



**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

June 19, 2007

Reply to the attention of Terra Kaethler  
ALC File: #C - 37345

Wolfe Milner Land Surveying Inc.  
241 Fulford Ganges Road  
Salt Spring Island, BC V8K 2K7

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 290/2007 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:

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


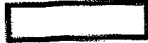
Erik Karlsen, Chair

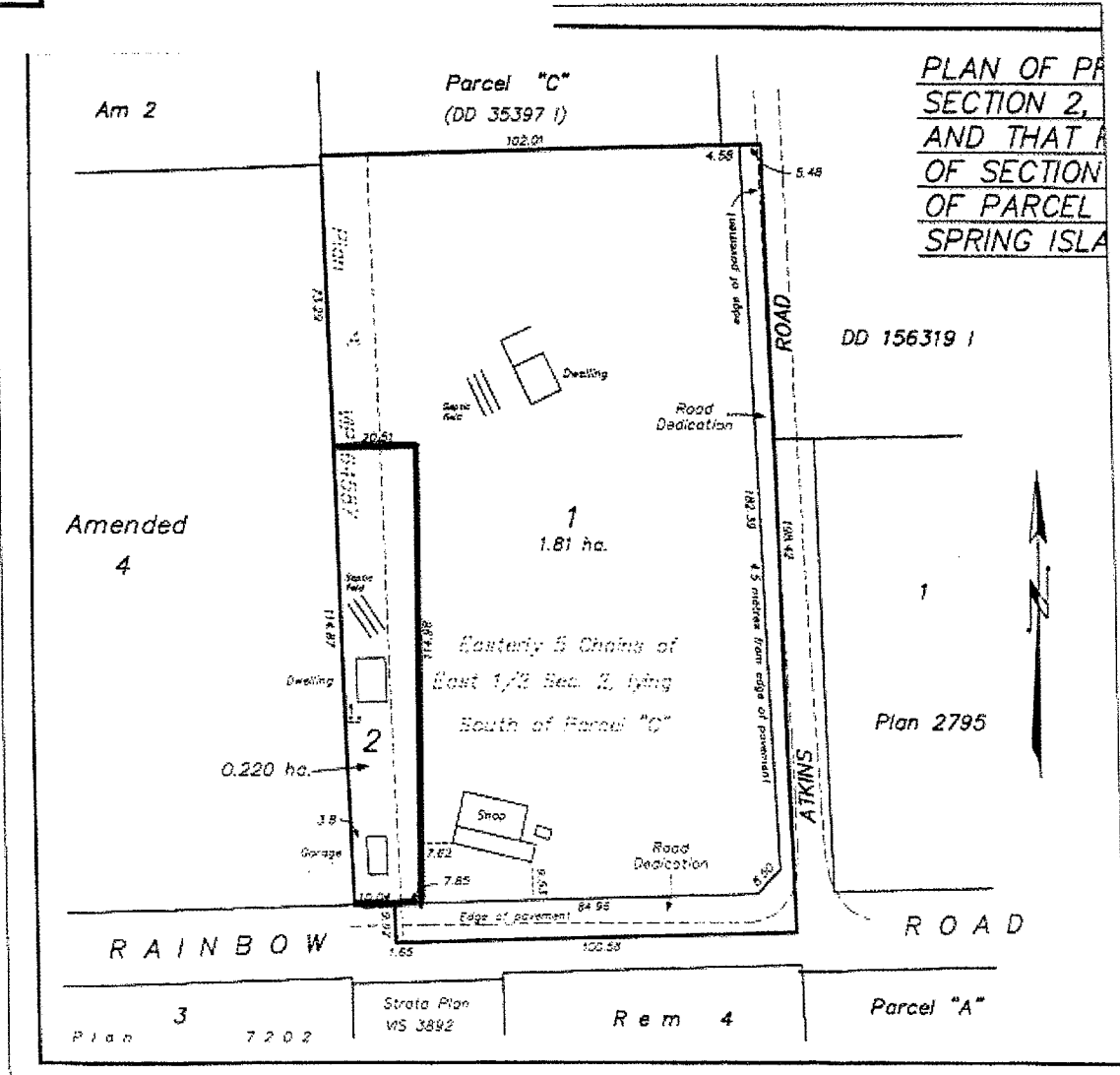
cc: Islands Trust Salt Spring Island (#SS-ALR-2006.8)

Enclosure: Minutes/Sketch Plan

TK/lv/37345d1.

Provincial Agricultural Land Commission  
 Application #37345  
 Resolution #290/2007

-  Subject property
-  Approved boundary adjustment





THAT the application be approved;

AND THAT the approval is subject to the following conditions:

- the preparation of a subdivision plan 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 # 290/2007**



**Staff Report**  
**Application # C – 37345**  
**Applicant: Michael & Noella Fraser**  
**Agent: Wolfe Milner Land Surveying Inc.**

**DATE RECEIVED:** April 13, 2007

**DATE PREPARED:** May 24, 2007

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

**FROM:** Terra Kaethler, Land Use Planner

**PROPOSAL:** Boundary adjustment between a 1.8 ha property and a .22 ha property

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

**Local Government:**

Islands Trust Salt Spring Island

**Legal Description of Property:**

1. PID: 003-889-076  
Part of the Easterly 5 chains, Section 2, Range 2 East, N Salt Spring Island, Cowichan District, lying S of the S boundary of Parcel C, (DD35397I) produced
2. PID: 023-649-364  
Lot A, Section 2, Range 2 East, North Salt Spring Island, Cowichan District, Plan VIP64587

**Purchase Date:**

1. 08/1995
2. 05/2003

**Location of Property:**

326 Rainbow Road and 240 Atkins Road

**Size of Property:**

1.8 ha and 0.22 ha (Both properties are in the ALR).

**Present use of the Property:**

Lot 1 - residential and car repair  
Lot 2 - residential



**Surrounding Land Uses:**

**WEST:** residential and farm land  
**SOUTH:** residential  
**EAST:** residential and farm land  
**NORTH:** BC Hydro substation

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92B13  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

Designation - Agriculture

**Zoning Bylaw and Designation:**

Bylaw No 355  
Zone - A1  
Min lot size - 8ha

**PREVIOUS APPLICATIONS:**

**Application #29607-0**

**Applicant:** Le Jeune Holdings Ltd

**Decision Date:** April 18, 1995

**Proposal:** To align the property boundary between two adjoining properties of 0.2 ha and 1.9 ha for the purpose of creating two buildable lots. The narrow 0.2 ha lot may have been initially proposed for a road dedication.

**Decision:** Refused as requested on the grounds that the proposal would decrease the agricultural potential of the larger property and increase the residential density of the area.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

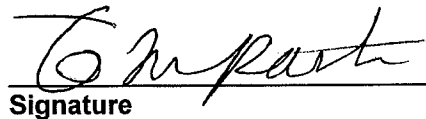
**Salt Spring Island Local Trust Committee:** That the application be forwarded.

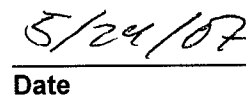
**Local Government Staff:** That the application be forwarded.

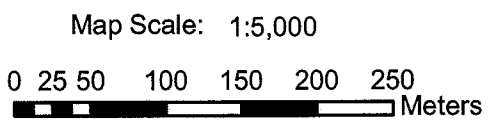
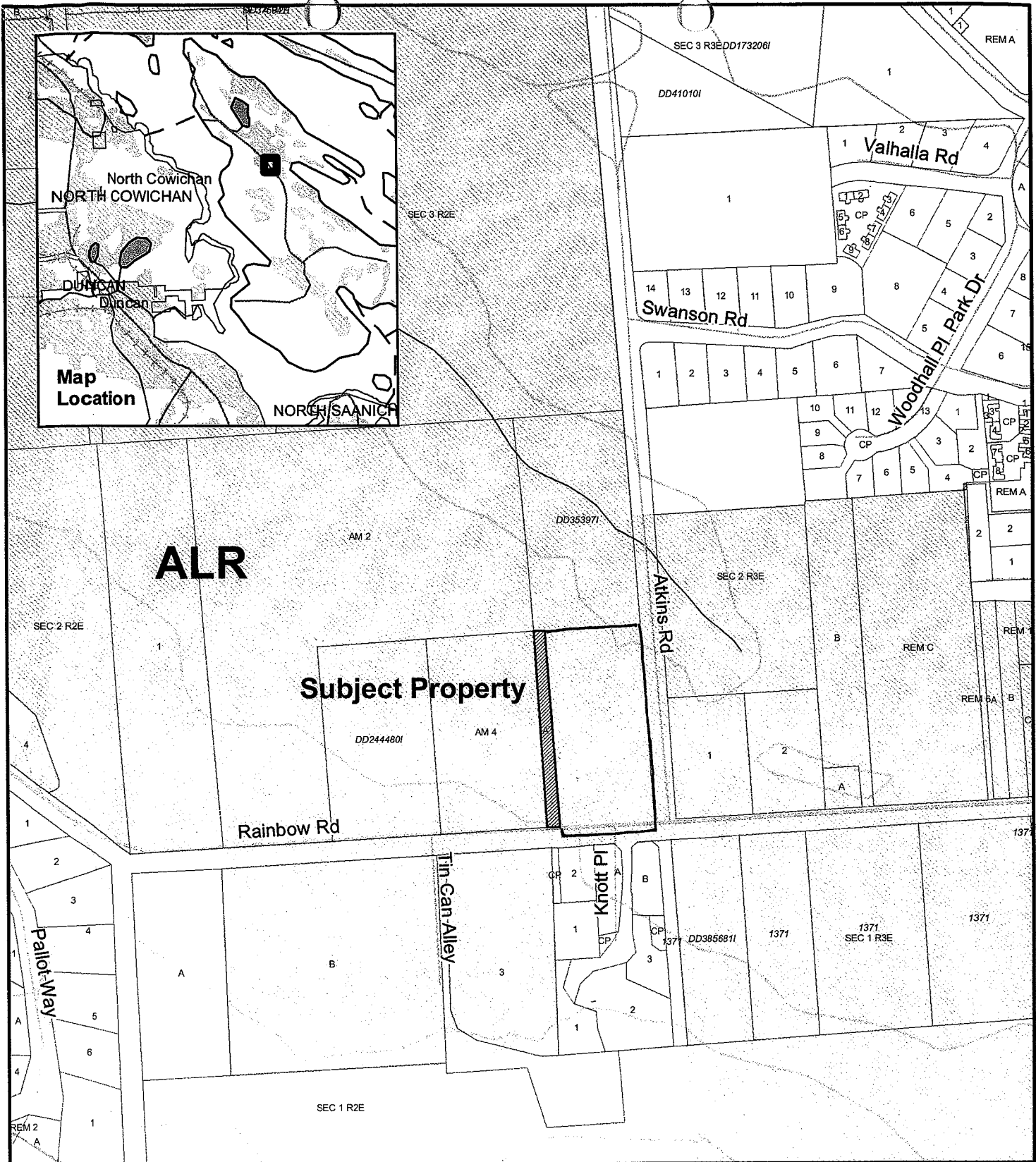
**ATTACHMENTS:**

- Islands Trust Staff Report with sketch of proposal (P.5)
- ALC Map 92B083

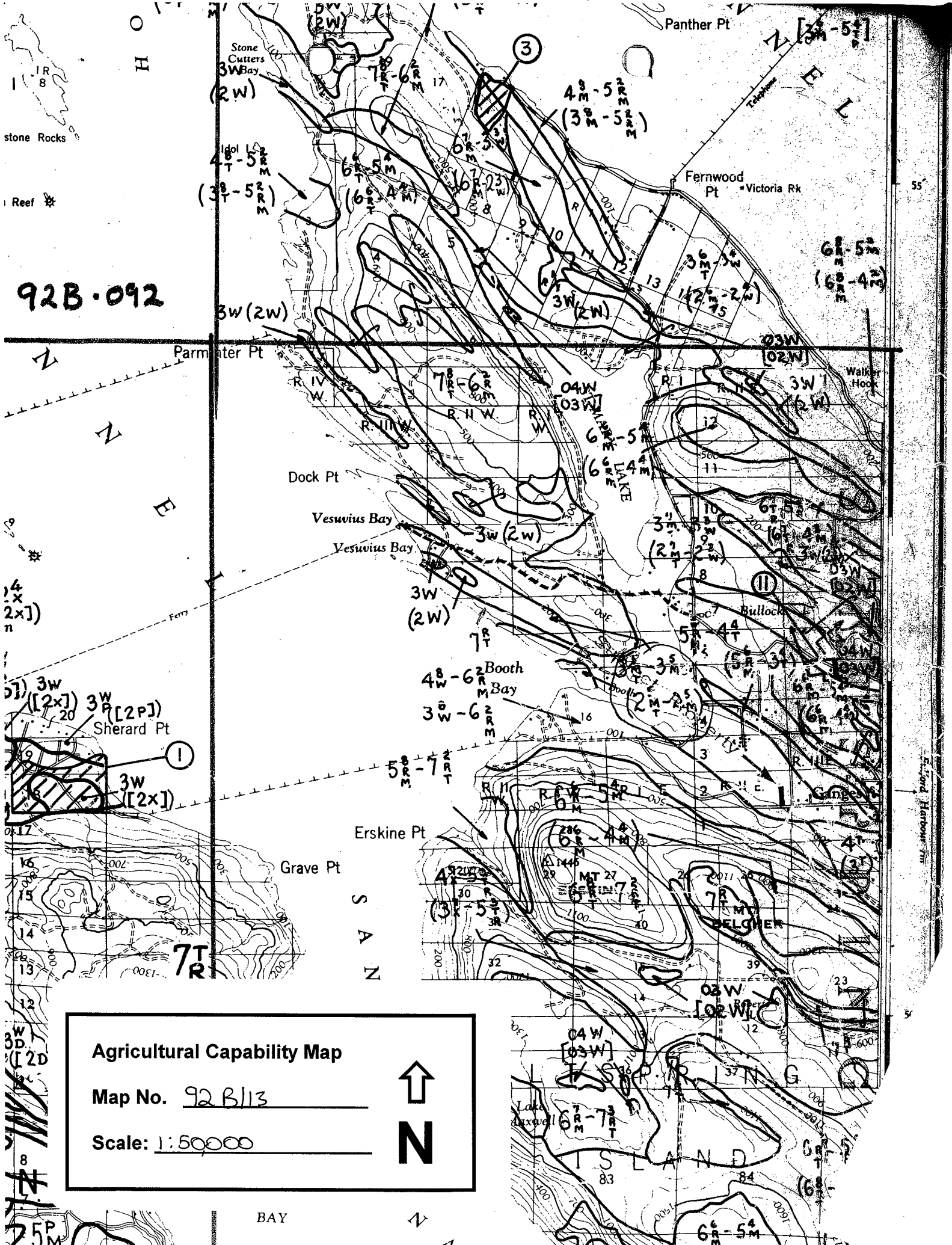
END OF REPORT

  
Signature

  
Date



ALC File #:	21-07-37345
Mapsheet #:	92B083
Map Produced:	May 15, 2007
Regional District:	Capital



92B.092

**Agricultural Capability Map**

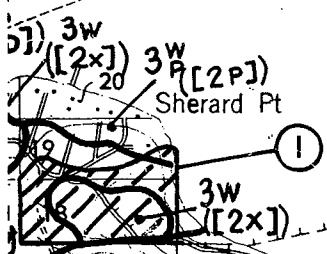
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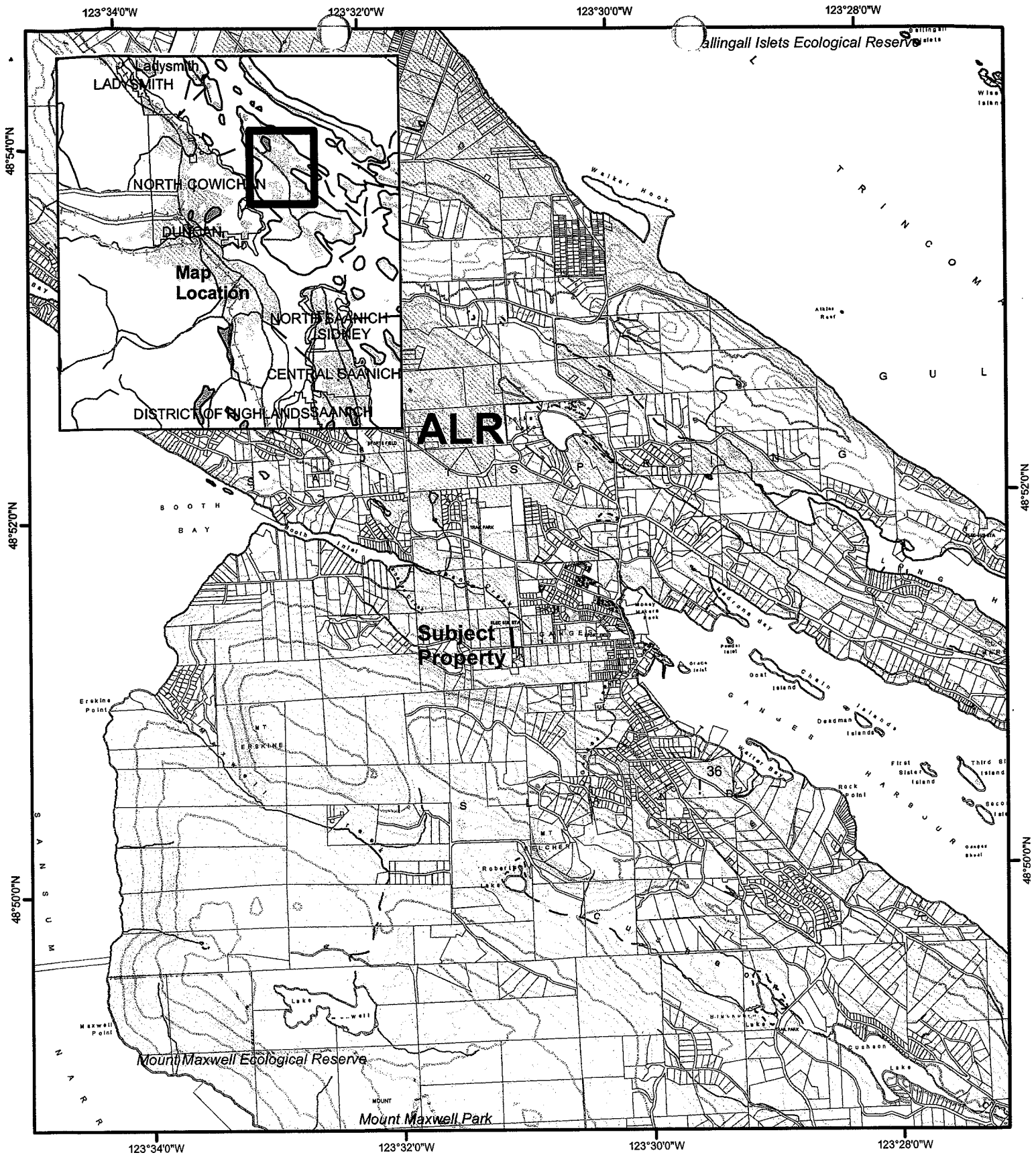
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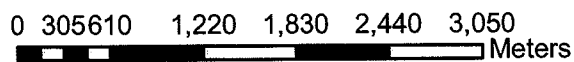
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ALC File #: 21-07-37345

Mapsheet #: 92B13

Map Produced: May 15, 2007

Regional District: Capital