



**Agricultural Land Commission**  
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June 19, 2007

Reply to the attention of Terra Kaethler  
ALC File: #S - 36116

John & Rosemary Carter  
1380 Chartwell Road  
Nanaimo, BC V9X 1L9

Dear Sir/Madam:

**Re: Reconsideration request for Application # S-36116**

Please find attached the Minutes of Resolution # 284/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

  
Erik Karlsen, Chair

cc: Regional District of Nanaimo (#6635-04-0514)

Enclosure: Minutes

Tk/lv/36116d2.



**A meeting was held by the Provincial Agricultural Land Commission on June 5, 2007 on Galiano Island, B.C.**

<b>PRESENT:</b>	Lorne Seitz	Chair, Island Panel
	David Craven	Commissioner
	Donald Rugg	Commissioner
	Terra Kaethler	Staff

**For Consideration**

Application: # S - 36116  
Applicant: John & Rosemary Carter  
Proposal: 1. Original proposal: To subdivide one 2.0 ha lot from the 10.5 ha property. Approved under Resolution # 445/2005.  
2. Reconsideration Request: To obtain access to the previously allowed 2.0 ha subdivision with a panhandle over the remainder property.  
Legal: PID: 023-578-343  
Lot 2, Section 19, Range 1, Cedar District, Plan VIP64095, EXCEPT Part in Plan VIP66501  
Location: 1380 Chartwell Road, Nanaimo

**Site Inspection**

A site inspection was conducted at the time of the initial proposal. No second site inspection was conducted with respect to the reconsideration request.

**Discussion**

The Commission recalled the site visit and the original proposal for a 2.0 ha parcel on the back portion of the property. The Commission allowed the subdivision on the grounds that the proposed area was of limited agricultural capability and that access to the new lot was available from the eastern portion of the property.

Although the Commission recognized the applicant's efforts to improve the subject property for agriculture, the Commission assessed the impact of the new proposal against the long term goal of preserving agricultural land. In the Commission's view, long panhandles generally debilitate the agricultural capability of a single unit and contribute to the parcelization of agricultural areas. Therefore, the Commission was not prepared to reconsider its decision to extend to the new configuration of the property.

**Conclusion**

That the proposal will negatively impact agriculture.

**IT WAS**

**MOVED BY:** Commissioner Seitz  
**SECONDED BY:** Commissioner Craven

THAT the request for reconsideration be refused.

**CARRIED**

**Resolution # 284/2007**

**Staff Report**  
**Application # S – 36116-1**  
**Applicant: John & Rosemary Carter**  
**Location: 1380 Chartwell Road, Nanaimo**

**DATE PREPARED:** May 24, 2007

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

**FROM:** Terra Kaethler

**ORIGINAL PROPOSAL:** To subdivide one (1) 2.0 ha lot from the 10.5 ha property. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**CURRENT REQUEST:** To obtain access to the previously approved subdivision with a panhandle access.

**ATTACHMENTS:**

- Email Correspondence with applicant (May 13, 2007)
- Sketch of Proposal
- Original Minutes and Staff Report (2005)

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date