



Agricultural Land Commission
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November 5, 2009

Reply to the attention of Ron Wallace
ALC File: O-38781

Eagle Wind RV Park Ltd.
2582 Mt. Lehman Road
Abbotsford, BC V4X 2N3

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # **640/2009** outlining the Commission's decision as it relates to the above noted application. Please note the buffering requirement.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

Enclosure: Minutes of Resolution #640/2009
Minutes of Resolution #8168/1978

cc: Township of Langley (AL 100169)
BC Assessment, Langley

RW/
i/O-38781d1

The applicant responded to the Commission by letter of June 17, 2009. It was explained that since the Commission's previous approval for a 46-pad RV Park in 1978, the technology has changed and a more advanced treatment facility is being utilized. The system installed now has the capability to add the proposed additional RV pads, which would allow for better utilization of the property.

With regard to buffering the applicant explained that the property will be adequately buffered on all sides with cedar hedging. The 1978 application provided a 25-foot (\pm 8 m) buffer in accordance with provincial campsite regulations.

With regard to proceeding without approval, the applicant advised that the application was submitted to the Township of Langley in June 2008 in the expectation of an earlier Commission decision. In the meantime the overall site was being rebuilt and it was considered more cost-effective to proceed with the entire project even if the Commission did not approve the additional pads for use (in which case they would have been left in their unfinished state and landscaped accordingly).

The applicant also explained that a new water line was installed and connected to a public water supply rather than using the local ground water source, thereby leaving more groundwater for farm use.

Conclusions

1. That the application made in 1977 requested a 46-pad RV park (the maximum which could be accommodated under sewage disposal technology available at that time).
2. That on February 7, 1978 the Commission by Resolution #8168/1978 approved the RV Park, complete with buffering.
3. That the additional RV pads, to a total of a 59, result in an RV Park not substantially different than the original application.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Pranger

THAT the application be approved subject to a continuous 8 m landscaped buffer along the east, west and south sides of the property.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 640/2009

Resolution #8168/78
Application #114-E-77-05691.

Minutes of the Provincial Agricultural Land Commission

Meeting held at the B.C. Agricultural Land Commission Office, 4333
Ledger Avenue, Burnaby, B.C. on the 7th day of February, 1978.

Present:	G.G. Runka	Chairman
	C.F. Cornwall	Commissioner
	R.I. Kerr	Commissioner
	S. Singh	Commissioner

An application from Mr. J. Hartgerink under Section 11(4) of the Agricultural Land Commission Act was considered for the property described as Lot 12, SE 1/4 Section 6, Township 14, Plan 42053, N.W.D. (more particularly shown on plans submitted to the Commission) with application #114-E-77-05691 requesting approval to locate an overnight campsite on the 6+ acres described above.

It was noted that the land is class $4\frac{6}{5}$ - $3\frac{4}{t}$ and is currently in bush.

Properties to the east and west are small parcels in bush and to the south is 6 acre lot in cleared pasture. To the north is Highway #1.

IT WAS

MOVED BY:

Commissioner Kerr

SECONDED BY:

Commissioner Singh

8168/78

That the application be allowed.

Carried.