



Agricultural Land Commission
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December 16, 2005

Reply to the attention of Gordon Bednard

Trevor Ladret and Fleurette Morrison
RR1 - C-11 Verkirk Road
Powell River, BC - V8A 4Z2

Dear Sir/Madam:

Re: **Application # X-36348**
District Lot 5512, South West 1/4, New Westminster District Group 1,
EXCEPT Part in Plan LMP8550

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide a 2 ha lot from the 9.5 ha subject property. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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. The Commission suggests you contact the Powell River Regional District at your earliest convenience.

The decision noted above is recorded as Resolution # 664/2005.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

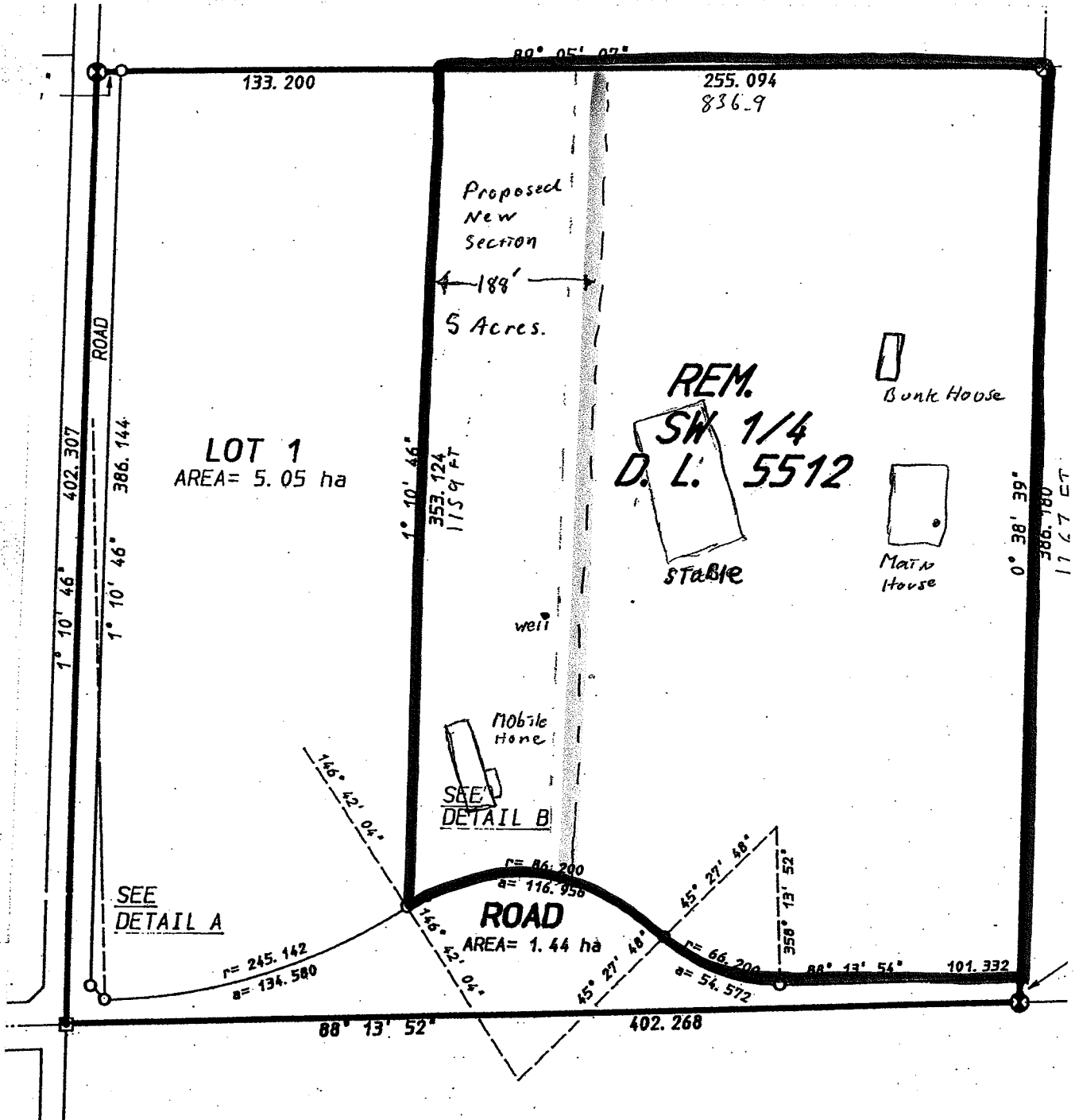
Per:

A large, stylized handwritten signature in black ink, appearing to be 'Erik Karlsen', is written over the signature line and extends upwards into the 'Per:' label.

Erik Karlsen, Chair

cc: Powell River Regional District - Attn: Don Turner

GB/lv/Encl.
36348d1



Provincial Agricultural Land Commission

Application: X-36348

Resolution # 664/2005



Subject property.



Subdivision allowed within the ALR



Staff Report
Application # X – 36348
Applicant: Trevor Ladret / Fleurette Morrison

DATE PREPARED: November 28, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To subdivide a 2 ha lot from the 9.5 ha subject property. The lot would be for the son (Trevor Ladret) of the owner and the owner would retain the larger parcel. The applicants' state that one issue is the insurance which has to be paid on the son's mobile because it is on the same property as the horse riding/boarding facility run by the owner. As well, the applicants note the poor agricultural capability of the property. The owner intends to eventually sell off the larger parcel and relocate to the smaller (if approved) and at that time the son will relocate off the property.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

One previous application- see below.

Local Government:

Powell River Regional District

Legal Description of Property:

PID: 015-832-911

District Lot 5512, South West 1/4, New Westminster District Group 1, EXCEPT Part in Plan LMP8550

Purchase Date (m/d/y):

12/01/1977

Location of Property:

Verkirk Road, east of Pear Road, Powell River RD

Size of Property:

9.5 ha (The entire property is in the ALR).

Present use of the Property:

two dwellings (mobiles), horse stable, shop and portable sawmill.

Surrounding Land Uses:

WEST Small sheep farm (no dwellings) in ALR (Lot allowed by Commission in 1990)

SOUTH: Large vacant, privately owned land in ALR

EAST: Forested crown land and managed forest out of ALR

NORTH: Large Managed forest property out of ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # Powell River Study
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Agriculture

Zoning Bylaw and Designation:

No Zoning in this area

PREVIOUS APPLICATIONS:**Application #25307-0**

Applicant: Ladret & Morrison,

Decision Date: May 1991

Proposal: Subdivision of 5.5 ha lot from west side of property

Decision: Allowed – proposed buyer wants smaller lot than the 8 ha lot previously approved

Application #5189

Applicant: Verkerk

Decision Date: 1977

Proposal: Subdivide into 2 lots of 8 ha each

Decision: Allowed

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No objections to the subdivision

STAFF COMMENTS:

The Commission may wish to consider the following regarding this application:

The land has poor capability - only improvable to class 4 for the most part

The applicant has already been permitted a subdivision in 1990 and created a separate parcel

There may be other ways to lower the applicants insurance costs without subdividing the land (lifetime lease), and insurance cost is a poor reason to allow subdivision.

It seems that while the mother wants to downsize, she will be retaining the property which contains the most work.

If the Commission is inclined to allow subdivision, the most logical split would be into two lots of equal size which would be consistent with the approval given in 1990 - Otherwise the expectation would be in the future that the remainder could also be split into 5 acre lots.

END OF REPORT

Signature

Date