

City of Chilliwack
AGRICULTURAL AND RURAL ADVISORY COMMITTEE
MINUTES OF MEETING
WEDNESDAY, MARCH 8, 2023 - 3:30 pm
DOGWOOD ROOM / Held Electronically

Council Members: Councillor Chris Kloot, Chair
Councillor Harv Westeringh, Vice-Chair

ARAC Members: Jeremy Wiebe, Dairy Representative
Sarah Sache, Dairy Representative
Jacqueline Boer, Chilliwack Agricultural Commission
Paul Gumprich, Agricultural Education
Leo Quik, Greenhouse Representative
Vanessa Oddy, Agri-Tourism/Greendale
Bryce Guliker, Berry Representative
Walter Goerzen, Community Member
Tonya Taylor, Community Member
Dedrick Kerkhoff, Community Member

City Staff: Erin Leary, Manager of Development Planning
Gillian Villeneuve, Director of Planning
Craig Wickham, Manager of Land Development/Deputy Approving Officer
Trish Alsip, Recording Secretary

Regrets: Steve Saccomano, Community Member
Matt Vane, Poultry Representative

1. CALL TO ORDER

Councillor Chris Kloot was Chair, called the meeting to order at 3:30 pm and provided territorial acknowledgement.

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Agricultural and Rural Advisory Committee meeting held
Seconded (Wednesday, March 8, 2023 be adopted as circulated.

Carried Unanimously

3. ADOPTION OF MINUTES

Moved /) That the Minutes for the Agricultural and Rural Advisory Committee meeting held
Seconded (Friday, February 17, 2023 be adopted as circulated.

Carried Unanimously

Jeremy Wiebe, Dairy Representative, joined the meeting at 3:40 pm.

4. CURRENT ISSUES TO ADDRESS

5. NEW BUSINESS

a) SAL00148 – 11800 & 11370 McSween Road

The Manager of Land Development/Deputy Approving Officer provided a presentation regarding an application for a boundary adjustment between two properties located at 11800 & 11370 McSween Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

Members discussed land titles; staff provided clarification noting 11370 McSween Road currently has three parcel identification numbers by way of legal description; however, there will be two titles respectively as a result of the proposed boundary adjustment.

Moved /) That the Agricultural and Rural Advisory Committee supports the proposed boundary
Seconded (adjustment for properties located at 11800 & 11370 McSween Road as it would be in the
 best interest of agriculture and allow for the construction of agricultural buildings in an
 area protected by City dike.

Carried Unanimously

b) SAL00149 – 7893 & 7915 Chilliwack River Road

The Manager of Land Development/Deputy Approving Officer provided a presentation regarding an application for a boundary adjustment between two properties located at 7893 & 7915 Chilliwack River Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

Members discussed titles, property size, loss of agricultural land and property value. Members felt there would be no net detriment to agriculture.

Moved /) That the Agricultural and Rural Advisory Committee supports the proposed boundary
Seconded (adjustment for properties located at 7915 & 7893 Chilliwack River Road as it would be in the
 best interest of agriculture and allow for better utilization of farm land.

Carried Unanimously

Councillor Harv Westeringh, Vice-Chair, withdrew from the meeting at 3:45 pm declaring a potential conflict of interest with respect to the following application ALR00398 as the applicant is a family member.

5. NEW BUSINESS (continued)

Tony Neels, Applicant, was present.

c) ALR00398 – 10650 Bustin Road

The Manager of Development Planning provided a presentation regarding an application for a Non-Adhering Residential Use to allow for an addition to an existing secondary residence within the subject property located at 10650 Bustin Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

Moved /) That the Agricultural and Rural Advisory Committee supports the Non-Adhering Residential
Seconded (Use within the Agricultural Land Reserve for property located at 10650 Bustin Road and
 recommends Council forward the application to the Agricultural Land Commission “with
 support”.

Carried Unanimously

As part of the Committee’s rationale, it was noted that, as the secondary dwelling has been on the property since the 1970s and the addition is minor in nature, the proposal is considered to have no impact on the agricultural production on site and will assist in succession planning for the property owners.

Tony Neels left the meeting at 3:50 pm.

Councillor Harv Westeringh, Vice-Chair, returned to the meeting at 3:51 pm.

Vanessa Oddy, withdrew from the meeting at 3:52 pm declaring a potential conflict of interest with respect to the following application ALR00404 as the owner is a friend and neighbour to a family member.

Daniel Botha, Owner and Kristin and Shannon Webb, OTG Developments, were present.

d) ALR00404 - 42990 Keith Wilson Road

The Manager of Development Planning provided a presentation regarding an application for a non-adhering residential use within the subject property located at 42990 Keith Wilson Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

Members discussed changes to ALC regulations, housing shortages, farmworker housing, and secondary dwellings. The Committee felt overall, they did not wish to see the house be demolished; however, felt uncertain that the house would benefit the farming community.

Moved /) That the Agricultural and Rural Advisory Committee reviewed the Non-Adhering Residential
Seconded (Use within the Agricultural Land Reserve for property located at 42990 Keith Wilson Road
 and recommends Council forward the application to the Agricultural Land Commission
 “without comment”.

Carried Unanimously

5. NEW BUSINESS (continued)

As part of the Committee's rationale, it was noted that while the retention of the existing house on the property will provide potential quality farm worker housing and/or affordable housing within the City, the Committee has no guideline to determine whether these benefits constitute an overall benefit to agriculture. As such, the Committee resolved to forward the application "without comment" with a request for the Agricultural Land Commission to provide guidance to the City in regards to the decision making criteria for the retention and/or expansion of existing secondary dwellings.

Daniel Both left the meeting at 4:11 pm. Vanessa Oddy returned to the meeting at 4:12 pm.

Nathan Timmermans, Applicant, was present.

e) DVP001342 - 3410 Boundary Road

The Manager of Development Planning provided a presentation regarding an application for a departure from Farm Home Plate setback requirements within the subject property located at 3410 Boundary Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

Discussion ensued regarding the location of the driveway access, property resale value, siting of the proposed home plate, riparian setbacks, and applicant rationale.

Moved /) That the Agricultural and Rural Advisory Committee supports the proposed variance to
Seconded (to increase the maximum farm home plate setback from 50m to 100m for construction of a new dwelling for property located at 3410 Boundary Road and recommends Council approve the application, subject to public input.

Carried Unanimously

As part of the Committee's rationale, it was noted the variance to position the farm home plate at a setback of 100m was appropriate given the irregular lot shape and the restrictions for use associated with the 30m riparian setback for Sumas Ditch. In addition, as it will be challenging for farm equipment to access the triangular portion at the rear of the property, the Committee supports the location of the proposed farm home plate as it retains the accessible areas of the lot for active agricultural production.

Nathan Timmermans left the meeting at 4:32 pm.

6. PRESENTATION / DELEGATION**7. INFORMATION / DISCUSSION****1. Agricultural Land Commission Notice of Intent Process – Update**

An update was provided for information with respect to the ALC's recent "Information Bulletin 07: Soil or Fill Uses in the ALR" regarding a requirement for a Notice of Intent for the placement or removal of fill within the ALR.

7. INFORMATION / DISCUSSION (continued)

2. Outstanding Demolition Permits for Single Family Homes in the ALR

A request was made at the December 14, 2022 ARAC meeting regarding outstanding demolition permits for single detached dwellings in the ALR. Staff have conducted a review and a summary was provided for information.

3. 2022 Year in Review

The 2022 Year in Review was provided for information.

8. NEXT MEETING

The next meeting of the Agricultural Advisory Committee will be held at the call of the Chair.

9. ADJOURNMENT

There being no further business the meeting adjourned at 4:40 pm.

Councillor Chris Kloot, Chair