



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

April 5, 2007

Reply to the attention of Terra Kaethler  
ALC File: #A - 37141

Wayne and Geraldine Wiebe  
6445 Cypress Boulevard  
Port Alberni, B.C. V9Y 8T7

Dear Sir/Madam:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 99/2007 outlining the Commission's decision as it relates to the above noted application.

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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Regional District of Alberni-Clayoquot

Enclosure: Minutes/Sketch Plan

TK/lv  
37141d1.



**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

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**A meeting was held by the Provincial Agricultural Land Commission on March 15, 2007 in Courtenay, B.C.**

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

**For Consideration**

<b>Application:</b>	# A - 37141
<b>Applicant:</b>	Wayne and Geraldine Wiebe
<b>Proposal:</b>	Subdivision for a Relative: To subdivide the 8.83 ha into a 0.8 ha for the applicant's daughter to build a new home.
<b>Legal:</b>	PID: 001-903-241 Lot A, District Lot 146, Alberni District, Plan 1768, EXCEPT Part in Plan VIP51614
<b>Location:</b>	6445 Cypress Blvd, Port Alberni

**Site Inspection**

A site inspection was conducted on March 15, 2007. Those in attendance were:

- Lorne Seitz                      Chair, Island Panel
- David Craven                    Commissioner
- Donald Rugg                    Commissioner
- Terra Kaethler                   Staff
- Wayne, Willy Wiebe           Applicants

The Commission viewed the property and observed the llama farming operation. The applicant stated that could hold up to 40 llamas. There is a mobile home on the property that has been occupied by the applicant's family for over 10 years.

**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 assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission discussed that while the proposal would introduce a small lot into an area of large sized parcels, there was minimal agricultural activity on surrounding lands. Therefore the Commission did not consider that the proposal would impact existing or potential agricultural use of the property or surrounding lands.

The Commission also observed that the applicant and his family were actively involved in the farming operation on the property. The Commission considered that allowing a subdivision for the applicant's family would enable them to stay on the property, therefore supporting the intergenerational transfer of the farm.

Lastly, the Commission noted that the local government, the Agricultural Advisory Committee and the Advisory Planning Commission all supported the application.

**IT WAS**

**MOVED BY:** Commissioner Rugg

**SECONDED BY:** Commissioner Seitz

THAT the application be approved

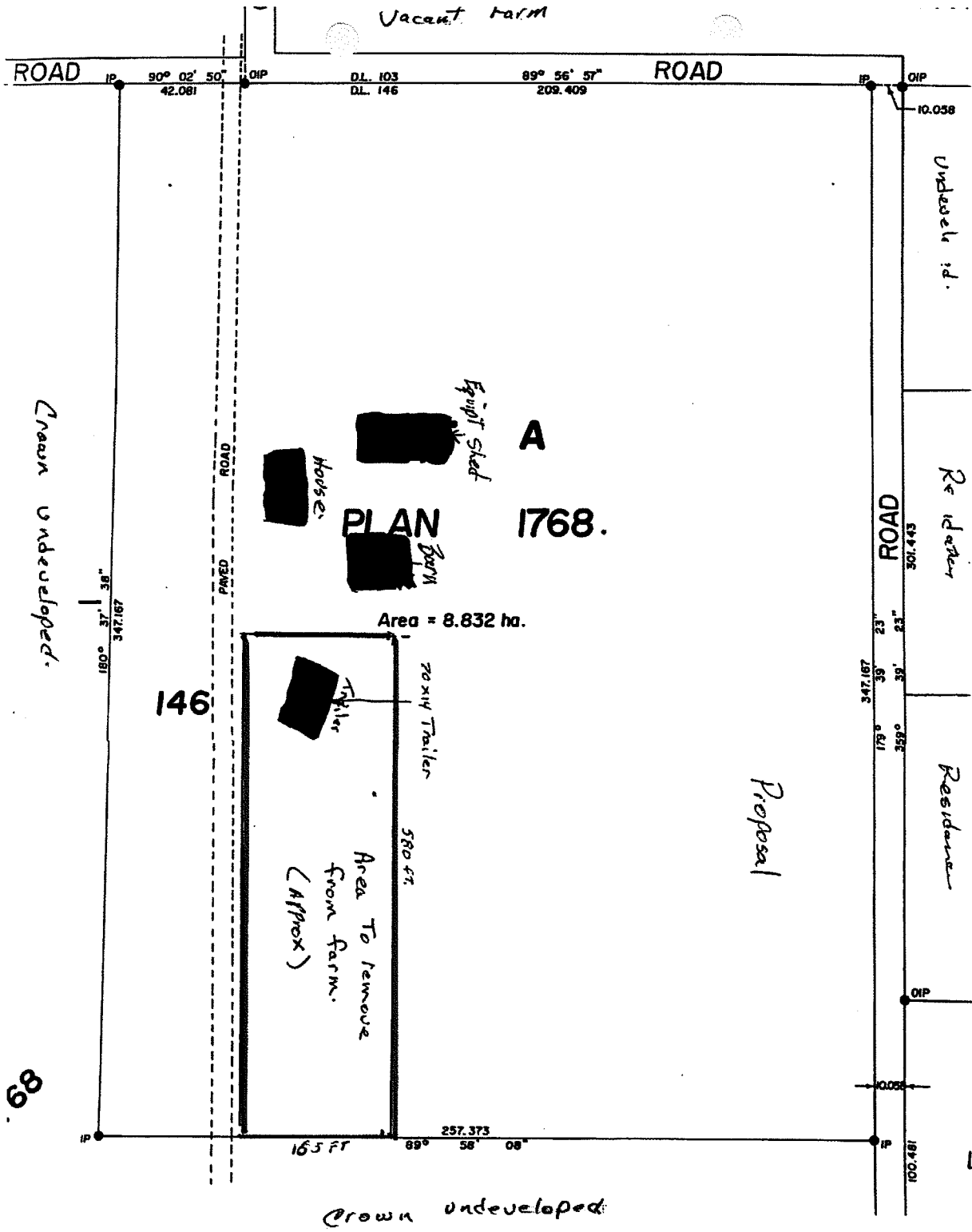
AND THAT the approval is subject to the following conditions:

- the subdivision will not exceed 0.8 ha and will be located in the SW corner of the property, adjacent to the road
- the subdivision be in substantial compliance with the plan submitted with the application
- 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 # 99/2007**



Provincial Agricultural Land Commission  
 Application # A-37141  
 Resolution #99/2007

 0.8 ha area approved for subdivision from the ALR

Wayne W.  
 6445 Cypress  
 Port WILB.  
 BC V9Y-  
 850-723-93

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