



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: 

Erik Karlsen, Chair

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

Enclosure: Minutes/Sketch Plan

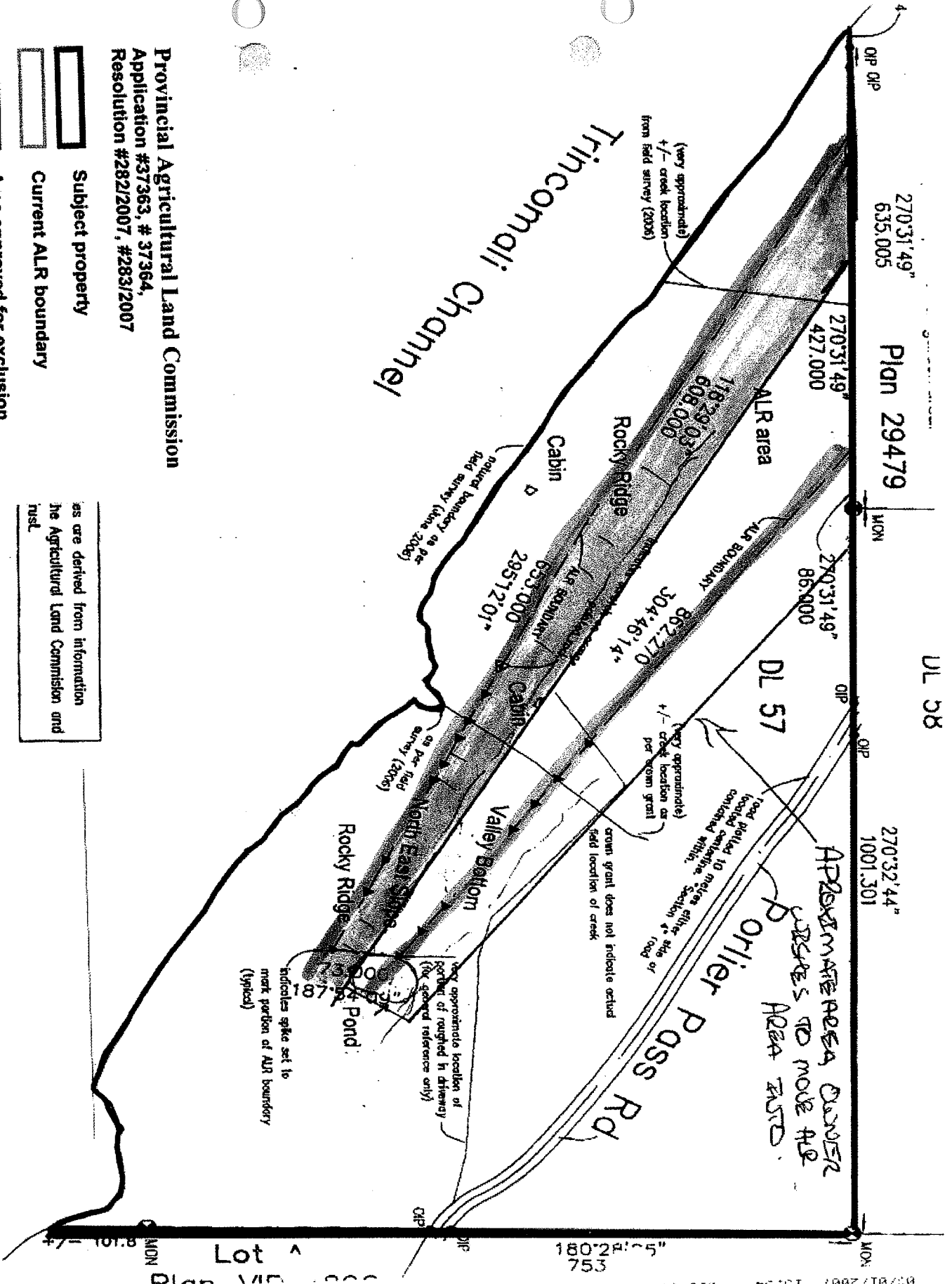
TK/lv/37364d1./37363d1.

270°31'49" 635.005
Plan 29479





DL 58

270°32'44" 1001.301

Trincomali Channel



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

as are derived from information
the Agricultural Land Commission and
must



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on June 5, 2007 on Galiano Island, B.C.

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

For Consideration

Application:	# C - 37364
Applicant:	William Campbell
Proposal:	To exclude a 16 ha portion of the subject property. In exchange, a portion of the property with higher agricultural capability will be included (Joint application # 37364)
Legal:	PID: 002-025-175 District Lot 57, Galiano Island, Cowichan District
Location:	127 Montague Road, Galiano Island

Site Inspection

A site inspection was conducted on June 5, 2007. Those in attendance were:

- Lorne Seitz Chair, Island Panel
- David Craven Commissioner
- Donald Rugg Commissioner
- Terra Kaethler Staff
- Bill Campbell Applicant

The Commission met with the applicant and walked the property. The Commission noted that the property had been used as a logging operation and there was a small mill onsite. It was confirmed at the site visit that the land currently within the ALR is predominantly a forested hillside on the Western portion of the property. The majority of the flat, bottom land of the property is not within the ALR. The amount of land proposed for exclusion is the equivalent amount proposed for inclusion under application #C-37364, which is approximately 16.0 ha.

The applicant confirmed that the staff report dated April 11, 2007 was received and no errors were identified.

Discussion

Assessment of Agricultural Capability

The Commission recognized that the area proposed for exclusion had limited capability for agriculture. However, the adjustment of the ALR boundary would include a sizeable portion of the valley bottom, which is the area of highest agricultural capability on the subject property.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission considered that as the proposal would be subject to the inclusion of an equivalent amount of land, and that there would be no net loss of agricultural land. The Commission believed that by adjusting the ALR boundary to include the portion of the property with the highest 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 exclude the approximately 16 ha into the ALR be approved;

AND THAT the approval is subject to the following conditions:

- The inclusion of approximately 16 ha of the valley bottom of the property, as approved by Resolution # 283/07
- 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 # 283/2007



Staff Report
Application # C – 37363
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 exclude a portion of the subject property that is situated on a rock buff. In exchange the landowner will include a portion of the valley bottom which is deemed suitable for agricultural use (joint application #37364).

This application is made pursuant to section 30(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:

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

Present use of the Property:

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

Surrounding Land Uses:

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

Agricultural Capability:

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

Official Community Plan and Designation:

OCP: Bylaw No. 108
Designation: Rural/Agricultural

Zoning Bylaw and Designation:

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

PREVIOUS APPLICATIONS: N/A

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Galiano Island Local Trust Committee: Forwarded the applications 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.

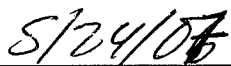
ATTACHMENTS:

- Sketch of Proposal
- Island Trust Staff Report
- Land Survey Report
- ALC Mapsheet # 92B093
- ALC Agricultural Capability Map 92B/14

END OF REPORT



Signature



Date