

Staff Report to Council

Planning and Development

FILE: 6635-20-2021-01

REPORT DATE: May 04, 2021

MEETING DATE:

May 18, 2021

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development

SUBJECT: Agricultural Land Commission Subdivision Application for 14351
and 14221 McKechnie Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Direct Staff to forward to the Agricultural Land Commission, with a recommendation of support, the subdivision application to adjust the lot line boundary between 14351 and 14221 McKechnie Road; OR
- B. Other.

PURPOSE

To present to Council an application to the Agricultural Land Commission for a lot line adjustment subdivision.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

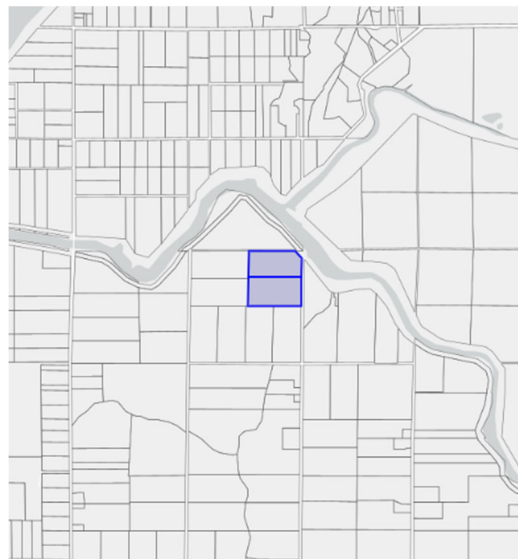
The City has received an application to re-align the property boundaries between two parcels at 14351 and 14221 McKechnie Rd. While not creating any additional lots, this type of application is still considered a subdivision and requires approval from the Agricultural Land Commission (ALC), in addition to rezoning approval from the City.

Parcel 1

Owner: Ebenezer Dairy Farms Ltd.
Civic Address: 14351 McKechnie Rd
Property Size: 6.958 ha/17.19 acres
OCP Designation: Agricultural – 20 acre minimum
Zoning: A-1 General Agricultural

Parcel 2

Owner: Norval & Irene Peterson
Civic Address: 14221 McKechnie Rd
Property Size: 8.09 ha/20 acres
OCP Designation: Agricultural – 20 acre minimum
Zoning: A-1 General Agricultural



Previously, the parcel at 14351 McKechnie Rd received approval from the Agricultural Land Commission to adjust the lot boundary between it and the triangular parcel immediately north. However, that subdivision was recently abandoned due to some complex crown land acquisition requirements.

Instead, Ebenezer Dairy Farms Ltd. at 14351 McKechnie Rd would now like to work with the property immediately south at 14221 McKechnie Rd to adjust that lot boundary. While again not creating any additional lots, approval for this type of subdivision is required from the Agricultural Land Commission (ALC).

The parcel at 14351 McKechnie Rd currently contains all the buildings in the farm operation including: a single family dwelling; mobile home for full-time farm worker; and 3 barns. It also has two small pastures and one field used for forage. Ebenezer Dairy Farms currently milks 50 cows and raises replacement heifers for the milking herd; it also farms 2 other parcels in Pitt Meadows for a total of 45 acres.

The parcel at 14221 McKechnie Rd contains a single family dwelling and barn. It was used for forage for a dairy farm by the property owners (Peterson and Podschadly families) since 1989. In 2019, the Podschadly dairy farm relocated to Armstrong, BC and the portion of 14221 McKechnie Rd proposed to be added to 14351 McKechnie Rd has since been used for forage by Ebenezer Dairy Farms.

Relevant Policy, Bylaw or Legislation:

The City's Official Community Plan (OCP) supports retention of larger land holdings, consolidation of small parcels and does not support subdivision of agricultural parcels.

The property's A-1 (General Agricultural) zoning permits agriculture and related uses and carries a minimum 8 ha (20 ac) parcel size. As one of the resulting lots will only be 4.04 ha (10 acres), a successful rezoning application will be required should this application be ultimately approved by the ALC.

Analysis:

Current Application

The proposal involves moving the current property boundary between 14351 and 14221 McKechnie Rd by adding about 10 acres to 14351 McKechnie Rd, as follows:

	Current	Proposed
Parcel 1	6.958 ha 17.19 ac	10.84 ha 26.78 ac
Parcel 2	8.09 ha 20 ac	4.04 ha 10 ac

Due to costs of surveying, the parcels will only be officially surveyed and the exact resulting parcel sizes determined if the application is ultimately approved by the ALC.



Figure 1: Existing Lot Configuration

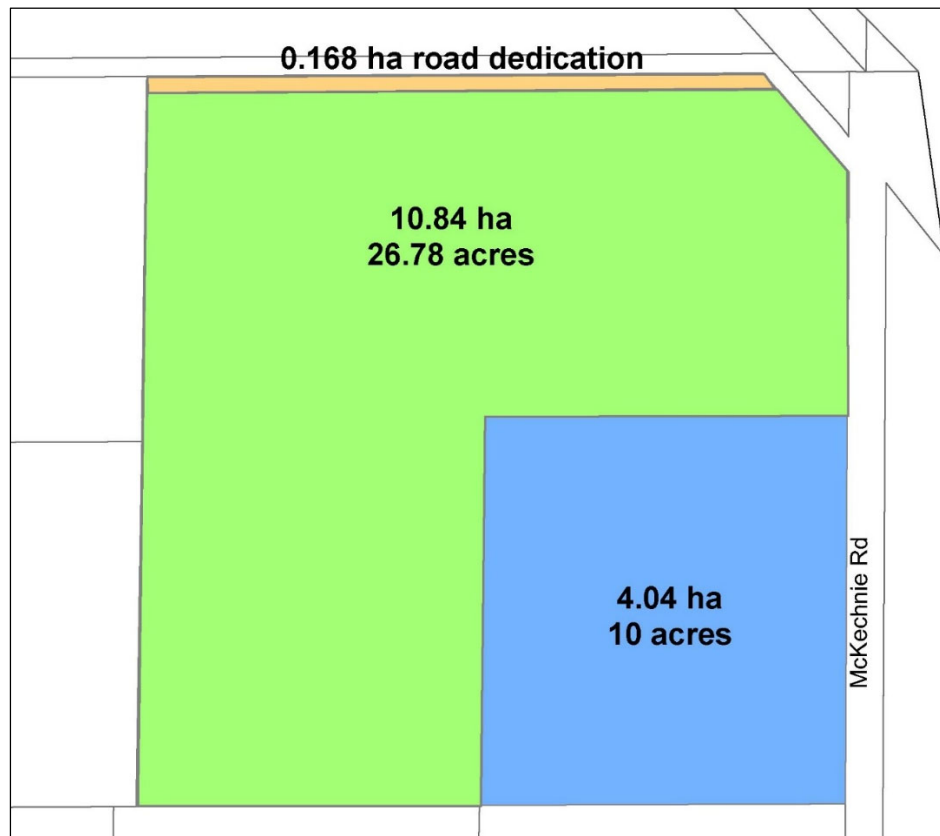


Figure 2: Proposed Lot Configuration

A small amount of road dedication will be required along the north boundary, in accordance with the City's Subdivision and Development Servicing Bylaw.

Agricultural Advisory Committee

This application was referred to the City's Agricultural Advisory Committee (AAC) at their meeting on April 8, 2021. The AAC passed the following motion:

"It was **MOVED** and **SECONDED** THAT the Agricultural Advisory Committee supports the subdivision application to adjust the lot line boundary between 14351 and 14221 McKechnie Road"

Comments from the AAC noted that this application will continue to support farming on both parcels and is a way for both farms to remain viable into the future.

Staff Comments

Planning staff are not supportive of subdivisions within the ALR unless there is a clear and obvious long-term benefit to farming.

In this case, the proposed new boundary does follow an existing drainage ditch (see Attachment C) that runs north-south on 14221 McKechnie Rd, providing a natural and

logical division and does not appear to negatively impact any existing farming operations.

The applicants advise that this proposal will enhance farming by providing Ebenezer Dairy Farms with a larger land base. The resulting sale of the approximately 10 acres will enable the property owners of 14221 McKechnie Rd to invest in improvements (such as enhanced drainage and raising low points) to the remaining land to make it more usable for farming into the future.

A 5 m road dedication along the north property line of 14351 McKechnie Rd will be required at subdivision stage, the same as with the previous application involving that property. This is not intended to be constructed into road, rather will provide the City with a full width right of way to today's standards for the key ditch that is part of the City's drainage network.

Process

A subdivision application only proceeds to the Agricultural Land Commission for review if it receives approval from the local government to be forwarded in the form of an authorizing resolution. Council has the option of:

- Not forwarding the application to the ALC; OR
- Forwarding the application to the ALC with a recommendation of support; OR
- Forwarding the application to the ALC with no comment; OR
- Forwarding the application to the ALC with a recommendation of no support.

If an application is forwarded to the ALC, the ALC will consider the local governments input but ultimately any decision is made by the ALC. Conversely, if Council does not resolve to forward an application to the ALC, then the application does not proceed any further. There is no appeal process to the ALC that an applicant can make in that case.

If the application is not approved, then the parcels will remain configured as they are currently.

Should the application ultimately receive approval from the ALC, a successful rezoning application to the City is required, followed by a subdivision application.

Conclusion

While generally not supportive of subdivisions in the ALR, this application will not produce any additional lots and will enhance farming opportunities on both parcels, and therefore staff have no objections to the proposal.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☒ Balanced Economic Prosperity ☐ Corporate Excellence
☐ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
☐ Not Applicable

Support and advocate for the continued viability of our agricultural industry.

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

This application was referred to the City's Agricultural Advisory Committee where it was unanimously supported.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Allison Dominelli,
Development Services Technician

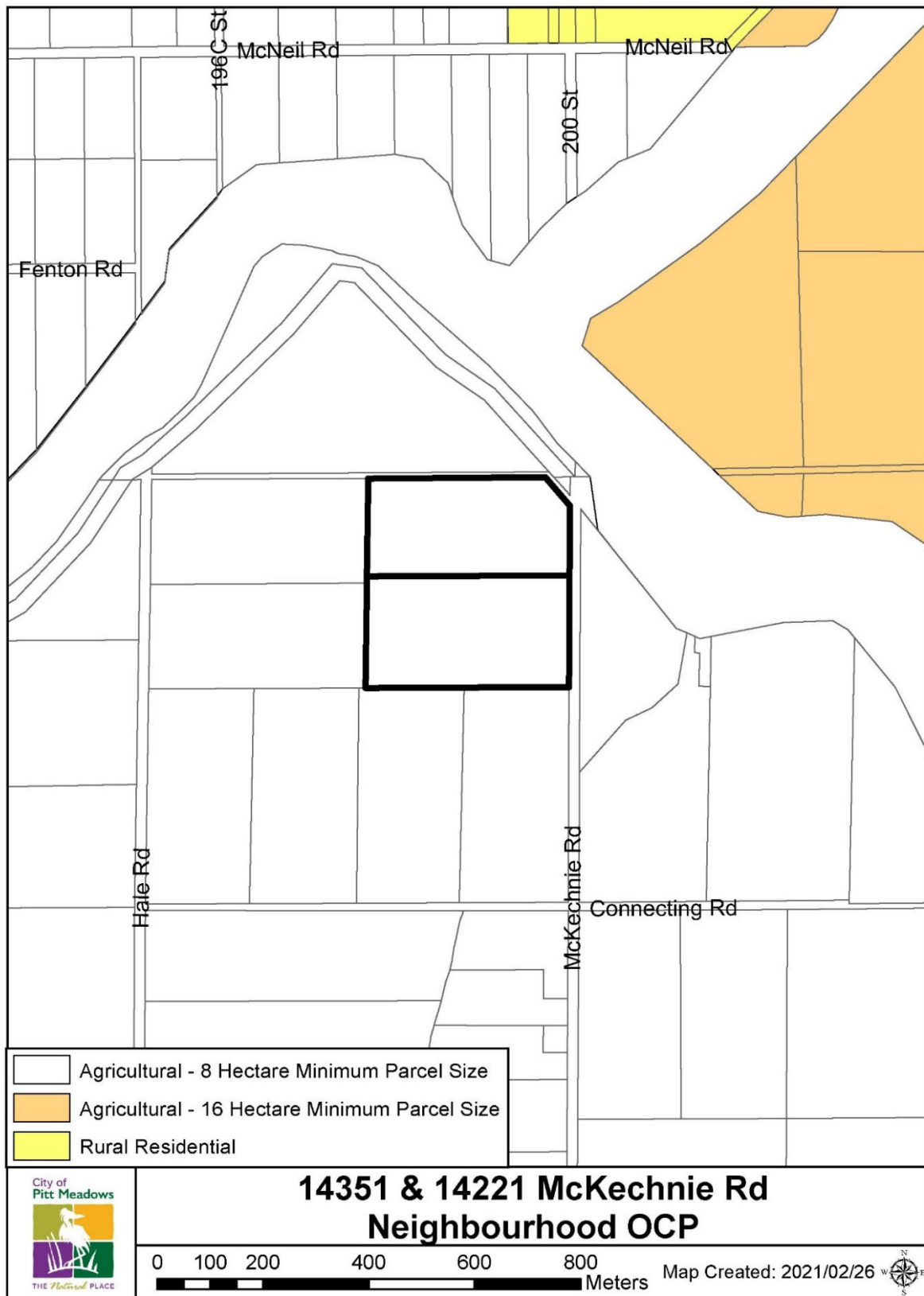
Reviewed by:

Alex Wallace,
Manager of Community Development

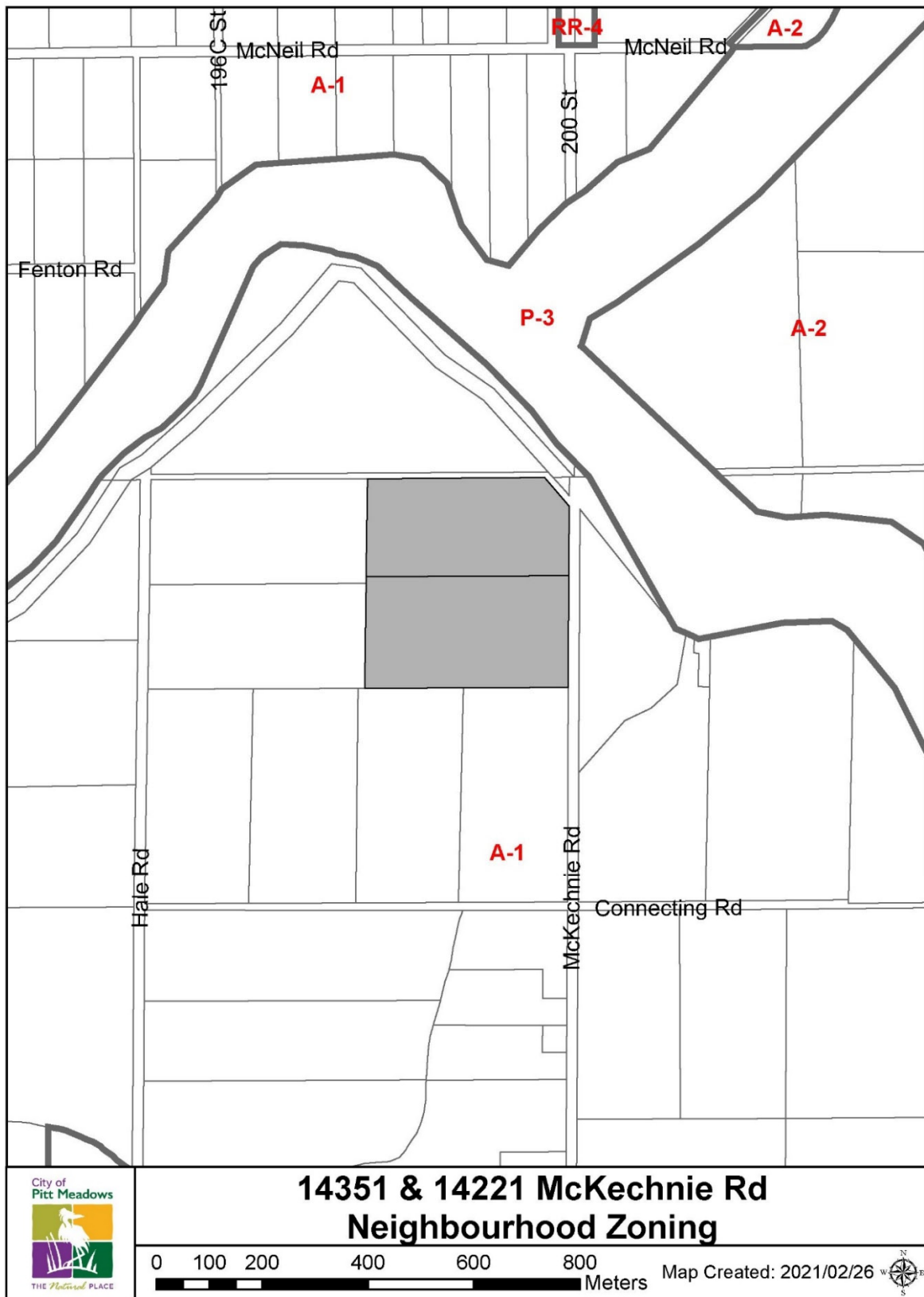
ATTACHMENT(S):

- A. Neighbourhood OCP Map
- B. Neighbourhood Zoning Map
- C. Aerial Photo Map
- D. Current and Proposed Lot Configuration
- E. Letter of Intent
- F. Photos

Attachment A: Neighbourhood OCP Map



Attachment B: Neighbourhood Zoning Map

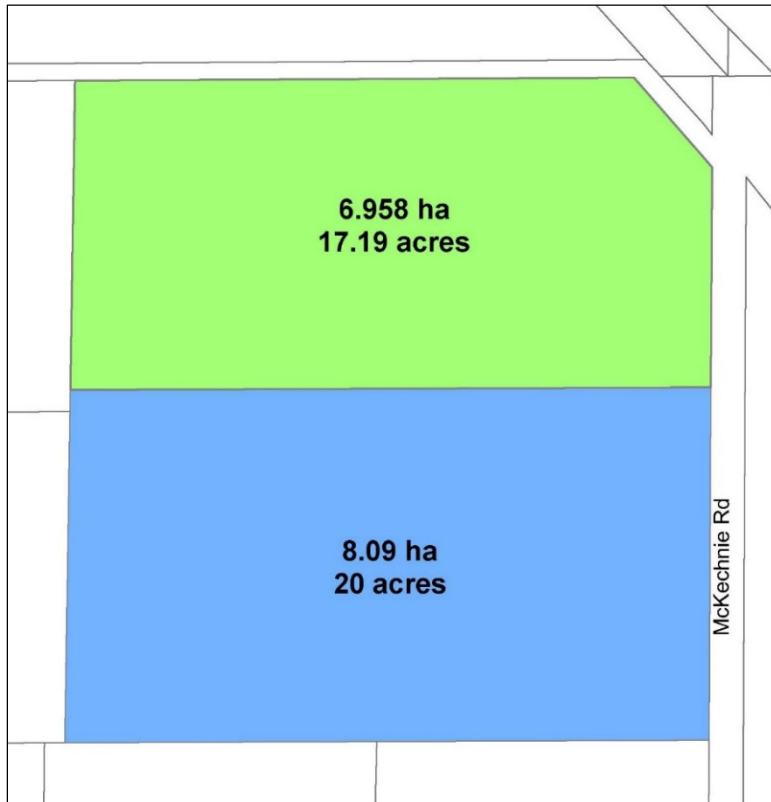


Attachment C: Aerial Photo Map



**the mobile home on 14221 McKechnie Rd has been removed since this aerial photo was taken*

Attachment D: Current and Proposed Lot Configuration



Current Lot Configuration



Proposed Lot Configuration

Attachment E: Letter of Intent

Ebenezer Dairy Farms
February 25, 2021

To whom it may concern,

Ebenezer dairy is seeking to acquire by means of a property line readjustment half of the 8.1 hectare adjacent property owned by Norval and Irene Peterson. Ebenezer Dairy owns only 6.9 hectare on which the farm buildings, home, pasture and crop land are located. The Peterson property is divided into a western half and eastern half (on which their home is located) by a deep drainage ditch running north-south. Ebenezer Dairy has access to the western half of the Peterson property across a small culvert and ditch from the western section of their own property. The intention of Ebenezer would be to fill and relocate if necessary the small ditch to create a larger rectangular field or the western portions of the 2 properties.

The Peterson's stated intention is to use the proceeds to improve the drainage of their remaining eastern half of their property.

Ebenezer Dairy would have a larger rectangular field and land base and an L shaped property.

Gary De Geus
President, Ebenezer Dairy Farms

To whom it may concern,

We are the owners of the property immediately south of Ebenezer Dairy Farms owned by Gary De Geus and his siblings. We bought the property in 1989 with Irene's parents, Erich and Brunhilde Podschadly, and brother, Ernie Podschadly. They used the property for forage for their dairy farm, also located on McKechnie road. We owned 50% interest while Erich and Brunhilde owned 25% and Ernie 25%. We (Norval and Irene) have lived on the property since 1989. Erich and Brunhilde built a modular home there in the mid-1990's. Ernie Podschadly continued to farm the property after Eric and Brunhilde passed away, until he moved the dairy farm operation to Armstrong, BC. We acquired the other 50% as an inheritance and then, purchase of Ernie's 25% interest. Since Ernie's departure Ebenezer Farms has been using the property. Gary De Geus recently contacted us about purchasing the west field of our property.

The property is divided by a drainage ditch running from north to south. This would be a natural division of the property. Ebenezer Farms has easy access to the west field.

We would be agreeable to a property line readjustment. A portion of the proceeds of that sale will be used to improve the drainage and quality of the east side property. We have been working at improvements slowly, but the sale of the west field would speed up the process considerably. It is important to us, as landowners, to keep usable agricultural land in good condition for future generations. The site on which the modular home stood (Erich and Brunhilde's retirement home), would be restored, thereby increasing the area of usable farmland. The house and all services were removed last year.

Thank you for considering this proposal,

*Norval and Irene Peterson
14221 McKechnie Road, Pitt Meadows, BC*

Attachment F: Photos

14221 McKechnie Rd



14351 McKechnie Rd



Current boundary between lots

