



**Agricultural Land Commission**  
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January 15, 2010

Reply to the attention of Ron Wallace  
ALC File: O-38823

Raymond and Elaine Halvorson  
753 – 264<sup>th</sup> Street  
Aldergrove, BC V4W2M8

Dear Sir/Madam:

**Re: Application for Non-Farm Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 1728/2009 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes

cc: Township of Langley (SO000596)

RW/  
i/O-38823d2



was a market for the aggregate and that the funds generated from this material would help finance the development of the proposed fish farm. It was also indicated the start up cost of alternate methods of fish containment, such as a tank and raceway system would be difficult to afford without the potential funds available from the aggregate material.

The Commission also requested further explanation regarding the volume of water required to fill the ponds and operate the fish farm. The applicant did provide further information about the water volume requirements including the following:

- Phase 1 (1<sup>st</sup> year) of the development will initially utilize water from off-site sources.
- All water requirements for Phase 2 (2<sup>nd</sup> year) and Phase 3 (3<sup>rd</sup> year) will be satisfied by rainwater collection and managed using the secondary system of ponds (i.e., detention and overflow ponds).

In addition to the information provided by the applicant, the Commission noted the expressed public concern regarding potential impacts to the aquifer associated with the proposed development.

### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of that part of the subject property under application is Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both

#### **Subclasses**

A	soil moisture deficiency
P	stoniness
T	topography

### **Assessment of Agricultural Suitability**

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Insert details. The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands.

## Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

## IT WAS

**MOVED BY:** Commissioner Pranger

**SECONDED BY:** Commissioner Bose

THAT the application be refused.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

- S.33 (1) *On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- (a) evidence not available at the time of the original decision has become available,*
  - (b) all or part of the original decision was based on evidence that was in error or was false.*
- (2) *The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration and the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter.

## CARRIED

**Resolution # 1728/2009**