

To: Electoral Area Services Committee

Date: 2020-09-09

From: Andrea Antifaeff, Planner I

File No: 3015-20-2020-03

Subject: Agricultural Land Commission Application – Non-Farm Use (Fire Hose Repair Facility) at Ford Mountain Correctional Centre, 57657 Chilliwack Lake Road, Electoral Area E

RECOMMENDATION

THAT the application for non-farm use within the Agricultural Land Reserve at 57657 Chilliwack Lake Road (Ford Mountain Correctional Centre), Electoral Area E, be forwarded to the Agricultural Land Commission for consideration;

AND THAT the Agricultural Land Commission consider the staff report dated September 9, 2020 under file number 3015-20-2020-03.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The Fraser Valley Regional District has received an application for a non-farm use (Fire Hose Repair Facility) in the Agricultural Land Reserve for the property located at 57657 Chilliwack Lake Road (Ford Mountain Correctional Centre), Electoral Area E.

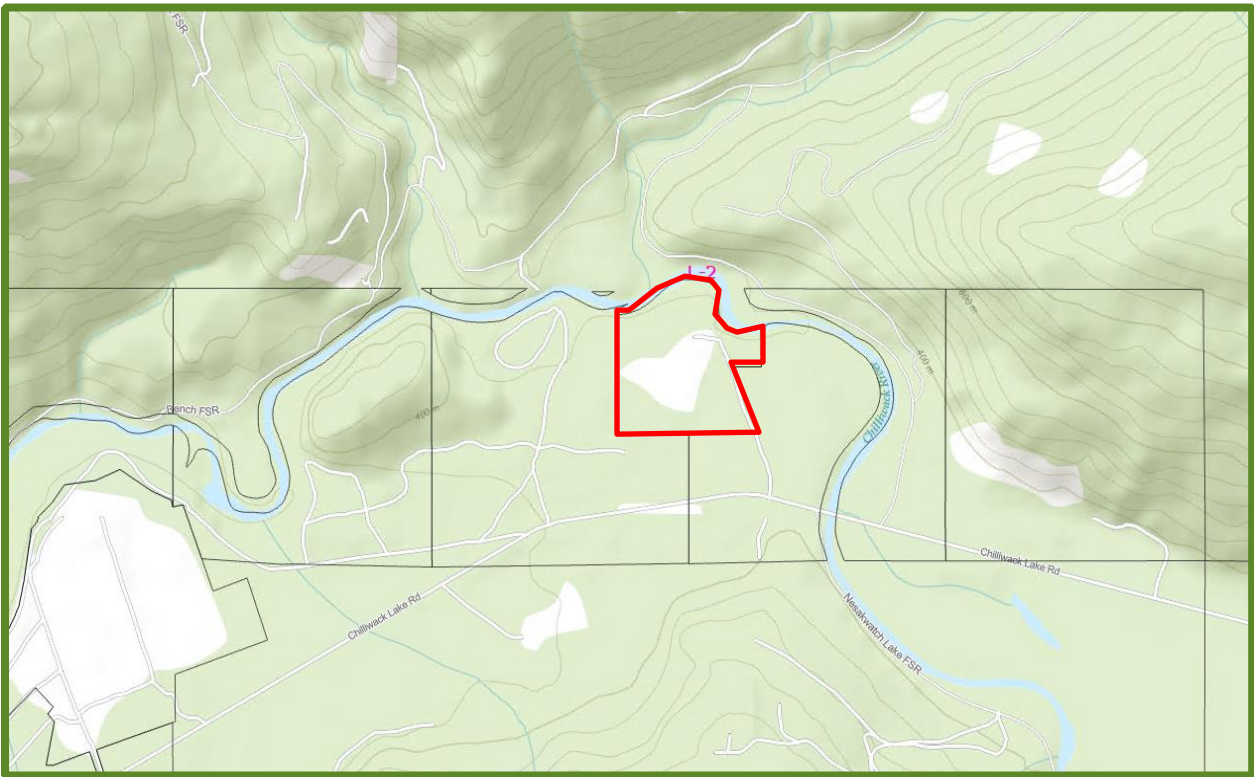
PROPERTY DETAILS			
Electoral Area	E		
Address	57657 Chilliwack Lake Road		
PID	023-064-803		
Folio	733.01278.000		
Lot Size	41.191 acres		
Owner	Province of BC – Ministry of Citizens' Services	Agent	Josh Nelson, Project Coordinator
Current Zoning	Institutional (L-2)	Proposed Zoning	No change
Current OCP	Institutional (I)	Proposed OCP	No change

Current Use	Correctional Facility	Proposed Use	No change
Development Permit Areas	5-E Riparian Areas		
Agricultural Land Reserve	Yes		

ADJACENT ZONING & LAND USES

North	^	Institutional (L-2); Chilliwack River (Crown Land)
East	>	Institutional (L-2); Crown Land
West	<	Institutional (L-2); Crown Land
South	v	Institutional (L-2); Crown Land

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The purpose of the non-farm use application is to obtain approval for the construction of a fire hose repair facility to be placed on the property located at 57657 Chilliwack Lake Road which is currently used as Ford Mountain Correctional Centre.

Ford Mountain Correctional Centre (FMCC) opened in 1966 as an open custody facility. Today, FMCC is a men's multi-level security centre which houses approximately 125 adult male offenders. FMCC offers work programs where inmates are supervised providing community work services and developing practical job skills.

The fire hose repair facility building is proposed as a pre-engineered building approximately 10,513 square feet in size with an exterior covered area and a receiving area which is approximately 4,594 square feet in size. Once constructed, the new fire hose repair facility will complement existing inmate work programs. These experiences provide meaningful work opportunities for inmates and contribute vital capacity to BC Wildfire maintenance needs.

The fire hose refurbishment inmate work program has been located at Nanaimo Correctional Centre since 2008 and the proposed relocation of this work program to FMCC is a coordinated effort between the BC Wildfire Service, the Ministry of Public Safety and Solicitor General, Ministry of Forests, Lands, Natural Resource Operations & Rural Development and the Ministry of Citizen Services. The fire hose

refurbishment inmate work program is for the maintenance, repair and packaging of fire hoses to support provincial forest firefighting efforts. The facility will service the Ministry of Forests, Lands, Natural Resource Operations and Rural Development in their forest firefighting efforts by cleaning and preparing their fire hoses for use. The facility will also help the inmates learn new skills which will prepare them to integrate into the workforce.

Property Description

The property is currently used as Ford Mountain Correctional Centre and is surrounded by vacant Crown land and the Chilliwack River. There are numerous structures that make up the correctional centre which includes:

- Huts
 - There are four huts which provide inmate residency.
- Administration building
 - Main staffing facilities, including offices, boardroom, kitchen and control room.
- Holloway House
 - Additional inmate living accommodations and program rooms for inmate training and educational opportunities.
- Program Trailer
 - A fixed Atco trailer utilized for expanded program opportunities.
- Pump House
 - Supplies domestic water for the site and contains the main electrical components of the operation.
- Inmate Works Yard
 - The works yard consists of several buildings utilized for work programs. Programming includes the refurbishment of BC Wildfire hand tools and the repair of water bladders utilized during the fire season.

FVRD Policies and Regulations

Zoning

The subject property is zoned Institutional (L-2) as per *Zoning Bylaw for Electoral Area E, 1976 of the Regional District of Fraser-Cheam*. The proposed fire hose repair facility is consistent with the zoning regulations provided for in the bylaw.

Official Community Plan

The subject property is designated Institutional (I) as per *Fraser Valley Regional District Official Community Plan for Electoral Area E and H Bylaw No. 1115, 2011*. This designation is for lands identified and reserved for community uses and private lands currently zoned for civic, educational, religious, fraternal, hospital or cultural facilities. The proposed fire hose repair facility is consistent with the land use designation provided for in the bylaw.

Development Permit

The subject property is located within Riparian Areas Development Permit Area 5-E. This development permit is required for the protection of the natural environment, its ecosystems and biological diversity and applies to any construction, land alteration or subdivision within 30 metres of any watercourse. The site plan provided shows that the proposed fire hose repair facility will be located more than 30 metres from any watercourse; therefore, a development permit would not be required.

Floodplain

The subject property is located in close proximity to the Chilliwack River and is required to follow regulations set forth in *Fraser Valley Regional District Floodplain Management Bylaw 0681, 2005*. The floodplain bylaw requires the following for the structure:

- Flood Construction Level of 3.0 metres above the Natural Boundary of Chilliwack River; and,
- Floodplain Setback of 30 metres from the Natural Boundary of Chilliwack River.

The site plan provided demonstrates that the proposed building will be greater than 30 metres away from the Chilliwack River. Once the applicant has applied for a building permit, staff will be able to confirm whether the structure is meeting the required Flood Construction Level.

Agricultural Capability Classification

Lands within the Agricultural Land Reserve are classified according to their ability to produce a range of crops when considering climate and topography. Soils are classified on a scale of 1 through 7; Class 1 is applied to land where the climate and soil allow growth of the widest range of crops and Class 7 is applied to land considered non-arable, with no potential for soil bound agriculture. Capability classes are designated as unimproved and improved. Unimproved ratings are based on soil characteristics without physical improvements, whereas improved ratings are based on assumptions that improvements can be made.

The subject property has an improved soil capability classification of Class 4. The Agricultural Land Commission is the most appropriate agency to decide and comment on matters such as soil capability for agriculture. However for the Committee's benefit we provide the following summary of the agricultural capability:

- Class 4: Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

COST

The \$300.00 local government fee has been paid by the applicant. The applicant will pay the Agricultural Land Commission portion of the fee (\$1,200.00) if the application is forwarded to the Agricultural Land Commission.

CONCLUSION

Staff recommend that the FVRD Board resolve to forward the application the ALC as the fire hose repair facility:

- is consistent with zoning and land use regulations;
- will not have any impact on the current (non-agricultural) use of the land or surrounding area; and,
- is a beneficial addition to the current work programs already being offered at Ford Mountain Correctional Centre and efforts for fighting wildfires.

OPTIONS

Option 1 Forward to the ALC (Staff Recommendation)

THAT the application for non-farm use within the Agricultural Land Reserve at 57657 Chilliwack Lake Road (Ford Mountain Correctional Centre), Electoral Area E, be forwarded to the Agricultural Land Commission for consideration;

AND THAT the Agricultural Land Commission consider the staff report dated September 9, 2020 under file number 3015-20-2020-03.

Option 2 Refuse

If the Board wishes to refuse the application, the following motion would be appropriate:

MOTION: THAT the Fraser Valley Regional District Board refuse the application for the ALR Non-Farm Use and not forward the application to the Agricultural Land Commission.

COMMENTS BY:

Graham Daneluz, Director of Planning & Development: Reviewed and supported.

Kelly Lownsbrough, Chief Financial Officer/ Director of Financial Services: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Appendix A

Site Plan

