



Agricultural Land Commission
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May 30, 2007

Reply to the attention of Jennifer Carson
ALC File: Z-37366

T & L Rockford Enterprises Ltd
27700 W. Flynn Creek Drive
Barrington, Illinois, 60010

Dear Mr. Rockford:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 247/2007 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', is written over the 'Per:' label.

Erik Karlsen, Chair

cc: Sunshine Coast Regional District (F-45)

Enclosure: Minutes

JC/37366d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 22, 2007 in Chilliwack, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	Erik Karlsen	Commissioner
	Tony Pellett	Staff
	Jennifer Carson	Staff

For Consideration

Application: # Z- 37366
Applicant: T & L Rockford Enterprises Ltd
Proposal: To subdivide approximately 15 ha of the 70 ha subject property into eight (8) additional parcels approximately 1.75 ha in size.
Legal: PID: 008-073-571
District Lot 1354, New Westminster District Group 1
Location: Located North of Storvold Road, West Howe Sound

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 subject property is well within an area which the Commission has taken the position that the land should be excluded from the ALR, possibly by means of direct Commission action. As a result, the proposal is consistent with the OCP endorsed by the Commission.

Conclusions

The Commission has taken the position that the land comprising the subject property should be excluded from the ALR and therefore subdivision of the property is inconsequential.

IT WAS

MOVED BY: Commissioner Pranger

SECONDED BY: Commissioner Bose

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the proposal outlined in 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 # 247/2007



Staff Report
Application # Z – 37366
Applicant: T & L Rockford Enterprises Ltd

DATE RECEIVED: April 20, 2007

DATE PREPARED: May 11, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To subdivide approximately 15 ha of the 70 ha subject property into eight (8) additional parcels approximately 1.75 has in sizes. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The subject property is well within an area which the Commission has taken the position that the land should be excluded from the ALR, possibly by means of direct Commission action. That action having not yet been taken, the Commission must deal with the subdivision proposal, which is consistent with an OCP endorsed by the Commission.

Local Government:

Sunshine Coast Regional District

Legal Description of Property:

PID: 008-073-571
District Lot 1354, New Westminster District, Group 1

Purchase Date:

March 2005

Location of Property:

Located North of Storvold Road, West Howe Sound

Size of Property:

70.0 ha (Approximately 37 ha of the property is in the ALR).

Present use of the Property:

No buildings, Canfor previously operated a woodlot on the property and extensively logged the area about 5 years ago. Property was then subject to silviculture replanting. Also located on the property is a forestry research plot approximately 2 ha in size.

Surrounding Land Uses:

WEST: Rural Residential and Agricultural Land Reserve
SOUTH: Rural Residential
EAST: Undeveloped/Agricultural Land Reserve
NORTH: Undeveloped/Agricultural Land Reserve

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/5,6
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

West Howe Sound OCP
Designation: Agricultural C

Zoning Bylaw and Designation:

Zoning: Bylaw No. 310
Designation: Rural Three and Rural Two
Minimum Lot Size: 1.75 ha

RELEVANT APPLICATIONS:

Application #32679-0

Applicant: Fleetwood Forest Products
Decision Date: June 21, 1999
Proposal: To subdivide the property which is physically divided by the Port Mellon Highway. The second part of the application is to develop a commercial composting facility on the property.
Decision: The Commission refused both requests to subdivide the property and develop a commercial composting operation on the subject property. The Commission wishes to maintain the property's potential for agriculture and other permitted uses.

Application #33297-0

Applicant: Greatbanks, James
Decision Date: March 09, 2001
Proposal: Proposed to use approximately 1 ha of the 21 .5 ha property for a country inn with 24 guest rooms and a dining room with 65 seats.
Decision: The Commission approved the 'country inn' proposal in principle pending the receipt of a complete business plan, with a significant agricultural component more details on possible agriculturally related uses and the suggestion of an equestrian element.

Application #37091-0

Applicant: The Young Men's Christian Association of Greater Vancouver
Decision Date: February 19, 2007
Proposal: To exclude approximately 24 ha. This application is considered "housekeeping" by the Sunshine Coast Regional District since it is consistent with their OCP.
Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional Board:

That the application be forwarded to the ALC without a recommendation.

Area F Advisory Planning Commission:

Supports the subdivision application.

Local Government Staff:

That the application be forwarded to the ALC for a decision.

STAFF COMMENTS:

It is recommended that the Commission consider the following:

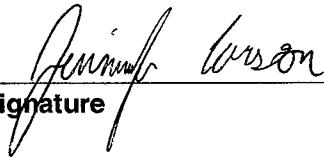
- The Commission has taken the position that this property be excluded from the ALR.
- The APC supported the subdivision application.

ATTACHMENTS:

1. Base Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Sketch of area to be subdivided
5. Local Government Report

END OF REPORT

Signature



Date

