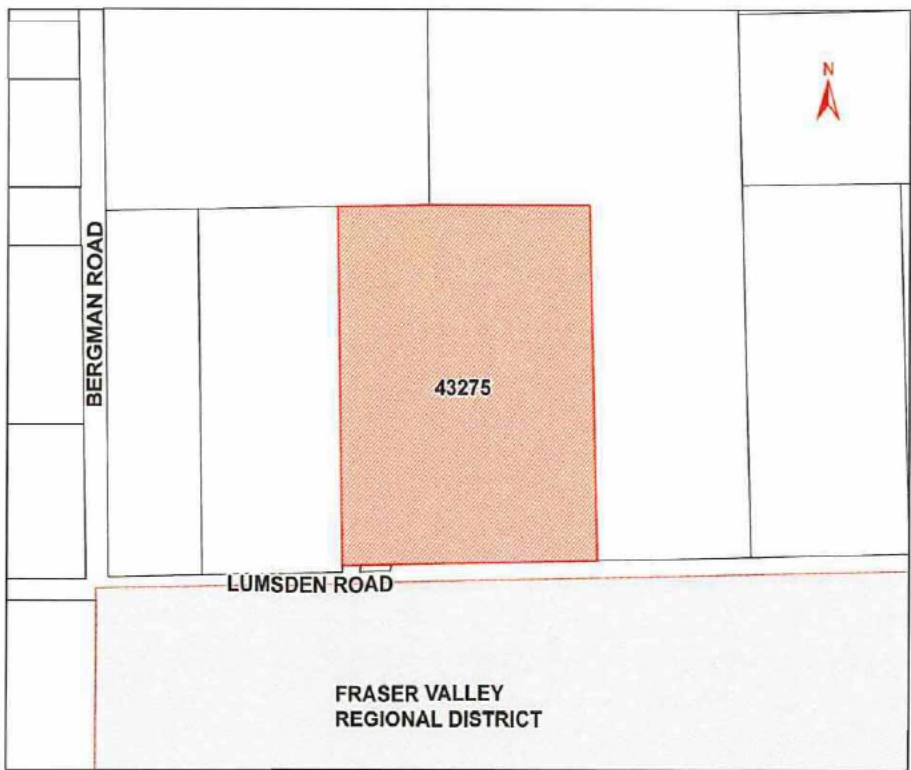
Temporary Permission for Second Dwelling in the Agricultural Land Reserve

In the event that the ALC approves the 'Non-Adhering Residential Use' application, a Temporary Use Permit (TUP) is required prior to the issuance of a Building Permit. The Temporary Permission for Second Dwelling in the Agricultural Land Reserve Bylaw requires a TUP and the following:

- completion of a Building Permit (BP), TUP, and Demolition Permit application in instances where the property owner/applicant wishes to reside within an existing residence during the construction of a new residence on a property.
- as a condition of issuance for the BP, the existing residence must be demolished within 60 days of occupancy being granted by the Building Inspector for the new residence.
- a TUP and Demolition Permit for the existing residence is to be issued in conjunction with the BP for the new residence.
- should the owner/applicant choose not to demolish the original home, the \$10,000 security deposit is forfeit and may result in the City fulfilling the requirement at the owners' expense.

For information, a copy of the 'Non-Adhering Residential Use' application is attached as Schedule "A".

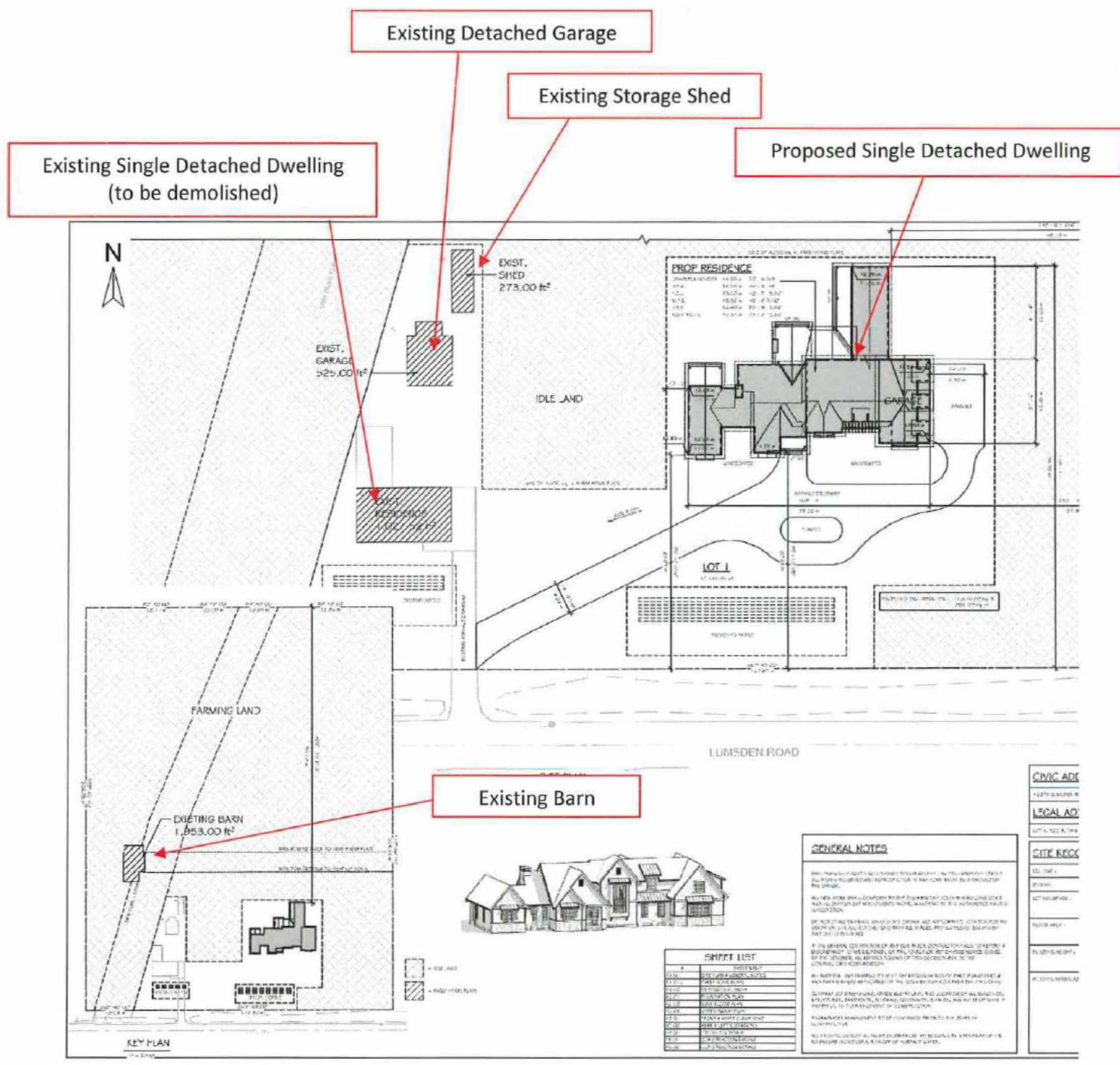
Location Map



Ortho Photo



Proposed Site Plan (as submitted by the applicant)



Site Photo

Existing Single Detached Dwelling (to be retained)



Schedule "A"
ALC Non-Adhering Residential Use application



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 102747
Application Type: Non-Adhering Residential Use within the ALR
Status: Submitted to L/FNG
Name: Patrick et al.
Local/First Nation Government: City of Chilliwack

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 1 SECTION 3 TOWNSHIP 23 NEW WESTMINSTER DISTRICT PLAN 85667
Approx. Map Area 3.2 ha
PID 016-264-177
Purchase Date Oct 23, 2024
Farm Classification Yes
Civic Address 43275 Lumsden Road, Chilliwack B.C V2R 4R4
Certificate Of Title Lumsden Title.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Sarah Patrick	Not Applicable			Not Applicable
Sean Patrick	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 Land Owner
First Name Sean
Last Name Patrick
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). Grazing cattle previously this year. Currently no grazing cattle.

Describe all agricultural improvements made to the parcel(s). Barn with stalls, fencing, cross fencing, drainage, clearing.

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

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Hobby Farm
East	Agricultural / Farm	Hobby Farm
South	Agricultural / Farm	Horses, cattle
West	Unused	Vacant

6. Proposal

Selected Subtype:	Additional Residence for Farm Use
What is the purpose of the proposal?	Were asking if the current home can be lived in while building a new home. Once the new home is finished we'd demolish or decommisshon the current home.
What is the total floor area (m²) of the proposed additional residence?	185
Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.	Not looking for additional residence for farm use. Just looking to leave it as is until new home is built.
Describe the rationale for the proposed location of the additional residence.	-
Provide the total area (m²) and a description of infrastructure necessary to support the additional residence.	-
Describe the total floor area (m²), type, number, and occupancy of all residential structures currently located on the property.	Approximately 185m2 residential house in the current property.

Proposal Map / Site Plan	Lumsden Site Plan.pdf
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Do you need to import any fill to construct or conduct the proposed non-adhering residential use?	No
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7. Optional Documents

Type	Description	File Name
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