



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: S-37684

December 20 , 2007

Alan Noble
2442 Summerset Road
NanOOSE Bay, BC V9P9E4

Dear Mr. Noble:

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

Please find attached the Minutes of Resolution # 698/2007 outlining the Commission's decision as it relates to the above noted application.

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 Nanaimo (6635-04-0705)

Enclosure: Minutes

TK/37684d1.doc

Discussion

The Commission noted that through previous decisions, it had allowed several areas of the parcel to be subdivided from the parent parcel. In doing so, the Commission had taken into account the specific nature of those areas which were not part of the observed farm operation and had left the 14.0 ha parcel intact as it was found to contain most of the land with potential for agriculture.

The currently proposed subdivision involves part of the existing agricultural operation. The Commission believed it to be in the best interest for agriculture to retain the maximum amount of usable land of the existing operation in one parcel. It believed that the subject property had sufficient agricultural capability and was suitable for agriculture at its current size, and that retaining its current size would maximize the agricultural potential of the property.

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It was of the view that subdivision of this kind contributes to the incremental parcelization of agricultural areas. As such, the Commission believed the proposal would impact existing or potential agricultural use of the subject property and surrounding lands.

Conclusions

1. That the land under application is capable and suitable for agricultural use.
2. That the proposal will impact the agricultural potential of the property.

IT WAS

MOVED BY: Commissioner Rugg

SECONDED BY: Commissioner Seitz

THAT the application be refused.

CARRIED

Resolution # 698/2007