

City of Chilliwack
AGRICULTURAL AND RURAL ADVISORY COMMITTEE
MINUTES OF MEETING
THURSDAY, JULY 13, 2023 - 3:00 pm
DOGWOOD ROOM / Held Electronically

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

ARAC Members: Paul Gumprich, Agricultural Education
Leo Quik, Greenhouse Representative
Vanessa Oddy, Agri-Tourism/Greendale
Bryce Guliker, Berry Representative
Walter Goerzen, Community Member
Dedrick Kerkhoff, Community Member
Matt Vane, Poultry Representative

City Staff: Erin Leary, Manager of Development Planning
Miranda McLaughlin, Senior Development Specialist
Jaimie Tocher, Recording Secretary

Regrets: Sarah Sache, Dairy Representative
Jeremy Wiebe, Dairy Representative
Jacqueline Boer, Chilliwack Agricultural Commission
Steve Saccomano, Community Member
Tonya Taylor, Community Member
Gillian Villeneuve, Director of Planning
Craig Wickham, Manager of Land Development/Deputy Approving Officer

1. CALL TO ORDER

Councillor Chris Kloot was Chair, called the meeting to order at 3.00 pm and provided territorial acknowledgement.

2. ADOPTION OF AGENDA

Moved /) That the Agenda for the Agricultural and Rural Advisory Committee meeting held
Seconded (Thursday, July 13, 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 (Wednesday, March 8, 2023 be adopted as circulated

Carried Unanimously

4. CURRENT ISSUES TO ADDRESS

5. NEW BUSINESS

Ryan and Taryn Van de Pol, owners of 49560 Castleman Road, Steven and Paulina Luteyn, owners of 10305 McLeod Road, and Kristin Webb, OTG Developments, were present

a) SAL00150 - 10305 McLeod Road & 49560 Castleman Road

The Senior Development Specialist provided a presentation regarding an application for a boundary adjustment between two properties located at 10305 McLeod Road & 49560 Castleman Road. The information provided included the location map/ortho photo, proposal/factors, and recommendations.

Members discussed the size of the remaining parcel and determined it will not diminish the headlands and will actually assist in more blueberry production

The property owner of 10305 McLeod Road clarified that the proposed boundary adjustment will be a continuation of an existing property line and if approved, will result in approximately 2 acres of additional lands being brought into agricultural production by removing the buffer area which currently exists on either side of the current shared property line

Moved /) That the Agricultural and Rural Advisory Committee supports the proposed boundary
Seconded (adjustment for properties located at 10305 McLeod Road & 49560 Castleman Road
as it will increase the available land to be brought into active agricultural production
(blueberry farm) while retaining a usable agricultural parcel on the reduced lot area at 49560
Castleman Road

Carried Unanimously

David Braun, Applicant and property owner and his two sons, Robert Braun and Timothy Braun, were present

b) ALR00407 – 6271 Tyson Road

The Manager of Development Planning provided a presentation regarding an application for a 2-lot subdivision on the subject property 6271 Tyson Road within the Agricultural Land Reserve (ALR). The information provided included the location map/ortho photo, proposal/factors, and recommendations.

Discussion ensued regarding that at this time, the property would actually allow for 2 residences on the lot, as is, including the principal dwelling and a coach house or garden suite. The subdivision process was discussed, Chair Kloot clarified that the Committee's options were to refer to the ALC with support, refer to the ALC without support; refer to the ALC with no comment; or recommend that Council not refer it to the ALC

Members discussed the long-term effects of multiple smaller lots along busy streets such as Tyson Road; staff clarified that the City of Chilliwack does not encourage multiple driveway accesses on main arterial roads. Discussion ensued regarding the Committee's responsibilities and relationship with the ALC; a comment was raised stating that, should the application be referred to the ALC, the ALC could choose to add further conditions (e.g. homeplate restrictions, etc.)

5. NEW BUSINESS (continued)

Moved /) That the Agricultural and Rural Advisory Committee considered the proposed subdivision
Seconded (within the Agricultural Land Reserve for property located at 6271 Tyson Road and
recommends Council forward the application to the Agricultural Land Commission
“without comment”

Abstained (1)

Motion Carried (9 to 1)

As part of the Committee’s rationale, it was noted that as the property is excepted from the Agricultural Land Reserve Use Regulations, a determination of the impact of the proposed subdivision on the viability of farming operations within the resulting properties is not necessary and as such, the Committee had no comment in regards to the proposal.

6. PRESENTATION / DELEGATION

a) Vertical Farming Presentation

The Manager of Development Planning provided a presentation in response to the ARAC request from the June 6, 2022 meeting for staff to investigate standards for vertical farming as a result of the ALC permitting such uses in the ALR. The information provided included a summary of the ALC definition of vertical farming, background information regarding other municipalities’ regulations, suggested regulatory options and a recommendation.

Members discussed existing vertical farms, greenhouse operations and the impact possible amendments to the Zoning Bylaw standards may have on existing and future greenhouse operations.

Moved /) That Council endorse the status quo approach to vertical farming operations, and
Seconded (continue to treat vertical farms as an “other agricultural building”.

Carried Unanimously

As part of the Committee’s rationale, it was noted that should additional regulations be created to restrict vertical farming operations, it would likely result in the unintended consequence of restricting traditional greenhouse or other agricultural operations.

7. INFORMATION / DISCUSSION

a) Necessary Farm Use Structures in the ALR Guidelines Memo

The Manager of Development Planning gave a brief overview of the information from a memo which was provided to the Committee regarding the *Necessary Farm Use Structures in the ALR Guidelines* recently released by the Agricultural Land Commission.

Members discussed having future Building Permit applications for farm use structures in the ALR Guidelines, be reviewed by the Agricultural and Rural Advisory Committee.

As a result, Building Permit applications which are considered inconsistent with the *Necessary Farm Use Structures in the ALR Guidelines* will be referred to the Agricultural and Rural Advisory Committee for review to make recommendation to staff as to compliance with the Guidelines.

7. INFORMATION / DISCUSSION (continued)

As part of the Committee's rationale, it was noted that as a select Committee of Council ARAC has an obligation to utilize their expertise to advise staff in relation to development proposals which have a potential impact on agricultural land

b) Development of Parcels Under 2 Acres Memo

The Manager of Development Planning gave a brief overview of the information from a memo that was provided to the Committee regarding the recent changes to the *ALC Policy P-02. Potential Exceptions from Restrictions of Use in the ALCA: Parcels Less Than 2 Acres* and the resulting impact of the *City Guidelines for Assessing the Development Potential for ALR Exempt Parcels*

Members suggested future applications that are not supported, be brought forward to this committee for review.

As a result, the Agricultural and Rural Advisory Committee reaffirmed implementation of the *Guidelines for Assessing Development Potential of ALR Exempt Parcels* for use in regards to applications for subdivision or rezoning on parcels excepted from the ALR Use Regulations

As part of the Committee's rationale, it was noted as the *Guidelines for Assessing Development Potential of ALR Exempt Parcels* were originally drafted in consultation with the ARAC and the Development Process and Affordable Housing Advisory Committee, and, in reference to the policies and objectives of the 2040 Official Community Plan and Agricultural Area Plan, the Guidelines are still a valid tool to evaluate redevelopment application for properties excepted from the ALR Use Regulations.

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 05 pm.



Councillor Chris Kloot, Chair