



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

May 19, 2006

Reply to the attention of Gordon Bednard

Texada Island Forest Reserve Ltd
2512 Granite Road
Nelson, BC V1L 5P5

Dear Sir:

Re: **Application # X-36510**

1. PID: 015-812-235
District Lot 274, Texada Island;
2. PID: 015-812-251
District Lot 275, Texada Island;
3. PID: 015-815-552
District Lot 307, Texada Island, EXCEPT Part in Plan 11963 Texada Island District;

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to dedicate a road of 10 m width across the northern boundary of DL 307 and a corner of DL 275. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

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

- the use being restricted to the 0.2 ha area identified on 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 # **226/2006**.

Please note that the Commission would have no objection to the registration of the attached plan as proposed Lot 1 lies entirely outside the ALR.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

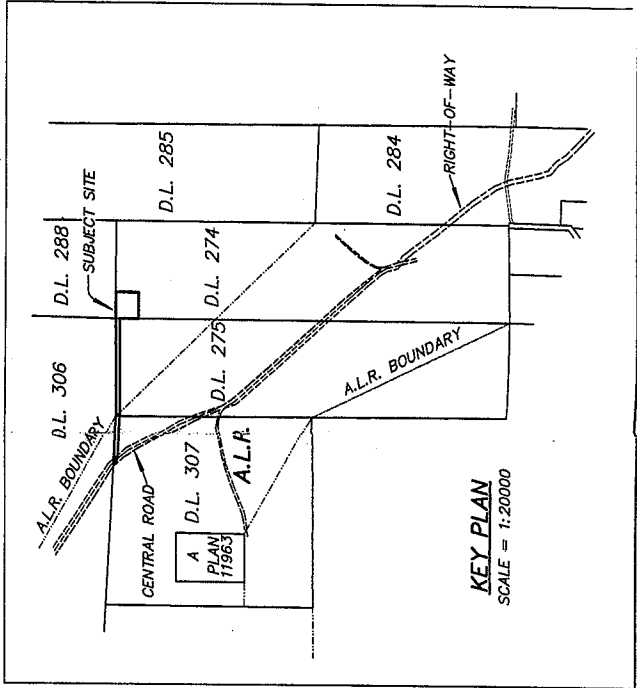
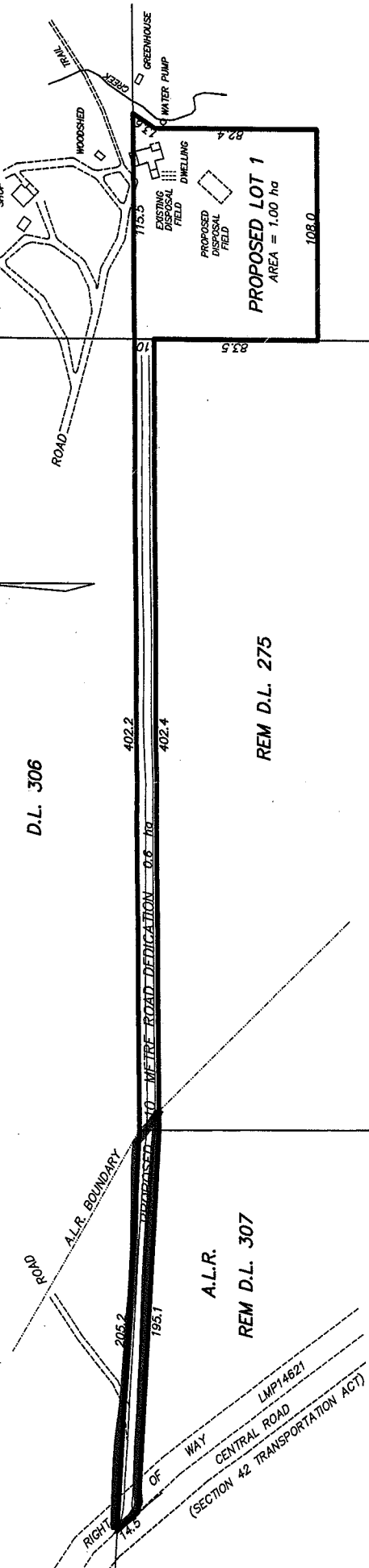
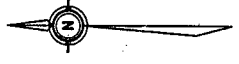
Erik Karlson, Chair

pc: Regional District of Powell River - Attn: Don Turner
Emery Rae and Cecchi, 4507 Manson Ave, Powell River, BC V8A 3N3

GB/lv/Encl./36510d1

**PLAN OF PROPOSED SUBDIVISION OF PART OF D.L. 274,
275 AND 307, TEXADA ISLAND DISTRICT.**

DATE OF PROPOSAL
DECEMBER 27, 2005



REM. D.L. 274

THIS PLAN LIES WITHIN THE
"POWELL RIVER"
REGIONAL DISTRICT

Provincial Agricultural Land Commission

Application: X-36510
Resolution # 226/2006

Approved 0.2 ha area for use as access road

EMERY AND RAE
LAND SURVEYING LTD.
B.C. AND CANADA
LAND SURVEYORS
4507 Mansori Avenue
POWELL RIVER, B.C.
V8A 3N3
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7965-4



Staff Report
Application # X – 36510
Applicant: Texada Island Forest Reserve Ltd
Agent: Emery Rae and Cecchi

DATE PREPARED: April 26, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To dedicated a 10 m wide road through the ALR to access lands beyond.

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

BACKGROUND INFORMATION:

The application proposes a subdivision of land outside the ALR to satisfy a trespass situation. As there is no access to the subdivided parcel, the subject application has been made for a narrow road to allow legal access to the property.

Local Government:

Powell River Regional District

Legal Description of Property:

1. PID: 015-812-235
District Lot 274, Texada Island;
2. PID: 015-812-251
District Lot 275, Texada Island;
3. PID: 015-815-552
District Lot 307, Texada Island, EXCEPT Part in Plan 11963 Texada Island District;
This is the property over which the road would run.

Location of Property:

Texada Island

ALR Area affected by proposal:

0.2 ha

Present use of the Property:

forestry

Surrounding Land Uses:

WEST: forestry and rural residential, in ALR
SOUTH: forestry, in ALR
EAST: forestry, out of ALR
NORTH: forestry, in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92F/9
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Agriculture

Zoning Bylaw and Designation:

Rural
2 ha MLS

PREVIOUS APPLICATIONS:

NONE

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No objection

STAFF COMMENTS:

This is an area with limited agricultural development. Staff sees little impact on the ALR if the road were to be allowed.

END OF REPORT

Signature

Date