



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

August 22, 2006

Reply to the attention of Roger Cheetham

Robert Gray
2775 South Road
Gabriola, BC V0R 1X7

Dear Sir:

RE: Application #S-36740
PID: 005-852-480
Lot 2, Section 1, Gabriola Island, Nanaimo District, Plan 6678

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the property to create a 0.4 ha property. 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 2nd August 2006. The Commission found the meeting and site visit informative. In particular the Commission noted that the proposed subdivision is located on soils with low agricultural capability that is separated from the farmed areas of the property with higher capability soils.

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

- the subdivision being located adjacent to the existing church as indicated on the site plan submitted with the application and not exceeding 0.5 ha.
- 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 Islands Trust and Nanaimo Regional District at your earliest convenience.

The decision noted above is recorded as Resolution #403/2006.

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: Islands Trust - Gabriola Island (#GB-ALR-2006-2)

RC/lv, 1/36740d1.



**Staff Report
Application # S – 36740
Applicant: Robert Gray**

DATE PREPARED: July 18, 2006

TO: Chair and Commissioners – Island Panel

FROM: Colin Fry, Director – Regional Operations

PROPOSAL: To subdivide 0.4 ha from the 72.8 ha property for donation to the local Anglican Church. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Islands Trust – Gabriola Island

Legal Description of Property:

PID: 005-852-480
Lot 2, Section 1, Gabriola Island, Nanaimo District, Plan 6678

Purchase Date:

Current Certificate of Title entered on November 3, 1981. Applicant has indicated on the application form that the property was purchased in 1957.

Location of Property:

2775 South Road, Gabriola Island

Size of Property:

47.8 ha (The entire property is in the ALR)

Present use of the Property:

Farm- hayfields, pasture and two barns.

Surrounding Land Uses:

WEST: Church
SOUTH: Farm
EAST: Farm
NORTH: Farm

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/04
The majority of the property is identified as having Prime and Secondary agricultural capability ratings.

Official Community Plan and Designation:

Official Community Plan Bylaw No. 166 (1997)
Designation: Agriculture

Zoning Bylaw and Designation:

Zoning Bylaw No. 1999
Designation: Agriculture
Minimum Lot Size: 8.0 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

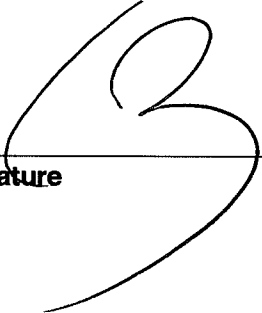
The Gabriola Island Local Trust Committee requests the Commission make its approval subject to a successful application to rezone a portion of the property for the proposed use, and that such rezoning shall not include a provision for residential density.

Attachments:

1. ALR Map 92G.012
2. Sketch of proposed lot and other properties owned by the applicant
3. Preliminary Soils Assessment dated February 2, 2006 - prepared by Golder Associates

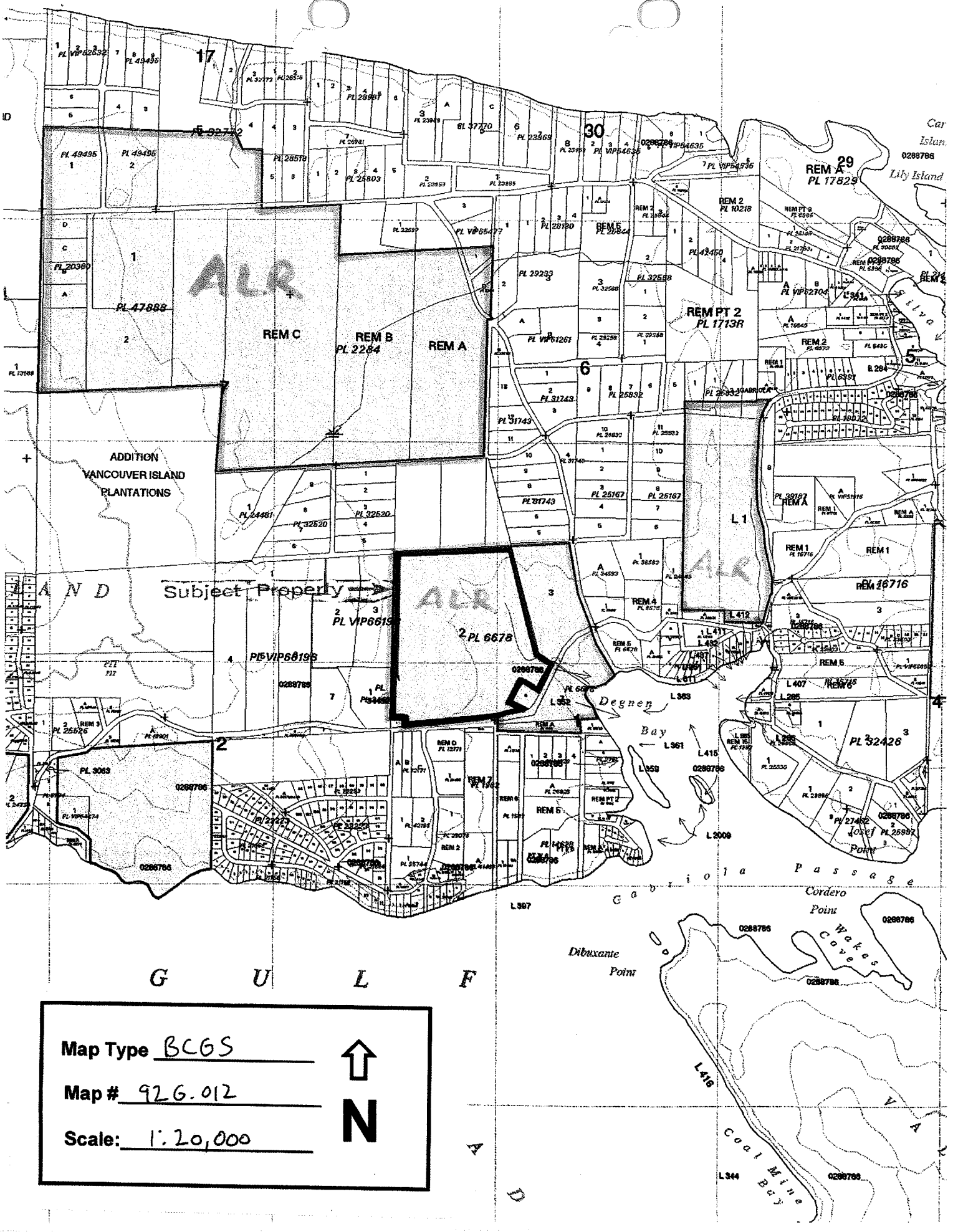
END OF REPORT

Signature



Date

July 18/06



Map Type	<u>BCGS</u>	
Map #	<u>926.012</u>	
Scale:	<u>1:20,000</u>	