



Agricultural Land Commission
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April 11, 2007

Reply to the attention of Terra Kaethler
ALC File: # I - 37217

McElhanney Associates
1371 - B Cedar Street
Campbell River, BC V9W 2W6

Dear Sir/Madam:

Re: Application to Include land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 95/2007 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.

Please be advised that this application satisfies the conditions of Resolution #472/2004 (ALC file #I-35550). The Order to the Register of Land Titles to register the approved subdivision is attached.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

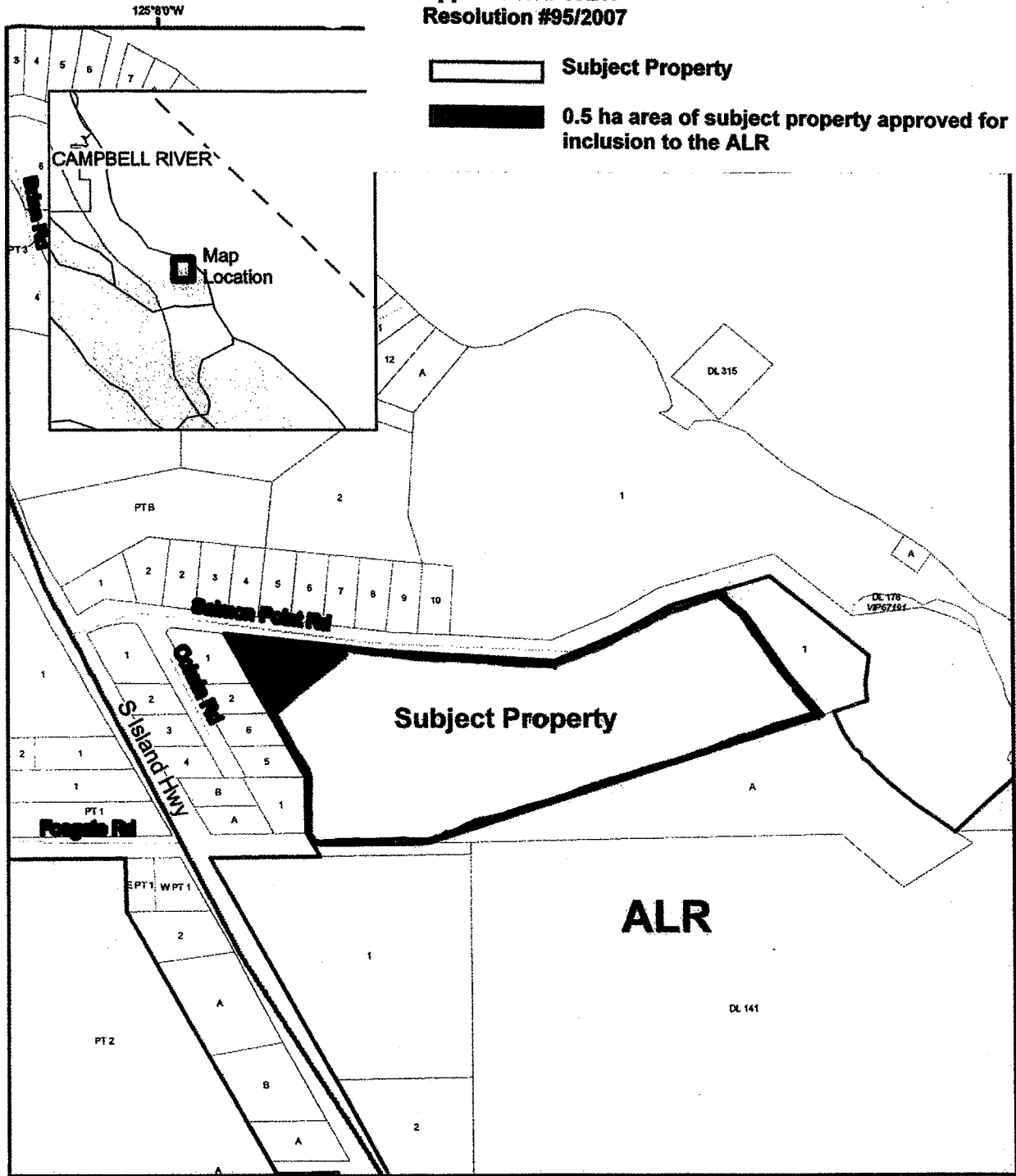
Erik Karlsen, Chair

cc: Regional District of Comox-Strathcona (#ALR-1D-06)

Enclosure: Minutes/Sketch Plan

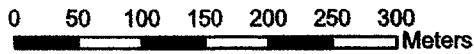
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Provincial Agricultural Land Commission
Application # 37217
Resolution #95/2007



ALC Context Map

Map Scale: 1:5,000



ALC File #:	11-07-37217
Mapsheet #:	92F.085
Map Produced:	Feb 12, 2007
Regional District:	Comox-Strathcona



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 15, 2007 in Courtenay, B.C.

PRESENT: Lorne Seitz Chair, Island Panel
 David Craven Commissioner
 Donald Rugg Commissioner
 Terra Kaethler Staff

For Consideration

Application: # I- 37217
Applicant: Al & Doreen Stobbe
Agent: McElhanney Associates
Proposal: To include a 0.5 ha portion of the subject project into the Agricultural Land Reserve to satisfy a condition of approval under Resolution #472/2004 (application #I-35550).

Legal: PID: 004-361-831
 Lot D, District Lot 178, Comox District, Plan 14230, EXCEPT Parts included within the boundaries of Plans 14584 and 18195
Location: 2199 Salmon Point Road, Oyster Bay-Buttle Lake (near Salmon Point Resort)

Site Inspection

No site inspection was conducted.

Discussion

The Commission noted that the proposal to include a 0.5 ha portion of the subject project into the Agricultural Land Reserve was to satisfy a condition of approval under Resolution #472/2004 (application #I-35550). Therefore the Commission had no objection to the proposal.

IT WAS

MOVED BY: Commissioner Rugg

SECONDED BY: Commissioner Seitz

THAT the application be approved.

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 # 95/2007



Staff Report
Application # I – 37217
Applicant: Al & Doreen Stobbe
Agent: McElhanney Associates

DATE RECEIVED: January 31, 2007

DATE PREPARED: February 28, 2007

TO: Chair and Commissioners – Island Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To include a 0.5 ha portion of the subject project into the Agricultural Land Reserve to satisfy a condition of approval under Resolution #472/2004 (application #I-35550).

This application is made pursuant to section 17(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Regional District of Comox-Strathcona

Legal Description of Property:

PID: 004-361-831

Lot D, District Lot 178, Comox District, Plan 14230, EXCEPT Parts included within the boundaries of Plans 14584 and 18195

Purchase Date:

1979

Location of Property:

2199 Salmon Point Road, Oyster Bay-Buttle Lake (near Salmon Point Resort)

Size of Property:

7.7 ha (7.2 ha are in the ALR).

Present use of the Property:

Residential

Surrounding Land Uses:

WEST: Residential Properties
SOUTH: UBC Farm/Residential
EAST: Slough/Parkland
NORTH: Salmon Point Resort/Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 92F.085
The majority of the 0.5 ha area proposed for inclusion is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Oyster Bay-Buttle Lake OCP Bylaw No. 1857 (1996)
Designation: Agriculture

Zoning Bylaw and Designation:

Campbell River Zoning Bylaw No. 1404
Designation: RU-1
Minimum Lot Size: 8 ha

PREVIOUS APPLICATIONS:

Application #35550-0

Applicant: Al & Doreen Stobbe
Decision Date: October 14, 2004
Proposal: To subdivide the 7.7 ha property in order to provide a 1 ha homesite on which to build a new home. The balance of the property and the existing dwelling would be used by their son.
Decision: Allowed subject to inclusion of the non-ALR portion of the subject property into the ALR.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Comox-Strathcona Regional District Board: The Regional Board forwarded the application with a recommendation of support.


STAFF COMMENTS:

Staff recommends that the application be approved as it was a condition of approval of a previous application (#I-35550).

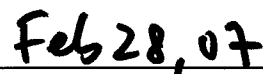
ATTACHMENTS:

- ALR Context Map
- Air photo

END OF REPORT



Signature



Date