



**Agricultural Land Commission**  
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November 29, 2006

Reply to the attention of Terra Kaethler  
ALC File: I - 36966

Stephen Greaves  
4567 Gordon Road  
Campbell River, BC VOR 3B0

Dear Mr. Greaves:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 576/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: City of Campbell River (#6430-20-ALR06-46)

TK/lv/Encl.: Minutes  
36966d2



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on November 8, 2006 at Courtenay, B.C.

<b>PRESENT:</b>	Lorne Seitz	Chair, Island Panel
	Donald Rugg	Commissioner
	David Craven	Commissioner
	Roger Cheetham	Staff
	Terra Kaethler	Staff

### For Consideration

Application: # I - 36966  
Applicant: Stephen Greaves  
Proposal: To subdivide a 1.2 ha lot from the 3.5 ha property  
Legal: PID: 005-114-241  
That part of Lot 20, District Lot 175, Sayward District, Plan 11130,  
Lying to the North of a Boundary Parallel to and Perpendicularly  
Distant 475 feet from the Northerly Boundary of Said Lot 20  
Location: 4567 Gordon Road

### Site Inspection

A site inspection was conducted on November 8, 2006. Those in attendance were:

- Applicant: Stephen Greaves
- Commissioners: Lorne Seitz, David Craven, Don Rugg
- Staff: Roger Cheetham, Terra Kaethler

The Commission met with the applicant on the property. The property was relatively flat and the front portion had been cleared; the back portion was treed. The Commission noted that the soil appeared to have high capability.

### Discussion

#### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The subject property has been identified as having prime ratings for agricultural capability. Prime ratings indicate that the land is capable of producing a wide range of crops with minor limitations of soil or climate that pose no major difficulties in management.

#### **Assessment of Agricultural Suitability**

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. Although there is considerable residential and non-farm use in the area, the existing property size is consistent with surrounding properties and would be suitable for small lot agricultural use. Therefore the Commission does not believe there are external factors that render the land unsuitable for agricultural use.

### **Assessment of Impact on Agriculture**

The Commission discussed that the creation of two smaller lots on this property would be undesirable from an agricultural perspective as it would substantially limit the agricultural capability of the property. Therefore, the Commission believes the proposal would negatively impact potential agricultural use of the property and surrounding lands and as such is not prepared to allow subdivision of the property.

### **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Don Rugg  
**SECONDED BY:** Commissioner David Craven

THAT the application be refused as proposed.

### **CARRIED**

**Resolution # 576/2006**