



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

March 28, 2006

Reply to the attention of Roger Cheetham

Peter & Tryntje Dekens  
7059 Granville Road  
Port Alberni, BC V9Y 8M1

Dear Sir/Madam:

RE: Application #A-36477

PID: 014-477-211

Lot 1, "The Loop Farms" Alberni District, Plan 48839

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the subject property into two lots. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on 7<sup>th</sup> March 2006. The Commission found the meeting and site visit informative. In particular, the Commission noted that the property has significant rock outcrops and poor soils and consequently the agricultural potential of the property is very low.

Accordingly 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 Regional District of Alberni-Clayoquot at your earliest convenience.

The decision noted above is recorded as Resolution # **0083/2006**.

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:

Erik Karlsen, Chair

pc: Regional District of Alberni-Clayoquot (#AB05006)

RC/lv/Encl./36477d1.

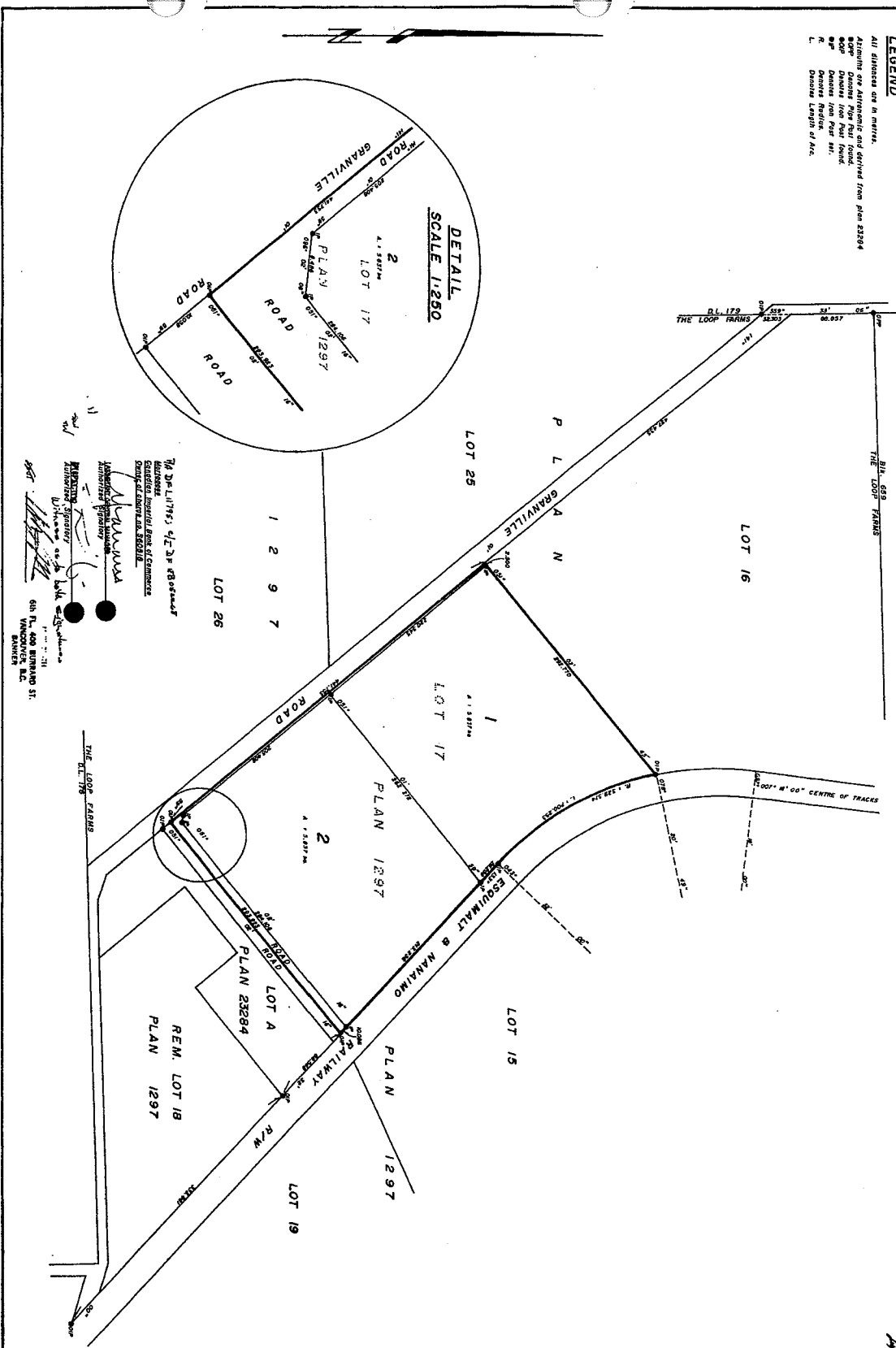
**SUBDIVISION PLAN OF LOT 17, PLAN 1297, "THE LOOP FARMS" ALBERNI DISTRICT**

OSACR39.60

PLAN NO. **48859**

BCGS 92 F. 036  
SCALE 1:1200

**LEGEND**  
All distances are in metres.  
A. Arrows are alternate and derived from plan 23284  
B. Dotted lines show boundaries  
C. Dotted lines show boundaries  
D. Dotted lines show boundaries  
E. Dotted lines show boundaries  
F. Dotted lines show boundaries  
G. Dotted lines show boundaries  
H. Dotted lines show boundaries  
I. Dotted lines show boundaries  
J. Dotted lines show boundaries  
K. Dotted lines show boundaries  
L. Dotted lines show boundaries



Subdivisions approved in terms of  
Agricultural Land Commission  
Resolution Number 0083/2006

Approved under the Land Title Act  
This plan has been approved by the Registrar of Deeds  
and the Registrar of Titles  
in accordance with the provisions of the  
Land Title Act.  
Date of Approval: 1989

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**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

**Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on 7<sup>th</sup> March 2006, at Port Alberni, B.C.**

**PRESENT:**     Lorne Seitz     Chair  
                     David Craven     Commissioner  
                     Donald Rugg     Commissioner

**STAFF:**             Roger Cheetham, Planning Officer

**For Consideration**

Roger Cheetham presented the staff report of Brandy Ridout dated 24<sup>th</sup> February 2006 regarding application #A-36477-0.

**Site Inspection**

A site inspection was conducted on 7<sup>th</sup> March 2006. Those in attendance were:

- Commissioners Seitz, Craven & Rugg
- Agricultural Land Commission Staff: Roger Cheetham, Planning Officer
- Peter and Tryntje Dekens

The Commission noted that the agricultural potential of the property is very low with significant rock outcrops.

The site inspection lasted from approximately 1:30 p.m. to 2:00 p.m.

**Commission Discussion:** The Commission concurred with the views of the Agricultural Advisory Committee, the Board of the Regional District and the Advisory Planning Commission and in view of the very limited agricultural potential of the property it considered that the proposed subdivision would not have any impact on agriculture and could be supported.

**IT WAS**

**Moved BY:**             Commissioner D. Rugg  
**Seconded BY:**        Commissioner D. Craven

THAT the staff report be received and the application be approved.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report**  
**Application # A – 36477-0**  
**Applicant: Peter & Tryntje Dekens**

**DATE RECEIVED:** February 6, 2006

**DATE PREPARED:** February 24, 2006

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

**FROM:** Brandy Ridout, Regional Research Officer

**PROPOSAL:** To subdivide the 5.8 ha subject property into two lots of 2.9 ha each. One lot would contain the existing single family dwelling and accessory buildings and the other lot would contain a new smaller home, pasture area, and deer handling facility.

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

**BACKGROUND INFORMATION:**

The applicants are requesting this subdivision in order to downsize their farm as they are no longer able to manage the whole operation.

**Local Government:**

Regional District of Alberni-Clayoquot

**Legal Description of Property:**

PID: 014-477-211

Lot 1, "The Loop Farms" Alberni District, Plan 48839

**Purchase Date:**

May 1987

**Location of Property:**

7059 Granville Road, Port Alberni

**Size of Property:**

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

**Present use of the Property:**

Deer farm

**BACKGROUND INFORMATION (continued):**

**Surrounding Land Uses:**

**WEST:** ALR  
**SOUTH:** ALR, timber license (Weyerhaeuser)  
**EAST:** ALR, part of deer farm  
**NORTH:** ALR, timber license (Timber West)

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92F.036  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

Beaufort Official Community Plan  
Designation: Agricultural

**Zoning Bylaw and Designation:**

Alberni-Clayoquot Regional District Zoning Bylaw No. 15  
Designation: Rural District (A2), Minimum lot size: 2 ha

**PREVIOUS APPLICATIONS:**

**Application #21846-0**

**Applicant:** Dutton/Dekens  
**Decision Date:** 1988  
**Proposal:** To subdivide the 11.6 ha property into two 5.8 ha lots.  
**Decision:** Initially refused, then reconsidered and allowed in order to permit construction of two permanent homes and provide convenience and assistance in the joint management of the fallow deer farm operation.  
**The subject property is one of the 5.8 ha lots created by this subdivision.**

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Alberni Clayoquot Regional District Board:** Concur with the recommendation of the Beaufort Advisory Planning Commission and support the downsizing of the farm as requested

**Advisory Planning Commission:** Support the downsizing of the farm as requested.

**Agricultural Advisory Committee:** Recommend that the application proceed to the Agricultural Land Commission because "the land should not have been included in the ALR and therefore not restricted by the Land Commission subdivision regulations".

**Planning Staff:** Do not support. It would appear that the property is suited for the current use as a deer farm considering the soil conditions could cause significant interference for cultivation. It is also felt that these same conditions would also restrict the farming operation if the property were downsized.

END OF REPORT

Signature

Date

Feb 27, 06