

Agricultural Land Commission

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www.alc.gov.bc.ca

Reply to the attention of Terra Kaethler ALC File: # S-34353

December 17, 2007

H & F Ventures Ltd. 1010 Herring Gull Way Parksville, BC V9P1R2

Dear Sir/Madam:

Re: Request for Reconsideration of Resolution # 209/2007

Please find attached the Minutes of Resolution # 664/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Tunat

Erik Karlsen, Chair

Cc: Regional District of Nanaimo

Enclosure: Minutes

TK/34353d3.doc

A meeting was held by the Provincial Agricultural Land Commission on November 27, 2007 in Comox. B.C.

PRESENT:

Lorne Seitz

David Craven Donald Rugg

Terra Kaethler

Chair, Island Panel

Commissioner Commissioner

Staff

For Consideration

Application:

S- 34353

Applicant:

H & F Ventures Ltd.

Reconsideration To expand the boundary adjustment and septic area approved under Resolution #209/2007 by a factor of 1.5, to 95 m x 120 m (5760 m^2).

Request: Legal:

PID: 023-740-868

Lot A, District Lot 182, Nanoose District, Plan VIP65017

Location:

West of Nanoose Bay.

Site Inspection

No site inspection was conducted.

Discussion

The Commission reviewed the request for reconsideration of Resolution #209/2007, received November 15, 2007, and discussed the requested boundary adjustment and expansion of the septic area on Lot 5, to be used for Lots 13 and 14 of the adjacent subdivision.

The Commission was of the view that the area requested for expansion was substantially greater then what had originally been approved. Further, it believed that it would be more appropriate for any additional septic area needed for the adjacent subdivision to be placed on its own property, outside of the ALR. As such, the Commission did not believe that the request for the expanded area and subsequent boundary readjustment was warranted.

Further, the Commission reminds the applicant that the approval of Resolution #209/2007 is subject to the following conditions:

- All costs of maintenance of the access road be the responsibility of the Sleepy Hollow subdivision residents, not the owner of Lot 5 of the subject property.
- The submission of photos and a progress report documenting the enhancement of Lots 1-3 of the subject property for agricultural production, including the clearing and seeding of these properties.
- the subdivision must be completed within three (3) years from the date of this decision.

Page 2 of 2 Resolution # 209/2007 Application # S-34353

IT WAS

MOVED BY:

Commissioner Craven

SECONDED BY:

Commissioner Seitz

THAT the request for reconsideration be refused and that Resolution 209/2007 be confirmed.

CARRIED

Resolution # 664/2007