



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

April 12, 2007

Reply to the attention of Terra Kaethler
ALC File: #C - 36857

Broadmead Planning and Development
7942 Polo Park Crescent
Saanichton, BC V8M 2J4

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 115/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

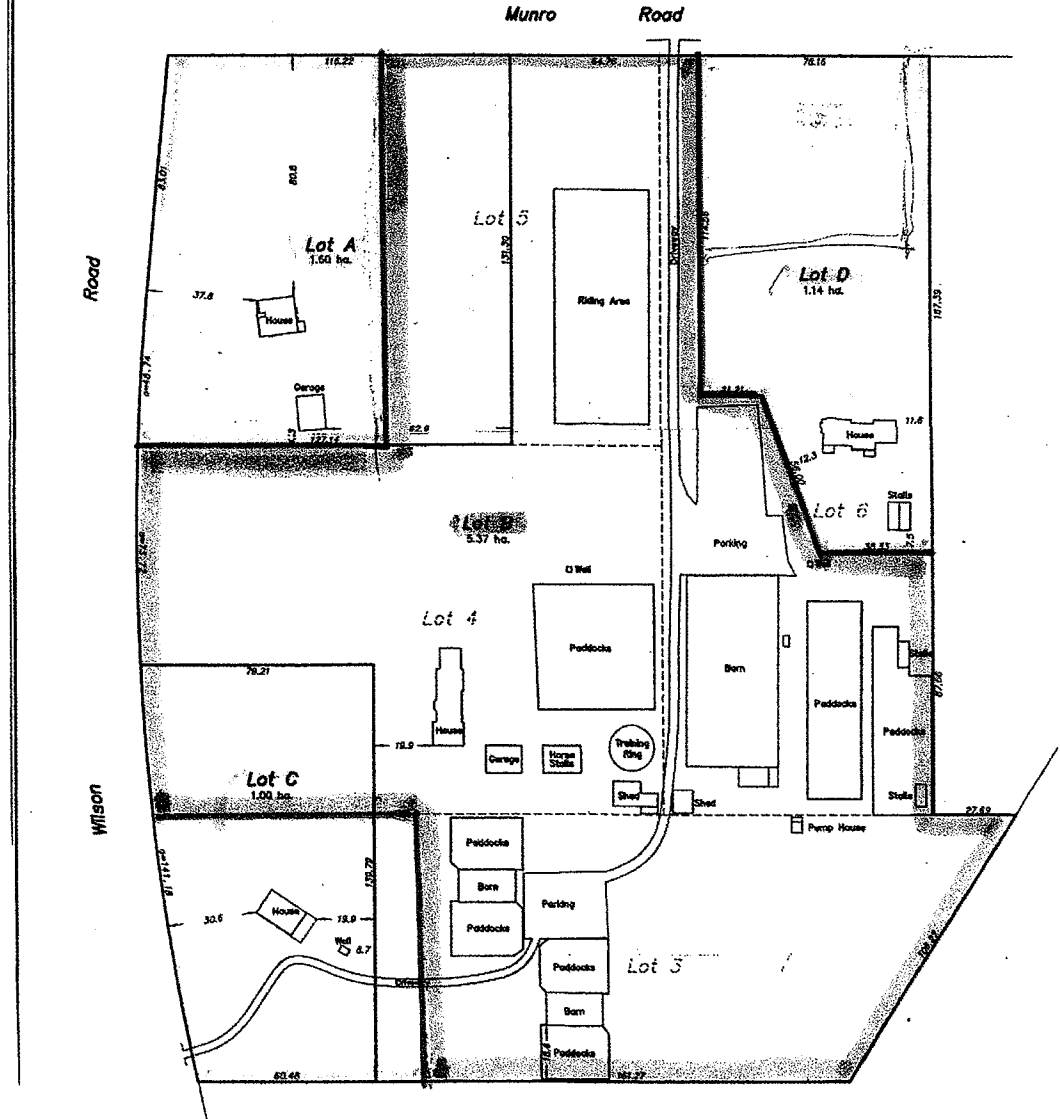
cc: District of North Saanich (#S-686)

Enclosure: Minutes/Sketch Plan

TK/lv
36857d2.doc

**Proposed Subdivision Of:
 Lots 3, 4, 5, and 6, Block 12, Sections 13 & 14,
 Range 1 East, North Saanich District, Plan 2276**

Dated this 27th day of June, 2006.
 Distances shown are in metres.
 Scale = 1: 1000



**Provincial Agricultural Land Commission
 Application # C-36857
 Resolution #115/2007**

PROPOSED

RICHARD J. WEY & ASSOC
 Land Surveying Inc.
 www.wjsurveys.com
 #1-2227 James White Bldg
 Sidney, BC V8L 1Y5
 Telephone (250) 656-5151
 Fax: 6036201990/150



Amended size for new lots: Lot A, Lot D, Lot C
 Consolidated Remnant: Lot B

Commission Discussion

The Commission considered that the adjustment of the subdivision boundaries would benefit the horse farm and could be supported in principle subject to a reduction of the size of proposed Lots A and C to the minimum permitted in terms of the zoning bylaws of the District of North Saanich. The new configuration retains the maximum amount of land for agricultural activity within one property.

In subsequent discussions with District staff it has been established that a variance permit will be required for the subdivisions as they are proposed to be smaller than the 80% tolerance provided in terms of the bylaws. The minimum parcel size in terms of the land use bylaw is 20 ha.

IT WAS

MOVED BY: Commissioner L. Seitz
SECONDED BY: Commissioner D. Craven

THAT the application be approved

AND THAT the approval is subject to the following conditions:

- The reduction in the size of Lot A and Lot C.
- the preparation of a subdivision plan.
- the subdivision must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

CARRIED

Resolution # 115/2007