



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

October 6, 2005

Reply to the attention of Gordon Bednard

Gambier Island Sea Ranch
PO Box 38721
North Vancouver, BC - V7M 3N1

Dear Sir/Madam:

Re: **Application # Z-36154**
Reference Plan of Statutory Right of Way Over Part of the Common Property of
Strata Plan VR793 of District Lot 1258, 1653 and 3201, New Westminster District

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to register a statutory right-of-way, for an existing trail, over a section of the above subject property. The application was submitted pursuant to section 6 of BC Regulation # 171/2002.

The Commission writes to advise that it approved your application subject to:

- the use being restricted to the 0.18 ha area identified on the attached plan.
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the Island's Trust and the Sunshine Coast Regional District at your earliest convenience.

The decision noted above is recorded as Resolution # **508/2005**.

Please quote your application number in any future correspondence.

In reviewing your application it was noted that the area of DL 1653 proposed for right-of way dedication (0.31 ha) lies outside the ALR and as such the Commission has no comment on the registration of that proposed right-of-way.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlisen, Chair

cc: Islands Trust - Victoria
Sunshine Coast Regional District - Attn: Paul Thompson
Cornerstone Architecture, 408 611 Alexander St., Vancouver, BC - V6A 1E1

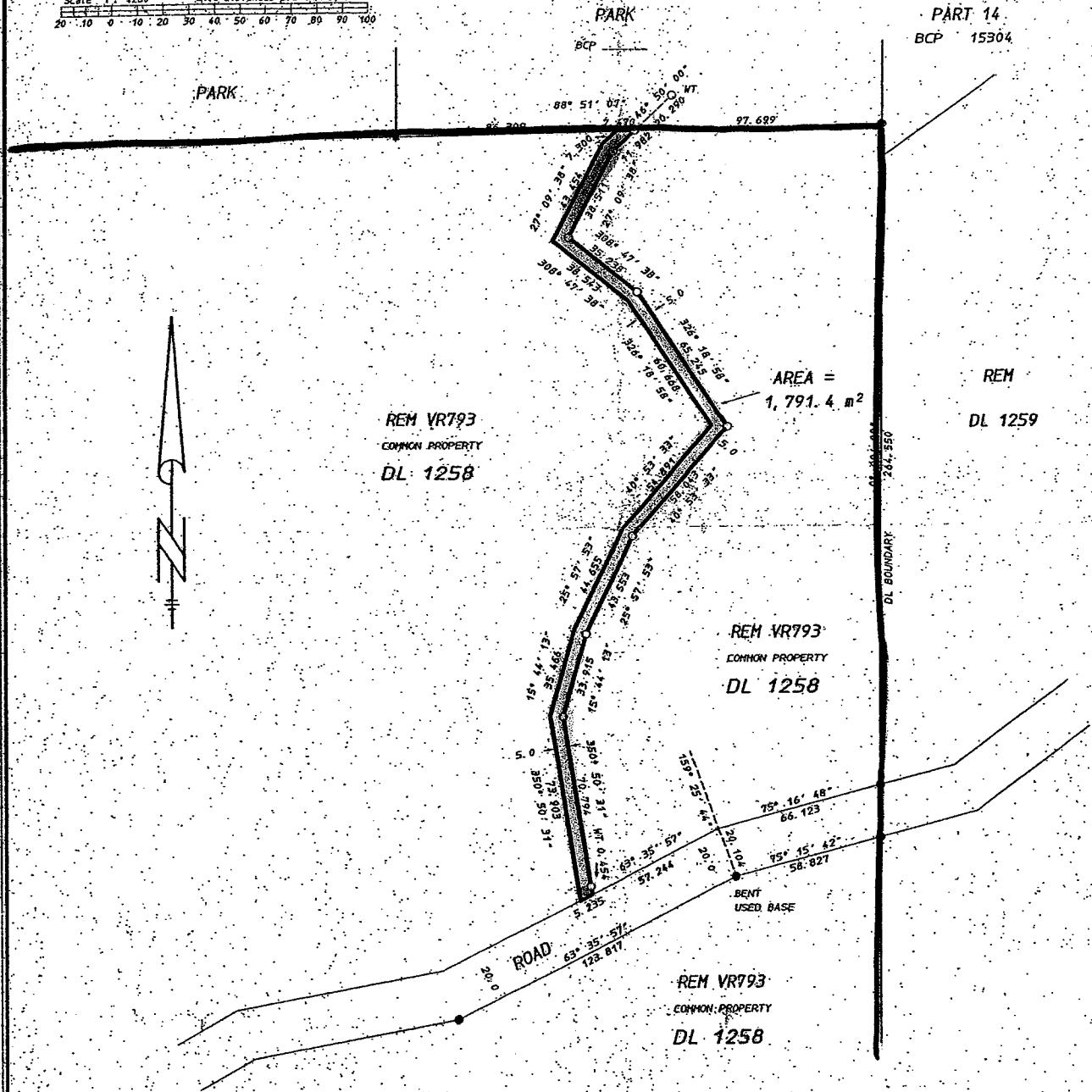
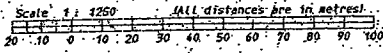
GB/lv/Encl./36154d1

REFERENCE PLAN OF
STATUTORY RIGHT OF WAY OVER PART OF THE
COMMON PROPERTY OF STRATA PLAN VR793 OF DISTRICT
LOTS 1258, 1653 AND 3201, NWD.

GAMBIER ISLAND B.C.G.S. 926.044
 PURSUANT TO SECTION 99. (1) (E) LTA
 FOR PEDESTRIAN ACCESS PURPOSES ONLY

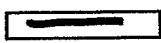
PLAN BCP
 DEPOSITED IN THE LAND TITLE OFFICE
 AT NEW WESTMINSTER, B.C.
 THIS DAY OF _____ 2005

REGISTRAR
 REFERENCE NO. _____

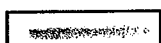


Provincial Agricultural Land Commission

Application: Z-36154
Resolution # 508/2005



Subject property.



Approved 0.18 ha area for trail right-of-way

BEAR'S BLUFF PLAN

I, DAVID LYON, A BRITISH COLUMBIA LAND SURVEYOR OF VANCOUVER IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 27TH DAY OF APRIL, 2005. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER NO 31002 ON THE 6TH DAY OF MAY, 2005.

THE SUNSHINE DISTRICT

David Lyon

B.C.L.S.

Staff Report
Application # Z – 36154 – 0
Applicant: Gambier Island Sea Ranch Ltd.
Agent: Cornerstone Architecture

DATE PREPARED: September 2, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To register a statutory right-of-way over 0.49 ha on Gambier Island.

This application is made pursuant to Section 6 of BC Regulation 171/2002
(*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

BACKGROUND INFORMATION:

The applicant has been required by the Islands Trust to provide rights-of-way for two existing trails on their property as a condition of rezoning. Both of the trails currently exist and are used recreationally by neighbours and hikers.

Local Government:

Islands Trust Gambier Island

Legal Description of Property:

Reference Plan of Statutory Right of Way Over Part of the Common Property of Strata Plan VR793 of District Lot 1258, 1653 and 3201, New Westminster District;

Location of Property:

Between Port Graves Bay and Brigade Bay, Gambier Island

Size of ALR Property Effected:

0.49 ha.

Present use of the Property:

The property is a strata and the Sea Ranch operates a small hobby farm on the property. They typically raise 30-40 chickens, 12-18 pigs, 15-30 lambs and 20-40 turkeys each summer.

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/6
The majority of the property is identified as having secondary ratings.

PREVIOUS APPLICATIONS:

Application #75-0247-0

Applicant: Gambier Island Sea Ranch Ltd.

Decision Date: July 31, 1975

Proposal: To exclude land on the grounds that Gambier Island does not have a ferry system thus making farming a non-profit operation. The land is more suited for recreational use. The applicants intend to subdivide.

Decision: The Commission refused the exclusion. However, the Commission indicated that it would consider some alternative to the proposed 61 five-acre parcel subdivision.

Application #75-0247-1

Applicant: Gambier Island Sea Ranch Ltd.

Decision Date: July 25, 1978

Proposal: To build a 33 strata lot subdivision as per the plan received on July 11, 1978. The plan calls for cluster housing in six groups. The clusters were located on the areas that have poorer agricultural capability.

Decision: Approved subject to the following conditions: 1. Road rights of way and public access routes substantially conform to the layout in the attached plan, Appendix "A"; 2. There shall be no clearing within five meters of any land dedicated to the public except clearing needed for farm purposes; and 3. There shall be a restrictive covenant placed on the commonly held farmland to preclude it being built on for non-farm purposes.

Application #75-0247-2

Applicant: Gambier Island Sea Ranch Ltd.

Decision Date: February 08, 1979

Proposal: Islands Trust is presently preparing a by-law for Gambier Island and brought to the attention of the Commission that the owners were proposing to place two dwelling units on each strata lot.

Decision: The Commission noted that the Agricultural Capability in which the development was to take place was very low and decided to exclude a 9-10 acre portion of the subject property located on the north side of the Port Graves Bay more particularly the area outlined in red lying between the unnamed road and the Bay.

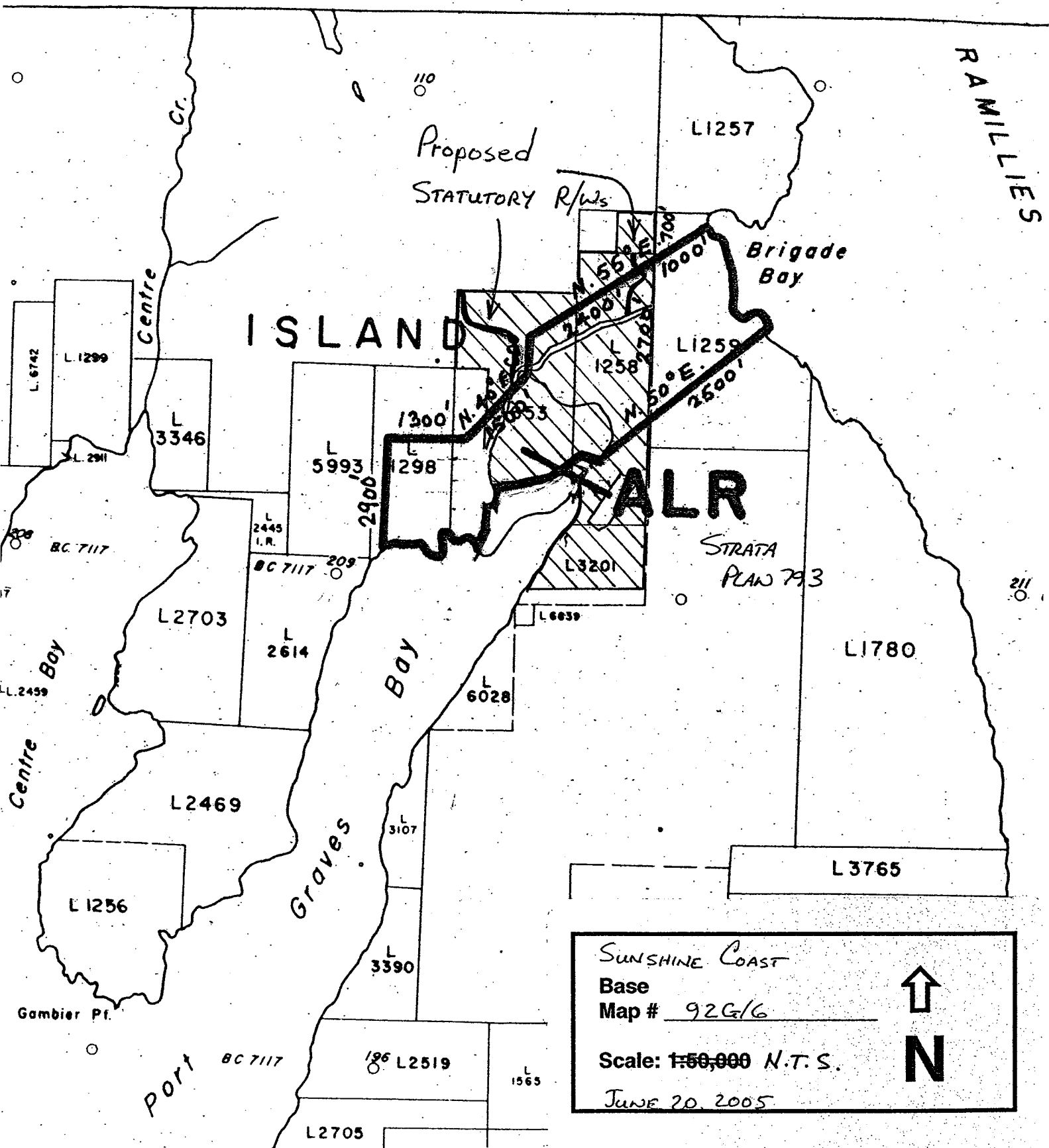
STAFF COMMENTS:

Staff recommends approval.

END OF REPORT

Signature

Date



SUNSHINE COAST
 Base
 Map # 92G/6
 Scale: ~~1:50,000~~ N.T.S.
 JUNE 20, 2005

