



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604-660-7000  
Fax: 604-660-7033  
www.alc.gov.bc.ca

January 23, 2006

Reply to the attention of Ron Wallace  
ALC File: #S-36081

Brian & Belinda Strachan  
915 Horseshoe Road  
Gabriola Is., BC – V0R 1X3

Dear Mr. and Mrs. Strachan:

**Re: Application for Non-Farm Use in the Agriculture Land Reserve**

The Provincial Agricultural Land Commission (the "Commission") has concluded its review of the application and encloses for your review the Minutes of Resolution #643/2005 outlining its decision.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Islands Trust (File No. GB-ALR-2005.1)  
700 North Road, Gabriola Island, BC V0R 1X3

RW/eg  
I/36081d1



Page 2

**IT WAS**

**MOVED BY:** Commissioner Seitz

**SECONDED BY:** Commissioner Craven

THAT the application be refused as submitted.

**CARRIED**

**Staff Report**  
**Application # S – 36081-0**  
**Applicant: Brian & Belinda Strachan**  
**Location: 915 Horseshoe Road, Gabriola Island**

**DATE PREPARED:** June 22, 2005

**TO:** Chair and Commissioners – Island Panel

**FROM:** Simone Magwood and Ron Wallace, Regional Research Officers

**PROPOSAL:** To sell water from a production well on the property

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The applicant wishes to sell water on the Island of Gabriola and has developed a production well on his property. He has installed observation wells to ensure that the groundwater withdrawal does not affect his neighbours' wells.

**Local Government:**

Islands Trust Regional District of Nanaimo

**Legal Description of Property:**

PID: 002-305-488

Lot 1, Section 19, Gabriola Island, Nanaimo District, Plan 25487

**Purchase Date**

12/1/03

**Location of Property:**

915 Horseshoe Road, Gabriola Island

**Size of Property:**

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

**Present use of the Property:**

The property is currently farmed. The applicants produce hay and have two greenhouses. There is also a house and barn on the property.

**Surrounding Land Uses:**

- WEST:** Forested land ((non-ALR)
- SOUTH:** Forested/Residential (ALR)
- EAST:** Forested/Residential (ALR)
- NORTH:** Forested land (with residence) (ALR)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/4  
 The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

Gabriola Island Official Community Plan (Gabriola Island) Bylaw no. 166, 1997 designates the parcel as Agricultural.

**Zoning Bylaw and Designation:**

Designation under the Gabriola Land Use Bylaw, 1999 "Agriculture" (AG)  
 Minimum Lot Size: 8.0 ha. Home occupations are permitted within this zoning.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Gabriola Island Local Trust Committee:** The proposed use is currently permitted as a home occupation provided it meets home occupations regulations. The Local Trust Committee is in the process of reviewing the sale of water. For clarity, all aspects of the water sale business must be indoors and not exceed the area requirements as set out in the regulations.

Local government requirements for this operation will include the following:

- That the entire operation is contained within the dwelling unit and /or accessory buildings, including the wellheads, vehicle storage and vehicle loading and unloading.
- That the maximum floor area for all home occupations not exceed 150 m<sup>2</sup>.
- That the business is operated by at least one resident of the property.
- That the maximum number of employees on the property at any one time is four.

**Commission Staff Comments:**

Staff recommends that the Commission consider the following point:

- The construction of a building around the well site may not be necessary for the development of this business; and if not constructed could result in less impact on the agricultural land base of the property.
- As water is a scarce resource on Gabriola Island, the Commission should consider the impact of this development on agricultural operations also relying on a source of well water.

---

**END OF REPORT**

---

**Signature**

---

**Date**

