



Agricultural Land Commission
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January 18, 2007

Reply to the attention of Terra Kaethler
ALC File: # J- 37077

Angela Hall
3260 Doupe Road
Duncan, BC V9L 6P1

Dear Madam:

Re: **Application to Subdivide Land in the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution # 0006/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Cowichan Valley Regional District (#2-E-06ALR)

RC/lv/Encl.
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THAT the proposed subdivision along Doupe Road be approved as proposed.

AND THAT the approval is only valid for three (3) years from the date of this decision. If the subdivision is not completed within this time-frame, the approval will lapse.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

CARRIED
Resolution # 0006/2007



**Staff Report
Application # J – 37077
Applicant: Angela Hall**

DATE RECEIVED: November 20, 2006

DATE PREPARED: December 5, 2006

TO: Chair and Commissioners – Island Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide the 11.7 ha property into a 2.8 ha lot and a 8.9 ha lot as divided by Doupe Road

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Cowichan Valley Regional District

Legal Description of Property:

PID: 001-192-205

Parcel B (DD 35773 I), Section 8, Range 5, Quamichan District, EXCEPT Part in Plan 3199RW

Purchase Date:

October 1996

Location of Property:

3260 Doupe Road, Duncan

Size of Property:

11.7 ha (The entire property is in the ALR).

Present use of the Property:

Parcel North side of Road - horse pasture, South side of Road - House, chicken coop, barn/shop, hay barn, horse pasture

Surrounding Land Uses:

WEST: Dog kennels, hay, residence
SOUTH: Horse pasture, hay, residence
EAST: Residence, few chickens
NORTH: Hay fields

Agricultural Capability:

Data Source: Agricultural Capability Map # 92B/12
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

Cowichan-Koksilah OCP Bylaw No. 1490
Designation: Agriculture

Zoning Bylaw and Designation:

Zoning: Bylaw No. 1840
Designation: A-1
Minimum Lot Size: 12 ha

PREVIOUS APPLICATIONS:

Application #29570-0

Applicant: Parfitt, Chris & Margaret
Decision Date: April 20, 1995
Proposal: To subdivide the 11.8 ha property into two lots as divided by Doupe Road.
Decision: Refused on the grounds that subdivision would increase the residential density of the area to the detriment of agriculture. The Commission would allow the subdivision of the northerly arable areas subject to their consolidation with adjoining agricultural properties.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Cowichan Valley Regional District Board: The Regional Board forwarded the application without recommendation

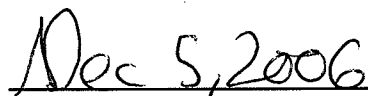
ATTACHMENTS:

- Planning Division Comments - from the Local Government Report (2 pages) (Submitted by Cowichan Valley Regional District)
- Sketch showing proposal and existing land uses (submitted by the applicant)
- ALC Context Map - 92B.072 - 1:20,000 (created by ALC Staff)
- Airphoto - 1:5,000 (created by ALC Staff)

END OF REPORT



Signature



Date