



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

December 19, 2013

ALC File: 53280

Alain and Olga Rousseau
24906 128 Avenue
Maple Ridge, BC V4R 1S2

Dear Mr. and Ms. Rousseau:

Re: Application to Conduct a Non-Farm Use on Land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #347/2013 as it relates to the above noted application.

The Commission draws your attention to Section 33(1) of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration based on specific criteria.

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.

A revised proposal does not constitute new evidence and as such is not a basis for reconsideration. The time limit for submitting a request for reconsideration is one (1) year from the date of this letter.

Further correspondence with respect to this application is to be directed to Eamonn Watson (Eamonn.Watson@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in dark ink, appearing to be 'Brian Underhill', written over a horizontal line.

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #347/2013

cc: District of Maple Ridge (File No.: 2013-031-AL)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 2, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53280.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Commissioner
Sylvia Pranger	Commissioner
Bert Miles	Commissioner
Jim Johnson	Commissioner

COMMISSION STAFF PRESENT:

Eamonn Watson	Land Use Planner
Brian Underhill	Executive Director

PROPOSAL (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

To construct an accessory building for storage of tractors and equipment as well as drying and storage of future garlic and organic produce.

PROPERTY INFORMATION:

Owner: Olga Maria Rousseau
Alain Joseph Rousseau

Legal: PID: 005-559-596
Lot 17, Section 23, Township 12, New Westminster District, Plan 38011

Location: 24906 – 128th Avenue, Maple Ridge

Size: 0.81 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

The Commission does not believe the proposed building is commensurate with the needs of the current farm operation. The subject property is approximately 0.8 hectares in size, with a portion of the subject property utilized by buildings and access roads; the farmable area is not particularly large. Although the Commission does understand that a relatively sizeable agricultural operation could be maintained on a property of this size, the proposed accessory building appears to exceed that potential production. The proposed building includes three garage bays and a second floor.

The applicant did explain how the building would be utilized for their farm operation, including storage of "*machinery like tractors and soil tilling equipment*" and "*drying of (our) garlic, herbs, vegetables, potatoes etc.*" However, the Commission does not believe that the proposed building is required giving the current scale of the farm operation on the subject property. Furthermore, the District of Maple Ridge staff report noted that "*the property does not have farm tax status*".

IT WAS

MOVED BY: **Commissioner Dyson**

SECONDED BY: **Commissioner Miles**

THAT the request to construct an accessory building on the subject property be refused.

CARRIED

Resolution #347/2013