



**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

January 25, 2007

Reply to the attention of TERRA KAETHLER  
ALC File: # C- 37001

J. I. Properties Inc  
c/o Bull, Housser & Tupper  
PO Box 11130 - 1055 West Georgia Street  
Vancouver, BC - V6E 3R3

Dear Sir/Madam:

**Re: Application to Include Land to the Agricultural Land Reserve (ALR)**

Please find attached the Minutes of Resolution # 0007/2007 outlining the Commission's decision as it relates to the above noted application. The area that has been included into the Agricultural Land Reserve is shown on the attached map and is subject to confirmation of the boundaries upon receipt of a subdivision plan that accurately depicts these areas. Upon receipt of the plans the Commission will authorize the Registrar of Land Titles to accept the application for deposit of the plan.

As reflected in the minutes the Commission is interested in learning more about your existing operations and your plans for the future development of agriculture on the island.

Yours truly,

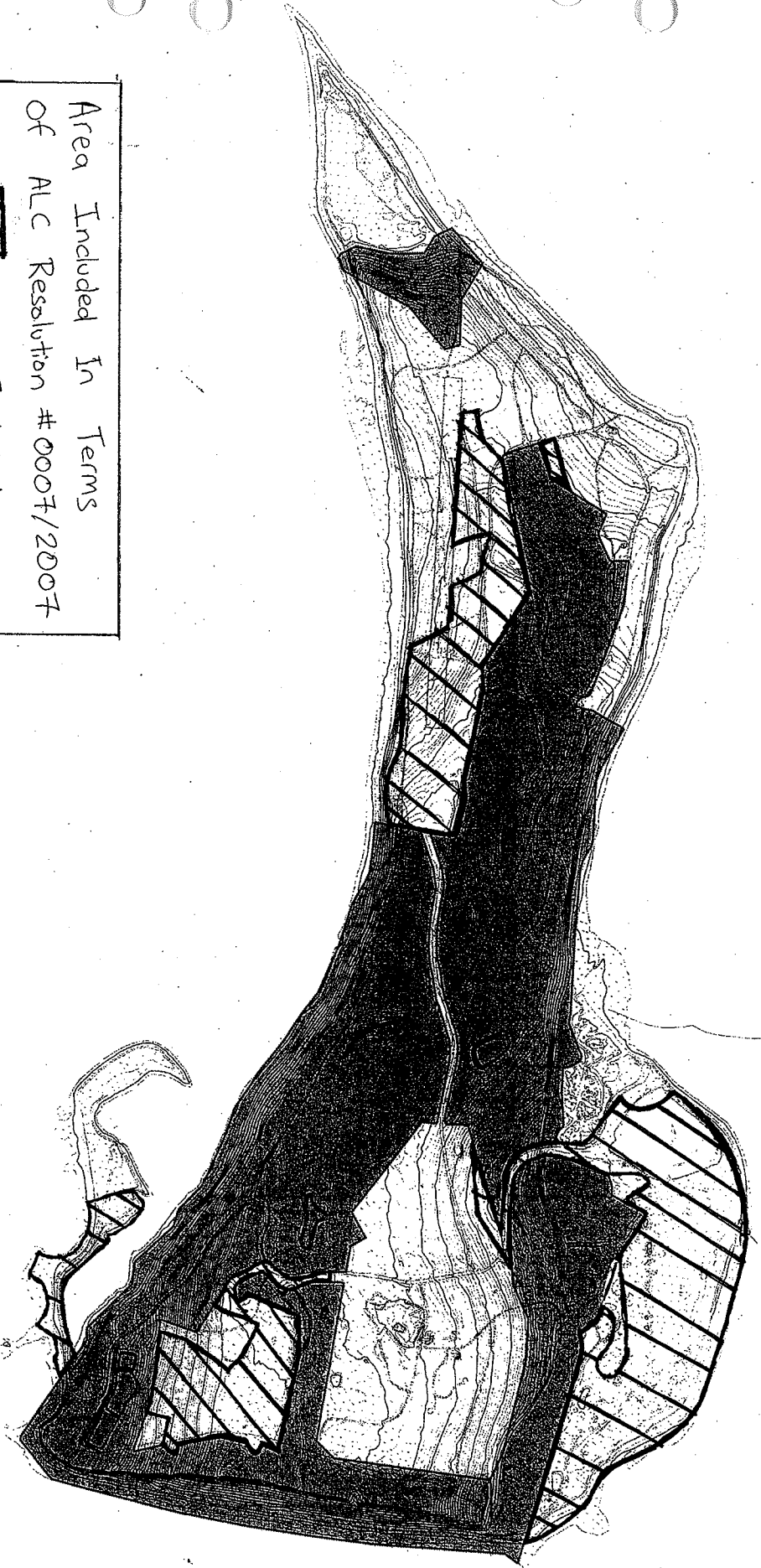
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc. Islands Trust - Att. Robert Kujima

RC/lv/Encl.: Minutes  
37001d1



Area Included In Terms  
 Of ALC Resolution #0007/2007  
 [Hatched Box] Area Included

**SCHEDULE A**  
 Existing Agricultural Land Reserve (ALR)  
 160.97 Hectares  
 397.77 Acres



James Island Properties, Inc.  
 3000 - 1055 West Georgia Street  
 Vancouver, BC V6E 3R3 (604)541-1801



DESIGNWORKS  
 06/27/2006



**Context**

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

**Discussion**

The Commission considered that the changes to the boundaries of the ALR resulting from the inclusion and exclusion applications would generally not have any impact on the agricultural potential of the island. It was pleased to note that site clearing had been undertaken recently in the vicinity of the historic farm and that areas under cultivation had been expanded onto land that was outside the Agricultural Land Reserve. The Commission noted that the proposed adjustments to the reserve boundary took this into account by including this area into the reserve. To this extent the Commission considered that the changes to the boundary would result in a slight benefit to agriculture. The Commission was also pleased to note the company's intention to expand the agricultural activities on the island with a view to marketing organically grown product on Vancouver Island. The Commission was interested in learning more about these intentions and determined that a letter should be requested of the applicants to provide more information with regard to company's existing operations and its plans for the future.

**IT WAS**

**MOVED BY:** Commissioner Rugg  
**SECONDED BY:** Commissioner Craven

THAT the application to include approximately 67.2 ha of land into the Agricultural Land Reserve be approved subject to confirmation of the boundaries upon receipt of a subdivision plan that accurately depicts the boundaries of the areas included into the ALR.

**CARRIED**

**Resolution # 0007/2007**



**Staff Report**  
**Application # C – 37001**  
**Applicant: J. I. Properties Inc**

**DATE RECEIVED:** October 12, 2006

**DATE PREPARED:** December 6, 2006

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

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To include 67.2 ha into the Agricultural Land Reserve. The area proposed for inclusion would mainly be on the south-east side of the island. (See exclusion file C-37002)

This application is made pursuant to section 17(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

**Local Government:**

Islands Trust Pender Island

**Legal Description of Properties:**

1. PID: 009-014-462  
Section 1, James Island, Cowichan District;
2. PID: 009-014-489  
Section 2, James Island, Cowichan District;
3. PID: 009-014-497  
Section 3, James Island, Cowichan District;
4. PID: 009-014-501  
Section 4, James Island, Cowichan District;
5. PID: 009-014-519  
Section 5, James Island, Cowichan District

**Purchase Date:**

August 1994

**Location of Properties:**

James Island

**Total Size of Properties:**

298.0 ha (Approximately 161 ha is in the ALR).

**Present use of the Property:**

Preparation for development, grass landing strip, some small-scale paved roads, historical agricultural uses

**Surrounding Land Uses:**

Not applicable as the property is an island

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92B/11  
The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Official Community Plan and Designation:**

The property is currently subject to James Island Rural Land Use Bylaw No. 47 (1990) however, James Island is the subject of application to rescind the Rural Land Use Bylaw and incorporate the island into the North Pender Associated Islands Official Community Plan and Land Use Bylaw.

**PREVIOUS APPLICATIONS:**

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**Application #01866-0**

**Applicant:** Canadian Freehold Properties  
**Decision Date:** June 2, 1978  
**Proposal:** To construct two magazine blocks for storing explosives  
**Decision:** Allowed as requested.

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**Application #37002-0**

**Applicant:** J. I. Properties Inc.  
**Decision Date:** *Pending, this application is being considered concurrently with # C-37001*  
**Proposal:** To exclude 65.7 ha from the Agricultural Land Reserve. The area proposed for exclusion would be in the northern part of the island.  
**Decision:** *Pending*

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

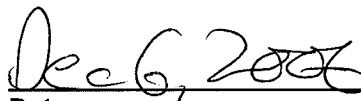
The North Pender Island Local Trust Committee forwarded the application with a recommendation of support.

**ATTACHMENTS:**

- Proposal - description of the proposal as submitted by the applicants (2 pages)
- Islands Trust Staff Report - dated September 19, 2006 (6 pages)
- ALC Context Map - 92B.064 & 92B.054 - 1:30,000 (Created by ALC Staff)
- Air photo - 1:20,000 (created by ALC Staff)

**END OF REPORT**

  
\_\_\_\_\_  
**Signature**

  
\_\_\_\_\_  
**Date**