



December 17, 2024

Rafid Shadman  
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**Re: ALC File #101165; Local Government File #PRJ24-156 – Non-Adhering Residential Use at 1444 Clearbrook Rd (PID: 025-507-974) – The Subject Property**

Dear Rafid Shadman,

Thank you for providing the opportunity for Ministry of Agriculture and Food (Ministry) staff to comment on File #PRJ24-156, that proposes to build a 49.6 m<sup>2</sup> addition onto a primary residence that is already 909.9 m<sup>2</sup>, on the Subject Property. From a land use planning perspective, Ministry staff offer the following comments:

- The Subject Property is 4.08ha and is located within the Agricultural Land Reserve (ALR). The applicants indicate they have farm status, and approximately 70% of the land is actively producing blueberries.
- The applicant states that the proposed addition is needed to provide adequate housing for their extended family, specifically two small grandchildren. Ministry staff note that the current 909.9m<sup>2</sup> residence is already significantly larger than what is currently permitted on a property in the ALR. Section 20.1(1)(b) of the *Agricultural Land Commission Act* stipulates that the total floor area of a principal residence must be 500m<sup>2</sup> or less.
- The Subject Property's farm residential footprint, or area allotted to the driveway and yard of the principal residence and all residential buildings is over 6,000m<sup>2</sup>. Again, this is significantly larger than the maximum size recommended in the Ministry's Guide for Bylaw Development in Farming Areas (2,000m<sup>2</sup>) for a property in the ALR.

- While the housing addition may not displace any land under active agricultural production, the size of the existing residence and yard is already substantially larger than what is currently permitted in the ALR.
- Ministry staff understand that 11 people live in the existing residence and as such, a large residence is required to accommodate all the inhabitants. Ministry staff note, however, that a substantial area of the residence is devoted to living areas (i.e. dog room, morning room, great room, living room, etc.). Rather than expanding the existing square footage of the residence, the applicant may want to consider converting one of the many living areas into additional bedrooms.
- Generally, very large residences in the ALR increase the speculative pressure on the price of farmland and make it more difficult for current and future farmers to purchase land for farming.
- In conclusion, Ministry staff are concerned with the size of the existing residence and farm residential footprint and do not support further expansion of the residence.

Please contact Ministry staff if you have any questions regarding the above comments.

Sincerely,



**Chelsey Andrews, MCP**

Land Use Planner  
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