

To: Electoral Area Services Committee

Date: 2018-01-10

From: Johannes Bendle, Planner I

File No: 3090-20 2017-28

Subject: Development Variance Permit to Reduce the Setback for an Agricultural Building at 36716 Allcott Road, Electoral Area G

RECOMMENDATION

THAT the Fraser Valley Regional District Board issue Development Variance Permit 2017-28 to vary the side lot line setback from 30 metres to 20 metres to permit the construction of a chicken barn at 36716 Allcott Road, Electoral Area "G", subject to consideration of any comments or concerns raised by the public.

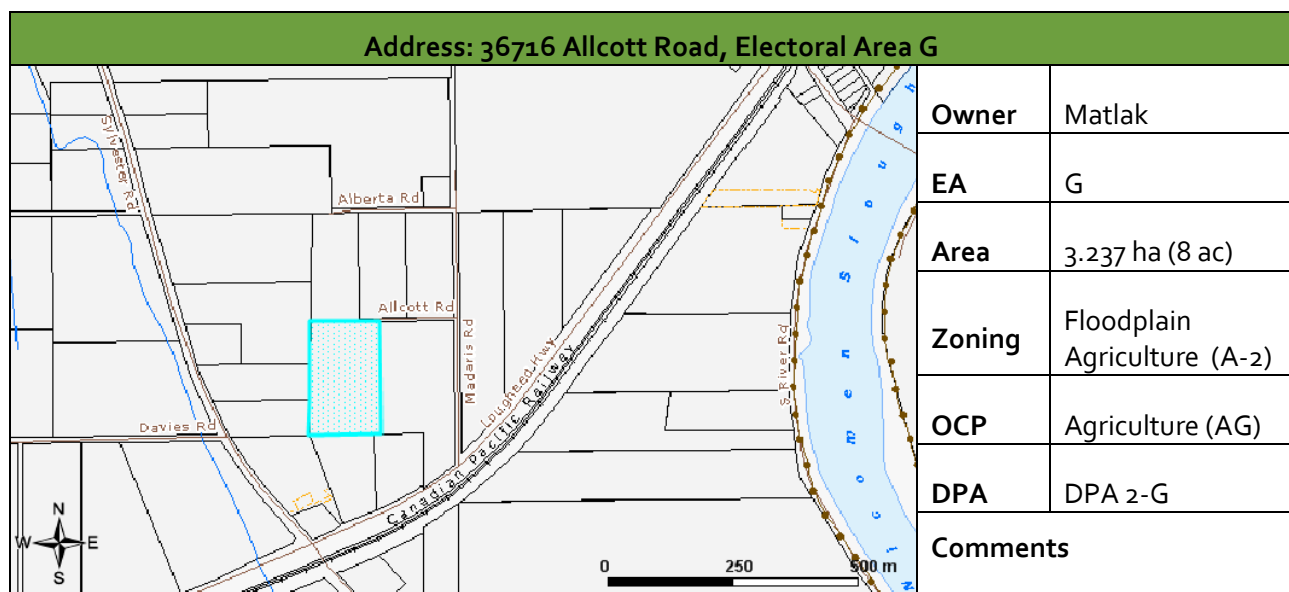
STRATEGIC AREA(S) OF FOCUS

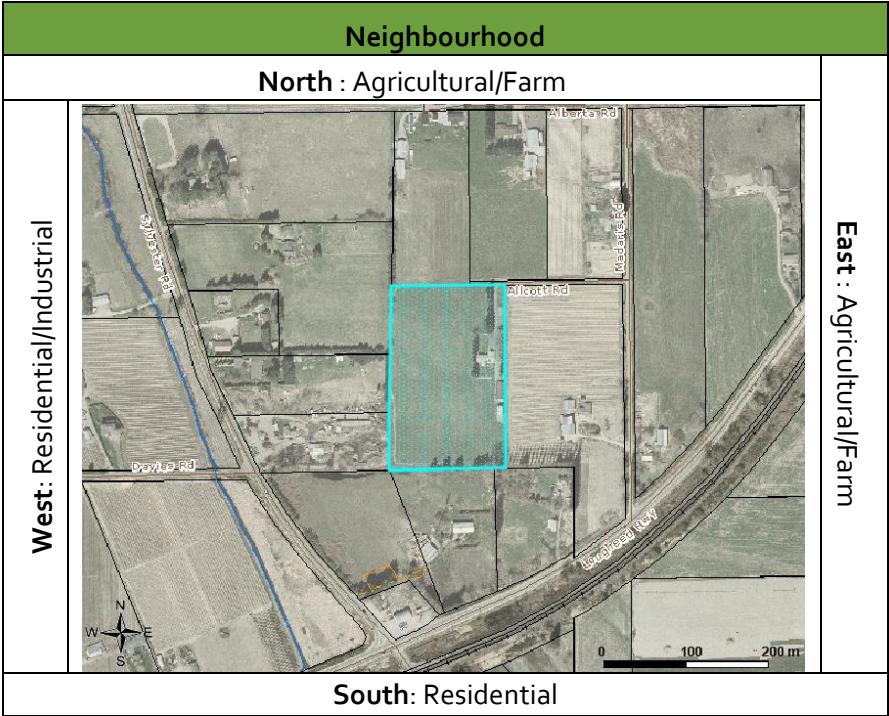
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BACKGROUND

The subject property is an agricultural parcel located in the Dewdney area between Sylvester Road and Lougheed Highway. The owners operate a chicken farm on the property and are proposing an additional chicken barn. The owners are applying for a variance to the setbacks of the chicken barn.





DISCUSSION

The owners of the subject property are proposing to add an additional chicken barn. The property is currently being used to operate a chicken farm. The owners state in their application that they wish to eliminate the transport of poultry by raising their own pullets (young hens) on their property. Construction of the pullet barn closer to the one side of the property will leave the owners room to one day expand their family farm with an additional breeder barn. The owners would like to vary the side lot line from 30 metres to 20 metres.

The subject property is adjacent to other agricultural parcels, industrial parcel and large residential parcels. The placement of the barn is proposed for the west side of the property. The side setback which is being applied for is for the west lot line. Three properties are adjacent to the subject property on the west side. The uses of the adjacent properties are agricultural, residential and industrial. Residences on the adjacent properties are located in close proximity to Sylvester road and therefore well back from the subject property.

The "Guide for Bylaw Development in Farming Areas" written by the Ministry of Agriculture provides recommended setback distances for farm buildings by use to help prevent nuisance conflicts and safeguard human health. The setbacks for a principle farm building for poultry use is 15 to 30 metres for interior side and rear lot lines. The proposed 20 metre setback falls within this range. The Ministry of Agriculture guide explains that the range in setbacks allows for reduction for enclosed animal facilities. The FVRD has to date not received any building plans but chicken barns are usually enclosed.

The subject property is located within the floodplain and is regulated by the Fraser Valley Regional District Floodplain Management Bylaw 0681, 2005; however, farm buildings fall under the general exemptions from the Bylaw.

The subject property is within Riparian Areas Development Permit Area 2-G; however, there appear to be no streams located on or within 30 metres of the property.

Neighbourhood Notification

The FVRD encourages Development Variance Permit applicants to communicate with and notify their neighbours of their development plans. To date no letters of support or opposition have been received.

All property owners within 30 metres of the property will be notified and given the opportunity to provide written comments or attend the Board meeting to state their comments.

COST

Development Variance Permit application fee of \$350.00 has been paid by the applicant.

CONCLUSION

The setback variance from 30 metres to 20 metres falls within the 15 metre to 30 metre range provide by the Ministry of Agriculture. Therefore, staff recommend that Development Variance Permit 2017-28 be issued by the Fraser Valley Regional District Board, subject to any comments or concerns raised by the public.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development

Reviewed and supported.

Margaret Thornton, Director of Planning & Development

Reviewed and supported.

Mike Veenbaas, Director of Financial Services

No further financial comments.

Paul Gipps, Chief Administrative Officer

Reviewed and supported