



Agricultural Land Commission
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May 26, 2008

Reply to the attention of Ron Wallace
ALC File: Z-37949

Ventureland Management Ltd
507-5525 West Boulevard
Vancouver, BC V0N3W6

Attention: Jim Green

Re: Application for Transportation, Utility and Recreational Trail Uses in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 276/2008 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

cc: Sunshine Coast Regional District
965 Lands Inc. 507-5525 West Boulevard Vancouver, BC V6M3W6

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 09, 2008 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

For Consideration

Application: # Z- 37949
Applicant: 965 Lands Inc.
Agent: Ventureland Management Ltd
Proposal: Proposal to dedicate public road to the Ministry of Transportation
Legal: PID: 015-955-176
District Lot 965, New Westminster District Group 1, EXCEPT Part in Highway Plan 14999
Location: Williamson Landing Road, Port Mellon

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 property is

- Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
 - Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
 - Class 7 – Land in this class has no capability for arable or sustained natural grazing
- Subclasses

A	soil moisture deficiency
P	stoniness
D	undesirable soil structure
R	shallow soil / bedrock outcroppings
T	topography
W	excess water

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.

The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It was noted there will be little physical alteration of the subject land as the Port Mellon Highway and the Williamson Landing Road are existing roads. It was also felt the proposal to extend a 20 meter portion of Storvold Road to Mellon Highway would have no impact on agriculture.

Conclusions

That the proposal to dedicate public road to the Ministry of Transportation will not have a significant impact on agriculture.

IT WAS

MOVED BY: Commissioner Bose

SECONDED BY: Commissioner Tomlinson

THAT the application be allowed subject to the following conditions:

- that the dedicated public road right-of-way be in substantial compliance with the proposal submitted with the application
- that the survey plans for the road right-of-way must be completed within three (3) years of 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 # 276/2008