



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

January 31, 2012

Reply to the attention of Eamonn Watson
ALC File: 51717

John McDonald
316-5360 204 Street
Langley, BC
V3A 6Z4

Dear Mr. John McDonald:

Re: **Agricultural Land Commission application for non-farm use, 7041 Chadsey Road, Chilliwack**

Please find attached the Minutes of Resolution # 481/2011 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Brian Underhill, Executive Director

Enclosure: Minutes

cc: City of Chilliwack (3370-20 (ALR00209))

EW/51717d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 27th, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

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

COMMISSION STAFF PRESENT:

Brian Underhill	Executive Director
Eamonn Watson	Land Use Planner

APPLICATION ID: # 51717

PROPOSAL: The applicant wishes to develop a campground facility on the subject property. The proposal is to develop approximately 20 RV storage sites. An access driveway would be built to all the sites with a service building at the center of the property.
(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Owner: Gregory Lorne Robinson and Sheila Margaret Robinson
Date of Acquisition: December 10, 2004
Parcel ID: 011-437-227
Title No. BW556395
Legal Description: Lot 2, District Lots 84 and 292, Group 2, New Westminster District, Plan 9908
Civic Address: 7041 Chadsey Road, Chilliwack
Size: 1.6 ha
Area in ALR: 1.6 ha
Current Land Use: Residence
Farm Classification: No
(BC Assessment)

SITE INSPECTION MEETING:

A site inspection was not conducted; the Commission reviewed the file material and deemed it had sufficient information to make a decision regarding the application.

COMMISSION CONSIDERATION:

Context

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission as: (1) to preserve agricultural land; (2) to encourage farming on agricultural land in collaboration with other communities of interest; and (3) 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.

Agricultural Capability

Based on the information contained in Map 92G.020 (Scale 1:25,000) of the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system, the agricultural capability ratings are identified as being:

Unimproved Rating: 2WAT Improved Rating: (7:1 3:2T)

Note: These ratings cover approximately 40% (or 0.6 ha) of the subject property.

Unimproved Rating: 7:2WAT 3:3W Improved Rating: (7:2T 3:2W)

Note: These ratings cover approximately 30% (or 0.5 ha) of the subject property.

Unimproved Rating: 2WT Improved Rating: (7:1 3:2T)

Note: These ratings cover approximately 30% (or 0.5 ha) of the subject property.

Class and Subclass Descriptions

Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

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
T topography
W excess water

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. Although the Commission does acknowledge that the subject property has been debilitated by past activities, the Commission believes there are no external factors that render the general area unsuitable for agricultural use. As such, allowing further non-farm uses in the area would be inappropriate and contrary to the objectives of the *Agricultural Land Commission Act*.

Assessment of Potential Impact on Agriculture

The Commission believes that the proposed use and the associated activities that accompany a land use of this nature would negatively impact existing or potential agricultural use of surrounding lands.

In addition, the Commission does not believe that the proposed non-farm use is consistent with the objective of the *Agricultural Land Commission Act* to encourage farming.

DECISION:

IT WAS

MOVED BY: Commissioner Bert Miles

SECONDED BY: Commissioner Jennifer Dyson

THAT the application for non-farm use be refused for the following reasons:

- The proposal will impact the agricultural use of surrounding lands; and,
- The proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to encourage farming.

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 FINALLY 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 # 481/2011