



Agricultural Land Commission
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June 19, 2007

Reply to the attention of Terra Kaethler
ALC File: # C-37364, C-37363

William Campbell
RR1 - Site 21 - Comp 30, 127 Montague Road
Galiano Island, BC V0N 1P0

Dear Sir:

Re: Application to Exclude land from /Include land into the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 282/2007 and # 283/2007 outlining the Commission's decision as it relates to the above noted application.

Please send a copy of a survey plan delineating the area to be included and excluded to this office. If a subdivision plan for the area approved for exclusion is to be done immediately, and includes the new surveyed ALR boundaries, a copy of the subdivision plan will be acceptable. When the Commission confirms that all conditions have been met, it will notify the Registrar of Land Titles of the lands that have been excluded and included and finalize the amendment to the Agricultural Land Reserve plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label. The signature is fluid and cursive.

Erik Karlsen, Chair

cc: Islands Trust (GL-ALR-2006-1)

Enclosure: Minutes/Sketch Plan

TK/lv/37364d1./37363d1.

270°31'49"
635,005

Plgn 29479

DL 58

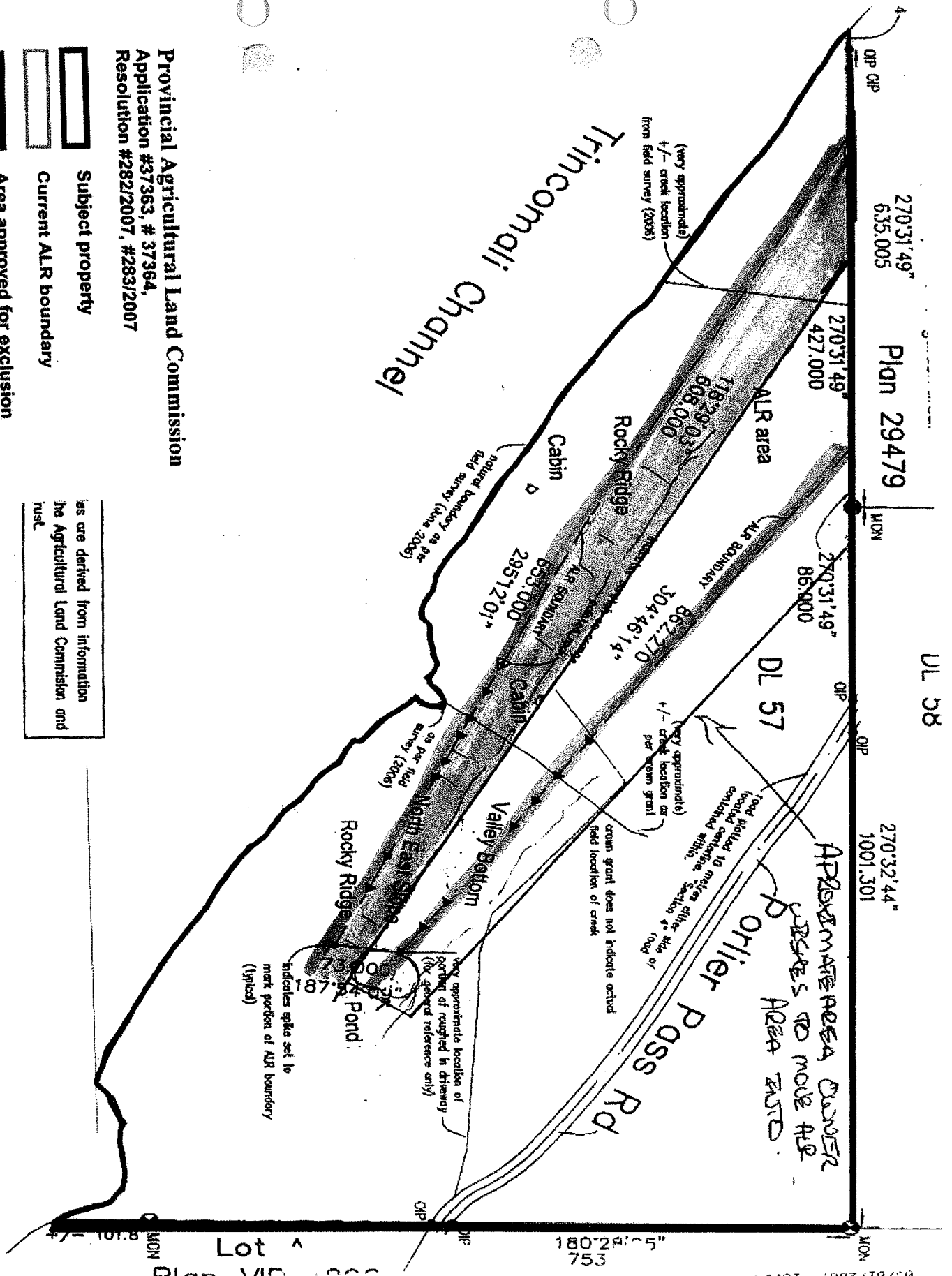
270°31'49"
86,800

270°32'44"
1001,301





Trincomali Channel

DL 57

APPROXIMATE AREA COVERED BY THESE TWO MORE ALR AREAS IS 2500
Barrier Pass Rd



Provincial Agricultural Land Commission
 Application #37363, # 37364,
 Resolution #282/2007, #283/2007

-  Subject property
-  Current ALR boundary
-  Area approved for exclusion
-  Area approved for inclusion

Notes are derived from information
 from the Agricultural Land Commission and
 must be used as a guide only.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. Commission believed that by adjusting the ALR boundary to include the portion of the property with higher agricultural capability, the proposal may enhance the potential agricultural use of the subject property and surrounding lands.

Conclusions

That the proposal may result in a benefit for agriculture in the future.

IT WAS

MOVED BY: Commissioner Seitz
SECONDED BY: Commissioner Rugg

THAT the application to include the approximately 16 ha into the ALR be approved. This approval is a condition of the concurrent exclusion application #C-37363 to exclude the equivalent amount of the property from the ALR.

AND THAT the approval is subject to the following conditions:

- The inclusion encompass the valley bottom area of the property
- the preparation of a survey plan to delineate the areas to be included and excluded per the drawing submitted with the application
- The exclusion and inclusion 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 # 282/2007



Staff Report
Application # C – 37364
Applicant: William Campbell

DATE RECEIVED: April 11, 2007

DATE PREPARED: May 24, 2007

TO: Chair and Commissioners – Island Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: To include a portion of the subject property into the Agricultural Land Reserve pending approval of the exclusion application (See File # 37363)

This application is made pursuant to section 17(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Islands Trust Galiano Island

Legal Description of Property:

PID: 002-025-175
District Lot 57, Galiano Island, Cowichan District

Purchase Date:

03/01/1958

Location of Property:

127 Montague Road, Galiano Island

Size of Property:

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

Present use of the Property:

Residential, small sheep farm, logging, milling cabin and outbuildings

Surrounding Land Uses:

WEST: Trinomali Channel
SOUTH: Trincomali Nature Sanctuary
EAST: Forestry
NORTH: Farming, 10 residential, meadow, forest and small garden area

Agricultural Capability:

Data Source: Agricultural Capability Map # 92B14
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP: Bylaw No. 108
Designation: Rural/Agriculture

Zoning Bylaw and Designation:

Zoning: Bylaw No. 127
Designation: Rural 2/Agriculture
Minimum Lot Size: 4 ha

PREVIOUS APPLICATIONS: N/A

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Galiano Island Local Trust Committee: Forwarded the application with a recommendation of approval subject to inclusion of an area of land into the Agricultural Land Reserve equivalent to the area that is excluded on the same parcel.

Local Government Staff: Recommended that portions of the subject property be included into the ALR if they have suitable characteristics for agricultural production. Also recommended that portions of the subject property be excluded if they have no suitable characteristics for agriculture production.

STAFF COMMENTS:

- It is not clear from the application the amount of land to be included into the ALR. The site visit may help to clarify this with the applicant.

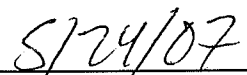
ATTACHMENTS:

- See File # 37363

END OF REPORT



Signature



Date