



Agricultural Land Commission
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January 25, 2007

Reply to the attention of TERRA KAETHLER
ALC File: # C- 37002

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 Exclude Land to the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution # 0008/2007 outlining the Commission's decision as it relates to the above noted application. The area that has been excluded from 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,

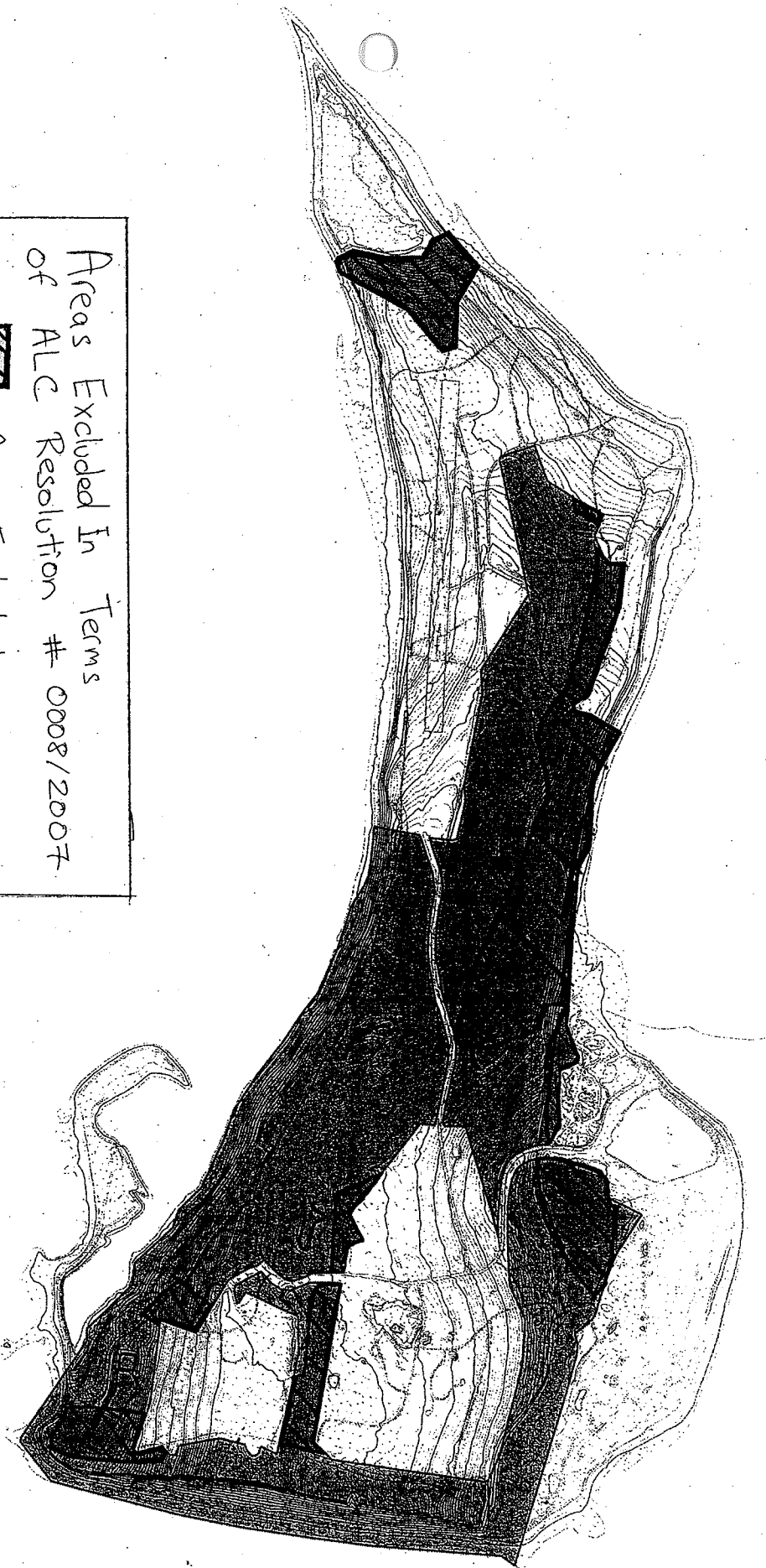
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

cc. Islands Trust - Att. Robert Kujima

RC/lv/Encl.
37002d1



Areas Excluded In Terms
 of ALC Resolution # 0008/2007

 Area Excluded

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

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 exclude approximately 65.7 ha of land from 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 excluded from the ALR.

CARRIED

Resolution # 0007/2007



Staff Report
Application # C – 37002
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 exclude 65.7 ha from the Agricultural Land Reserve. The area proposed for exclusion would be in the northern part of the island. (See inclusion file C-37001)

This application is made pursuant to section 30(1) 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:

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.

Application #37001-0

Applicant: J. I. Properties Inc.
Decision Date: *Pending, this application is being considered concurrently with # C-37002*
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.
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

Simone Hweez

Signature

Dec 6, 2006

Date