



**Agricultural Land Commission**  
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January 25, 2007

Reply to the attention of Terra Kaethler  
ALC File: #Z-36866

Jason Murdoch  
1983 Twin Creeks Road  
Gibsons, BC V0N 1V9

Dear Sir:

Re: Application to Exclude land from the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution # 671/2006 outlining the Commission's decision as it relates to the above noted application

By way of a copy of this letter, the Commission has advised the Registrar of Land Titles that the property has been excluded from the ALR thereby amending the ALR plan of the Squamish-Lilloet Regional District

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

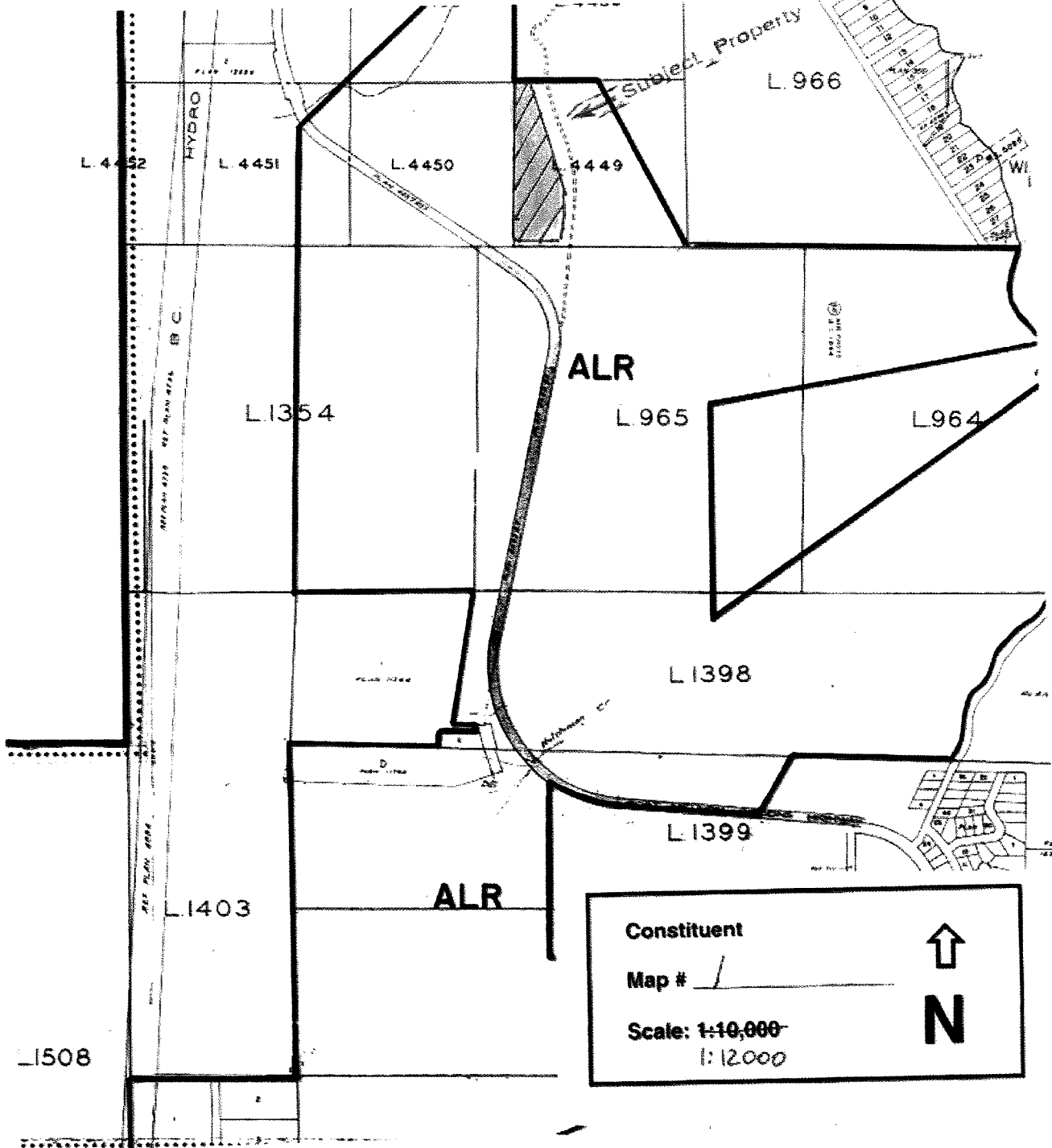
cc: Sunshine Coast Regional District (#ALR F-42)

Enclosure: Minutes/Sketch Plan

TK/lv/36866.d1.doc

**Provincial Agricultural Land Commission**  
**Application # Z-36866**  
**Resolution #671/2006**

 **3.7 ha area approved for exclusion from the ALR**





## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on November 28, 2006 in Comox, B.C.

<b>PRESENT:</b>	Erik Karlsen	Chair
	John Tomlinson	Commissioner
	Lorne Seitz	Commissioner
	Tony Pellett	Staff

### For Consideration

Application: # Z - 36866  
Applicant: Jason Murdoch  
Proposal: To exclude the 3.7 ha subject property from the ALR to facilitate rezoning from RU3-G to RU2-F. The rezoning would allow the creation of two 1 ha parcels and a 1.7 ha remainder.  
Legal: PID: 006-834-892  
Lot 1, District Lot 4449, Plan 20156  
Location: 1983 Twin Creeks Road, Gibsons

### Site Inspection

No site inspection was conducted.

### Discussion

By Resolution #323/1987, the Commission consented to the West Howe Sound Official Community Plan and its six agricultural designations, and recommended that the Regional District proceed with a block application to include the "Agriculture B" lands into the ALR and to exclude the "Agriculture C" through "Agriculture F" lands from the ALR.

The subject property is designated "Agriculture D" (ALR land which has been identified as unsuited to agriculture, but suited to rural residential development with a 1 ha minimum parcel size). Although the Regional Board did not submit the recommended block application, there has been no change to the Commission's position that the subject property does not belong in the ALR.

Therefore, the Commission has no objection to the proposal.

### **IT WAS**

**MOVED BY:** Commissioner Karlsen  
**SECONDED BY:** Commissioner Seitz

THAT the application be approved.

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 # 671/2006**



**Staff Report**  
**Application # Z – 36866**  
**Applicant: Jason Murdoch**  
**Location: Gibsons**

**DATE RECEIVED:** August 11, 2006

**DATE PREPARED:** November 7, 2006

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Brandy Ridout, Land Use Planner

**PROPOSAL:** To exclude the 3.7 ha subject property from the ALR to facilitate rezoning from RU3-G to RU2-F. The rezoning would allow the creation of two 1 ha parcels and a 1.7 ha remainder.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The subject property is subject to the West Howe Sound Community Plan. That plan was completed only after the Commission's staff Agrologist completed a thorough soils and agricultural suitability analysis.

By Resolution #323/1987, the Commission consented to the West Howe Sound Official Community Plan and its six agricultural designations, and recommended that the Regional District proceed with a block application to include the "Agriculture B" lands into the ALR and to exclude the "Agriculture C" through "Agriculture F" lands from the ALR:

- "Agriculture A" designates land for agriculture;
- "Agriculture B" designates non-ALR land suitable for agriculture and for inclusion into the ALR;
- "Agriculture C" designates ALR land which has been identified as unsuited to agriculture, but suited to "Resource Rural" or "Rural" designations protective of the forest resource;
- "Agriculture D" designates ALR land which has been identified as unsuited to agriculture, but suited to rural residential development with a 1 ha minimum parcel size;
- "Agriculture E" designates ALR land which has been identified as unsuited to agriculture, but suited to residential development with a 0.2-0.3 ha minimum parcel size; and
- "Agriculture F" designates ALR land which has been identified as unsuited to agriculture, but suited to public use or recreational use or both.

The subject property is designated "Agriculture D", thus it is part of the area which the Commission has recommended the Sunshine Coast Regional Board submit as part of a block exclusion application.

**BACKGROUND INFORMATION (continued):**

**Local Government:**

Sunshine Coast Regional District

**Legal Description of Property:**

PID: 006-834-892  
Lot 1, District Lot 4449, Plan 20156

**Purchase Date:**

October 2003

**Location of Property:**

1983 Twin Creeks Road, Langdale

**Size of Property:**

3.7 ha (The entire property is in the ALR).

**Present use of the Property:**

Residence, second and third growth trees and brush

**Surrounding Land Uses:**

**WEST:** Heavy equipment graveyard/Vacant land  
**SOUTH:** Vacant land  
**EAST:** Residential  
**NORTH:** SCRD parks

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/6  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

West Howe Sound Community Plan  
Designation: Agricultural D

**Zoning Bylaw and Designation:**

Zoning Bylaw 310  
Designation: RU3  
Minimum Lot Size: 1.75 ha

**PREVIOUS APPLICATIONS:**

**Application #17380**

**Applicant:** Dorothy Cross  
**Decision Date:** 1983  
**Proposal:** To subdivide a 3.7 ha lot from the subject property.  
**Decision:** Allowed.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Sunshine Coast Regional District Board:** No comments or recommendation.

**Advisory Planning Commission:** Supports application.

**Planning Staff:** 'Agriculture D' supports removal of property from the ALR and rezoning to permit 1 ha properties to serve as a buffer to remaining ALR.

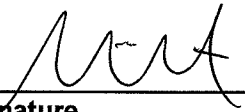
**STAFF COMMENTS:**

Although the Regional Board did not submit the recommended block application, there has been no change to the Commission's standing position that the subject property does not belong in the ALR.

**ATTACHMENTS:**

- ALR Base Map #92 G/6 (1:50,000)
- Sketch of proposed subdivision
- SCRD Staff Report (3 pages)
- Decision letter and minutes for West Howe Sound Official Community Plan (4 pages)

**END OF REPORT**

  
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Signature

Nov 7, 06  
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Date