



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

Reply to the attention of Terra Kaethler  
ALC File: S-37664

November 19, 2007

Jeff McCallum  
2736 Munro Road  
Nanaimo, BC V9R6X4

Dear Sir:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 556/2007 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: Regional District of Nanaimo (6635-04-0703)

Enclosure: Minutes/Sketch Plan

TK/37664d1.doc



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

**A meeting was held by the Provincial Agricultural Land Commission on October 11, 2007, in Cobble Hill, B.C.**

**PRESENT:**

Erik Karlsen	Chair
David Craven	Commissioner
Donald Rugg	Commissioner
Terra Kaethler	Staff

### **For Consideration**

Application: # S- 37664  
Applicant: Jeff McCallum  
Proposal: Subdivision for a Relative: To subdivide the two existing subject properties (total area 6.4 ha) into a 3.4 ha lot, a 2 ha lot and a 1 ha lot. One of the lots (final size 3.4 ha) would largely stay the same save a 0.1 ha area to be added to the second lot which is to be divided in two.

Legal:

- PID: 003-123-731  
Lot 13, Section 17, Township 4, Mountain District, Plan 23601
- PID: 003-123-740  
Lot 14, Section 17, Range 4, Mountain District, Plan 23601

Location: 2736 Munro Road, Nanaimo

### **Site Inspection**

A site inspection was conducted on October 11, 2007. Those in attendance were:

- Erik Karlsen              Chair
- David Craven            Commissioner
- Donald Rugg             Commissioner
- Terra Kaethler         Staff
- Jeff McCallum           Applicant

The Commission met with the applicant and walked the properties. The applicant noted that the lot line adjustment would allow the proposed subdivision of Lot 13 to meet the minimum lot size and provide better access to the back corner of Lot 13. The Commission walked Lot 13 and noted that the top of the property was sloped and mostly forested, and that a creek divided the property from a small field. The Commission also walked Lot 14 and noted that majority was cleared and used for grazing.

### **Context**

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and

3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

## **Discussion**

### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject properties was a mix of Class 3 (improvable) to Class 7 with limitations of topography and moisture deficiency.

- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

The Commission considered that Lot 13 had minimal agricultural capability due to the slope and creekbed on the property. However, the majority of Lot 14 is identified as Class 3 and appeared to have significant agricultural potential.

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

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission discussed that the lot line adjustment was proposed to enable subdivision of Lot 13 and would have no impact.

The proposed subdivision on Lot 13 would divide the property along the creek, maintaining the small field within the remainder. The Commission did not believe that the proposal would have any negative impact on agriculture, due to the topography and excess wet areas of the property. Further the Commission did not believe the proposal would impact existing or potential agricultural use of surrounding lands as the surrounding area is predominantly rural residential and there were a number of small lots in the area.

The Commission discussed that Lot 14 had more agricultural potential and noted that it would not look favourably on any future subdivision of Lot 14.

## **Conclusions**

1. That area proposed for subdivision has limited agricultural capability.
2. That the proposal will not impact agriculture.

## **IT WAS**

**MOVED BY:** Commissioner Rugg

**SECONDED BY:** Commissioner Craven




THAT the application be approved.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 556/2007**




-  Subject Property
-  Approved subdivision of 1.0 ha
-  Approved Lot line adjustment of 0.1 ha

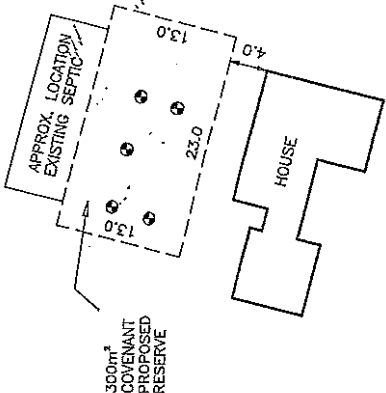
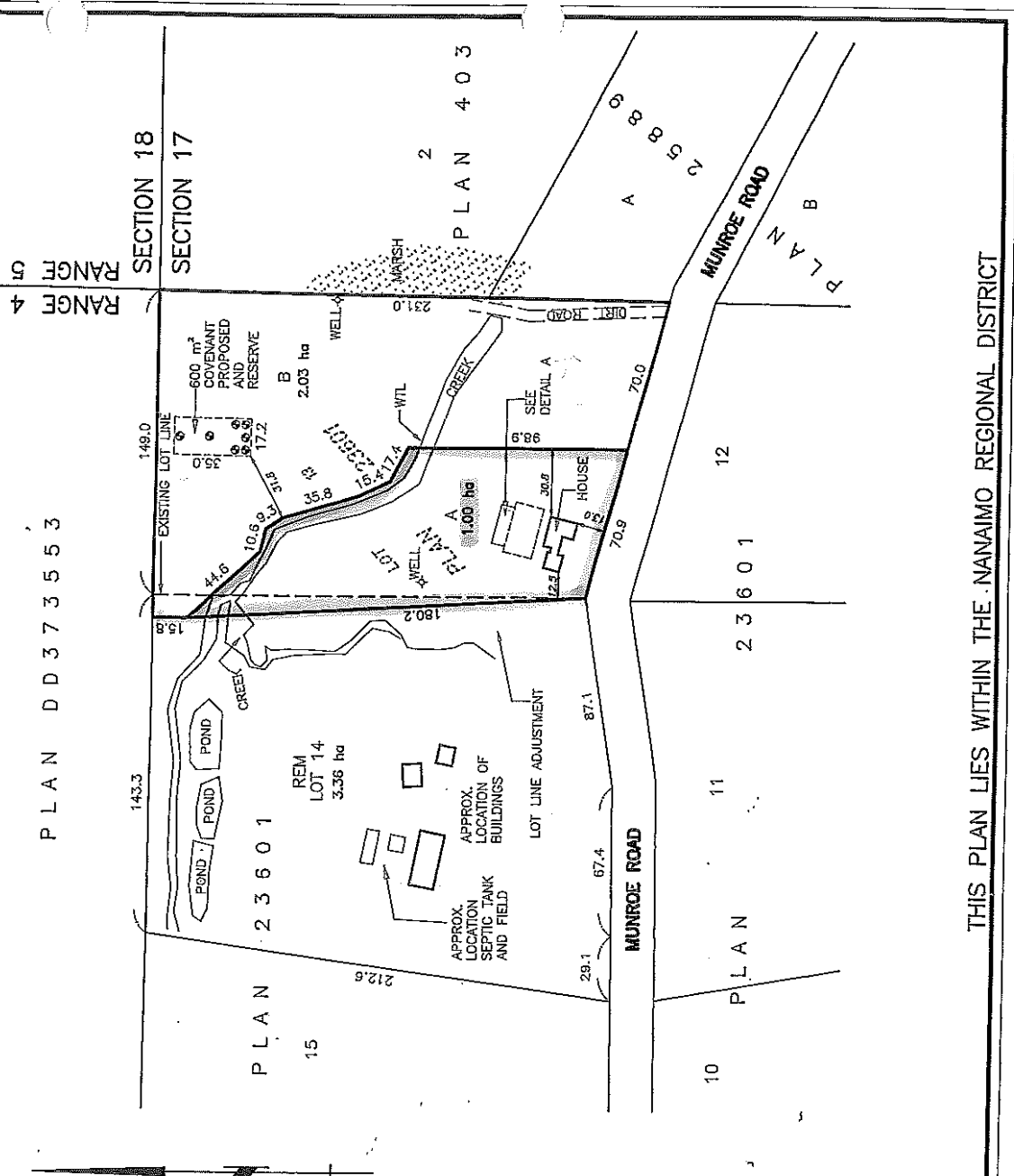
**PROPOSED SUBDIVISION OF LOT 13 AND  
 PART OF LOT 14, PLAN 23601, SECTION 17,  
 RANGE 4, MOUNTAIN DISTRICT.**

SCALE : 1:2000



**LEGEND**

- THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
- LOT DIMENSIONS DERIVED FROM LAND TITLE OFFICE RECORDS AND PIN TIES.
- SOME SYMBOLS AND LINES MAY BE EXAGGERATED FOR CLARITY.
-  DENOTES WATER WELL FOUND.
-  WTL DENOTES PRESENT WATER LINE.
-  DENOTES TEST PIT.



DETAIL A  
 SCALE 1:500

**McElhanney**  
 McELHANNAY ASSOCIATES  
 LAND SURVEYING LTD.  
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 NANAIMO, BC V9S 3Y3  
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OUR FILE NO. 80801-1  
 OUR DRAWING NO. 80801-01.DWG

THIS PLAN LIES WITHIN THE NANAIMO REGIONAL DISTRICT