



**A meeting was held by the Provincial Agricultural Land Commission on November 20, 2008 at the Simon Fraser University Wosk Centre for Dialogue, Vancouver, BC.**

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff

**For Consideration**

Application: # Z-38611  
Applicant: DL 965 Lands Inc  
Agent: Jim Green  
Proposal: To exclude two portions of the subject property totaling 2.73 ha. These two portions of the property are located at the north side of the property and are separated from the remainder of the property by a road right-of-way.  
Legal: PID: 015-955-176  
District Lot 965, New Westminster District, EXCEPT Part in Highway Plan 14999  
Location: Adjacent to Port Mellon Highway, West Howe Sound.

**Site Inspection and Exclusion Meeting**

A site inspection was conducted on June 17, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Jon McRea Sussex Realty - Gibsons

The Commissioners and Staff met with Mr. McRea and viewed the subject property. It was noted that the two portions of the property are separated from the remainder of the property by a road right-of-way.

**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.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from or to include land into the ALR or to subdivide or use land in the ALR for non-farm purposes.

## **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
R	shallow soil / bedrock outcroppings
T	topography
W	excess water

### **Assessment of Agricultural Suitability**

The Commission believed the two areas proposed for exclusion were not suitable for agriculture due both to their small size and that they are separated from the remainder of the property by a roadway.

### **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 believed the overall proposal, including the application to include a 9.7 ha portion of the property into the ALR, would benefit agriculture and meet the objectives of the applicant.

## **IT WAS**

**MOVED BY:** Commissioner Bose

**SECONDED BY:** Commissioner Pranger

THAT the application be allowed subject to the following conditions:

- the concurrent inclusion of the non-ALR portion of the property into the ALR as proposed in ALC Application # Z-38669
- approval for exclusion is granted for the sole benefit of the applicant and is non-transferable.

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 # 828/2008**



**Agricultural Land Commission**  
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February 23, 2009

Reply to the attention of Ron Wallace  
ALC File: Z-38611  
Z-38669

DL 965 Lands Inc  
507-5525 West Blvd  
Vancouver, BC V6M3E6

Attention: Jim Green

**Re: Application to Exclude land from the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 828/2008 outlining the Commission's decision as it relates to the above noted application.

The Commission requires that the two areas be identified by way of a plan of subdivision following which, it will advise the Registrar of Land Titles that the two areas, as shown on the attached plan, have been excluded from the ALR subject to the concurrent inclusion into the ALR of approximately 9.7 ha, also shown on the attached plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Sunshine Coast Regional District  
BC Assessment,

RW/  
i/Z-38611d1