

# Provincial Agricultural Land Commission

## Application Re-submission

**Application ID:** 55653

**Applicant:** Larson Farms Inc

**Application Type:** non-farm use

**Amended Proposal:** The original proposal (i.e., establishment of a water bottling plant) submitted in 2016, has been amended to establish only a water filling station using an existing well, an existing 500 sq. foot building and for the most part existing road access. The proposed water filling station would be located on a site which was used previously for the “hub” of a tree nursery.

The new proposed use would be consistent with the Regional District zoning which allows resource extraction.

### **Parcel information:**

- Ownership type: fee simple
- Parcel identifier: 012-626-953
- Legal description: block A, Sec.2&3, & sec.34. Twp.1, Rge 28, W6M YDYD Plan 79917
- Parcel area: 164.8 acres
- Civic Address: 56555 Chilliwack Lake Road
- Date of purchase: 12/06/199

### **Owners:**

- Larson Farms Inc., Inc.#593815
- Address: 56555 Chilliwack Lake Road, Chilliwack, V4Z 1A7
- Phone: 604 824-6463, cell: 604 250-7122
- Email: [laronholdings@uniserve.com](mailto:laronholdings@uniserve.com)

### **Current use of Parcels under Application**

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s):  
*This property was formerly used for provincial tree seedling production, but in recent years has been used for minimal forage production. The owner lives on the property and keeps the former nursery production fields open from forest encroachment.*
2. Quantify and describe in detail all agricultural improvements made to the parcel(s).  
As a former provincial tree seedling nursery, the site has a great deal of infrastructure (water reservoir, in-ground irrigation system, wells, coolers, residence, machine sheds, access roadways, fencing)
3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).  
*The parcels do not support any non-agricultural uses.*

### **Adjacent Land Uses:**

- **North:**
  - Land use type: Unused
  - Specify Activity: Chilliwack River and Forested Crown land
- **East:**
  - Land use type: Unused
  - Specify Activity :Forested Crown land
- **South**
  - Land use type: Transportation/Utilities
  - Specify Activity: Chilliwack Lake Road
- **West**
  - Land use type: Unused
  - Specify Activity: Forested Crown land

### **Proposal**

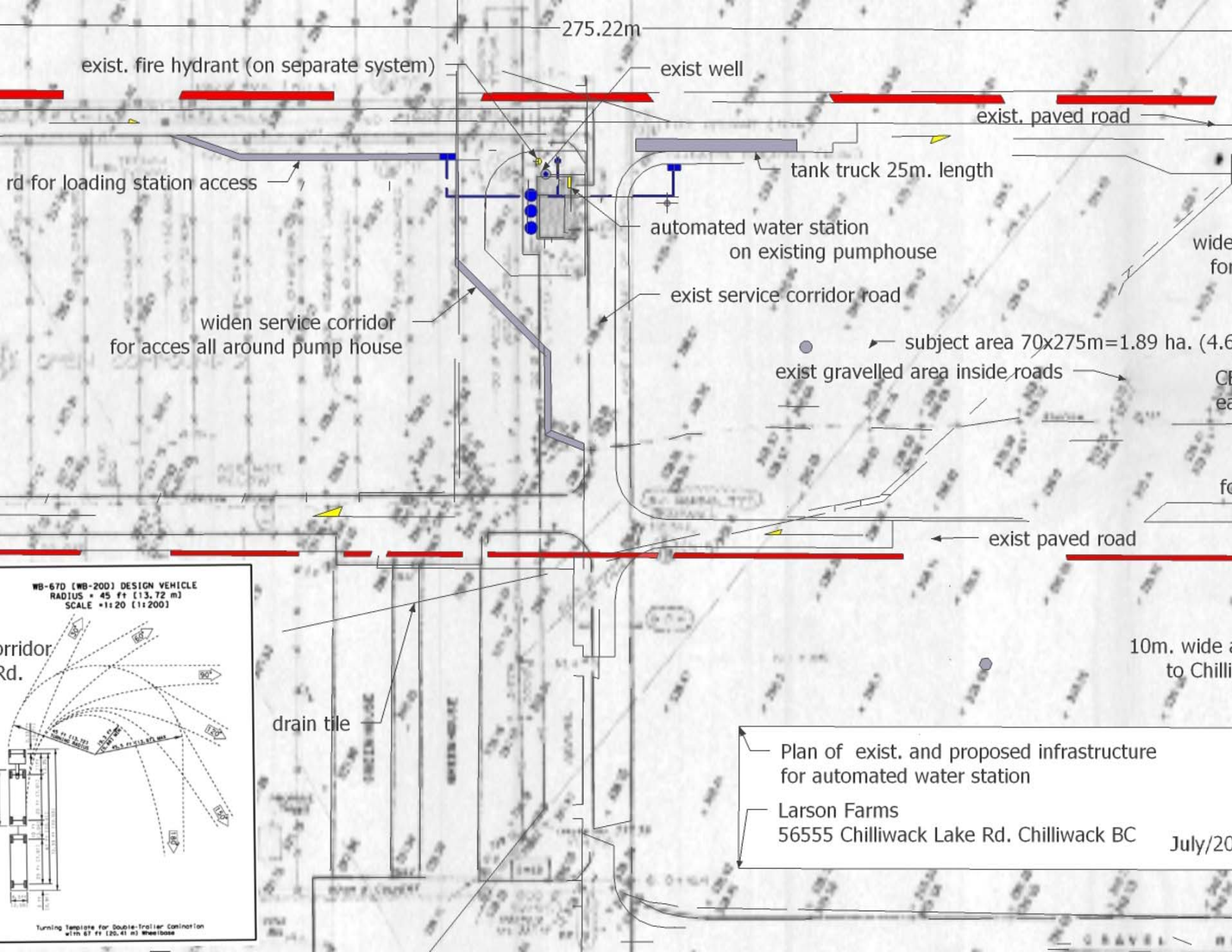
- **How many hectares are proposed for non-farm use**

*The water filling station will use an existing 500 foot square building and the existing road network, therefore only a small amount of land (about 0.4 hectares ) will be required to widen the road approaches to the filling station and construct another road exit. None of the property's cultivated land is required for the proposed water filling station*
- **What is the purpose of the proposal?**

*The applicant would like to establish a water filling station on the site which was formerly used for the "hub" of the tree nursery and which also already contains the well, well house and access road, required for the water filling station.*
- **Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR?**

*The owner has an excellent source of water and is in the process of obtaining a permit from the Province for use of the well water to supply the water filling station. The site for the water filling station is adjacent to the primary access to the property and is gated, secure and is located on the "hub" for the former provincial tree nursery operation. The revenue generated by the water filling station will assist in re-vitalizing the agricultural productivity of the former field nursery production areas. The attached Agrologist provides additional information pertaining to the long term agricultural development plan for the overall property.*
- **Does the proposal support agriculture in the short or long term? Please explain.**

*With this proposed water filling station on site, it would allow the owner the opportunity to expand his agricultural operation by including a hop operation as well as establishing lease arrangements with a couple of existing horticultural farmers from the Fraser valley who has expressed interest in renting a couple of parcels for intensive cropping. For intensive vegetable and berry production to succeed in this area it is critical that the field irrigation system and the off-farm irrigation intake system on Pierce Creek be upgraded.*



275.22m

exist. fire hydrant (on separate system)

exist well

exist. paved road

rd for loading station access

tank truck 25m. length

automated water station  
on existing pumphouse

exist service corridor road

widen service corridor  
for acces all around pump house

subject area 70x275m=1.89 ha. (4.6  
exist gravelled area inside roads

exist paved road

10m. wide  
to Chilliwack Lake Rd.

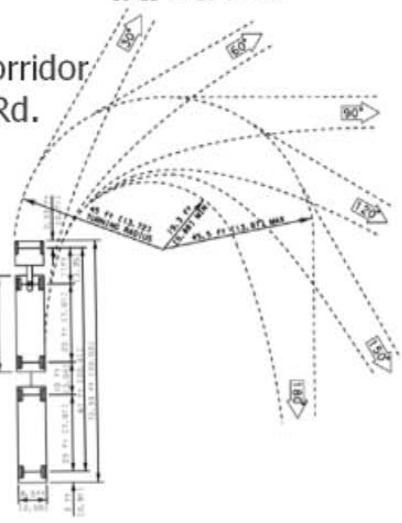
drain tile

Plan of exist. and proposed infrastructure  
for automated water station

Larson Farms  
56555 Chilliwack Lake Rd. Chilliwack BC

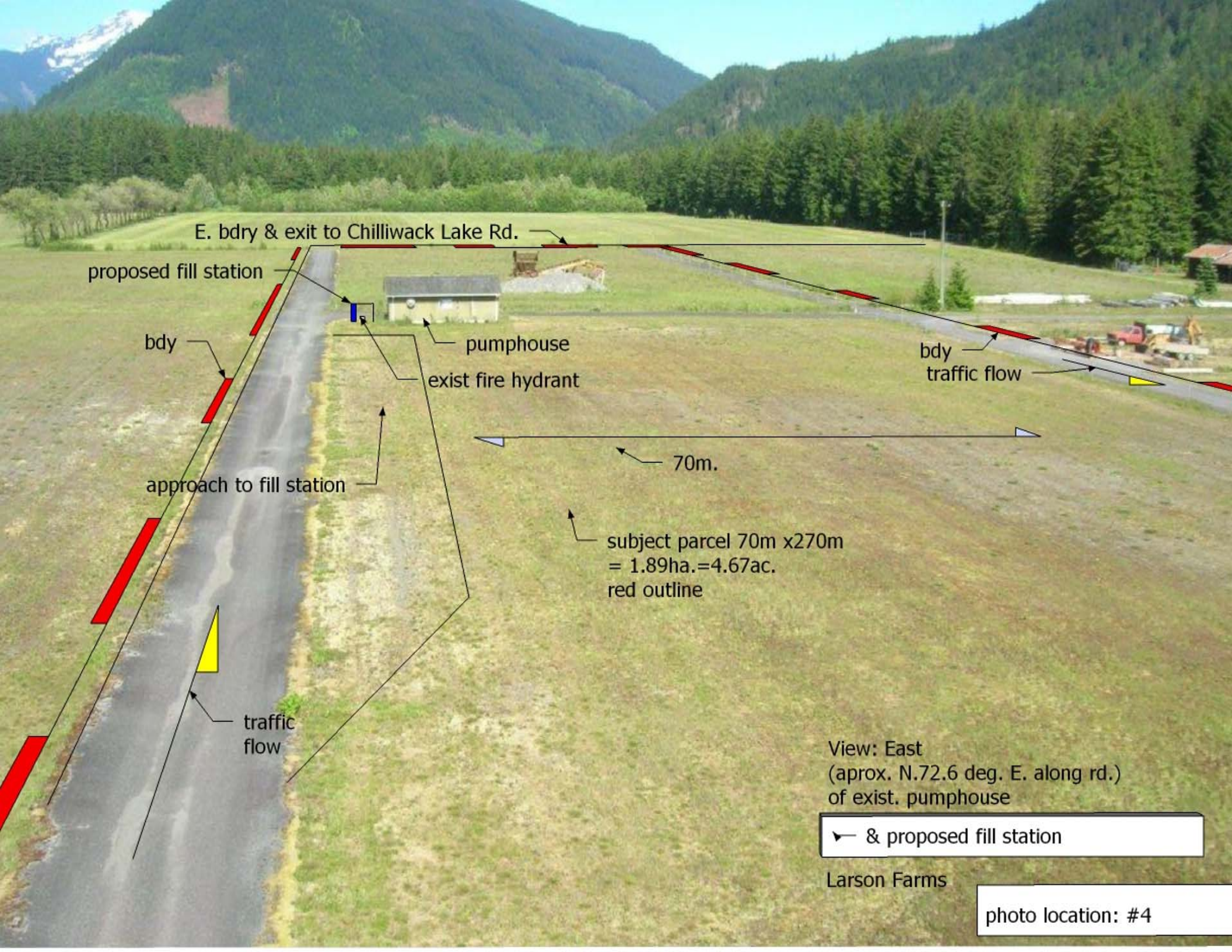
July/20

WB-67D (WB-200) DESIGN VEHICLE  
RADIUS = 45 ft (13.72 m)  
SCALE = 1:20 (1:200)



Turning Template for Double-Trailer Combination  
with 67 ft (20.41 m) Wheelbase





E. bdy & exit to Chilliwack Lake Rd.

proposed fill station

bdy

pumphouse

exist fire hydrant

bdy

traffic flow

approach to fill station

70m.

subject parcel 70m x 270m  
= 1.89ha. = 4.67ac.  
red outline

traffic  
flow

View: East  
(aprox. N.72.6 deg. E. along rd.)  
of exist. pumphouse

▼ & proposed fill station

Larson Farms

photo location: #4





View Westerly  
along rd. south of irrigation pond  
Larson Farms





entrance  
gate

View South to entrance gate  
from Chilliwack Lake Rd.

Larson Farms





View North West over irrigation pond

Larson Farms





view North  
along entrance to Larson Farms  
from Chilliwack Lake Rd.





view North  
along entrance to Larson Farms  
from Chilliwack Lake Rd.





distance across field aprox. 210 m.

ew North East along field west of main bldgs.

arson Farms



## **Larson Farms Water project – Public Information mtg – Feb 21, 2019**

### **Meeting Results**

1. **Community Consultation:** – Based on the numerous ( 700 ) meeting notices sent to all of the residents of the Valley; the invitation to visit the farm and site for the water filling station; and the actual attendance (80+ people) at the public meeting, these efforts directed towards community outreach and consultation should fulfill the requirements as directed by the FVRD.
2. **Presentations at the public meeting**
  - a. Project background and efforts at consultation by Wilf Krickhan
  - b. Hydrology by David Kneale
  - c. Agricultural implications by Dave Melnychuk
3. **Statements of concerns expressed by attendees:**
  - a. Most people expressed concerns that their own water supply might be negatively impacted.
  - b. Several comments were related to the lack of confidence in the science related to hydrology
  - c. Several people indicated a lack of trust in Government to look after the community's need for water
  - d. A few people stated water should not be for sale
  - e. Water should not be placed in plastic bottles.
  - f. A few people were worried that the project would set a precedent and open up the Valley to more urbanization and industrialization
4. **The following is a summary of the questions received by the presenters.**
  - a. Question: What is number of truck movements and volumes of water shipped?
    - i. Answer by Wilf ( 12 loads per day )
  - b. Question: Who will do road maintenance?
    - i. Answer by Wilf ( The Province )
  - c. Question: Where is the water going?
    - i. Answer by Wilf ( To be determined )
  - d. Question: What does the province charge for the water
    - i. Answer by Wilf ( \$ 2.25 per M litres )



- e. Question: What are the benefits to the community?
  - i. Answer by Wilf ( numerous voluntary undertakings by Larson Farms )
- f. Question: Is the project a done deal?
  - i. Answer: NO
- g. Question: Do the Valley residents have a vote on the project
  - i. Answer : NO
- h. Question: What is the business plan for the project?
  - i. Answer by Wilf ( Work in progress )
- i. Question : How and who will monitor the water withdrawals
  - i. Answer by David ( monitored by the Province )
- j. Questions: What will be the affect be on people's wells
  - i. Answer by David ( reference to Davids study )
- k. Questions: What will be the affect on supply of water to hatchery and overall health of the river
  - i. Answer by David ( reference to Davids study )

#### **5. Over all impression:**

- a. Most of the peopled who attended the meeting, expressed a lack of confidence in the governance and science surrounding water issues
- b. The majority of the attendees do not support the project, were not in a mood to accept much of the information provided by the presenters, and challenged the presenters on just about every aspect of the project.
- c. A couple of speakers, although raising concerns, were appreciative of the owner arranging the public meeting.
- d. Two speakers spoke positively about the project and owner.
- e.

Note:

76 signatures were collected on the attendance list.

14 comment cards were collected mostly reflecting comments above.

Numerous queries were raised about lack of document availability on FVRD server