



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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Fax: 604-660-7033
www.alc.gov.bc.ca

July 19, 2007

Reply to the attention of Terra Kaethler
ALC File: X-37463

Hartman Land Design Inc.
679 Sarum Rise Way
Nanaimo, BC V9R7C4

Dear Sir/Madam:

Re: Application for Transportation Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 346/2007 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:

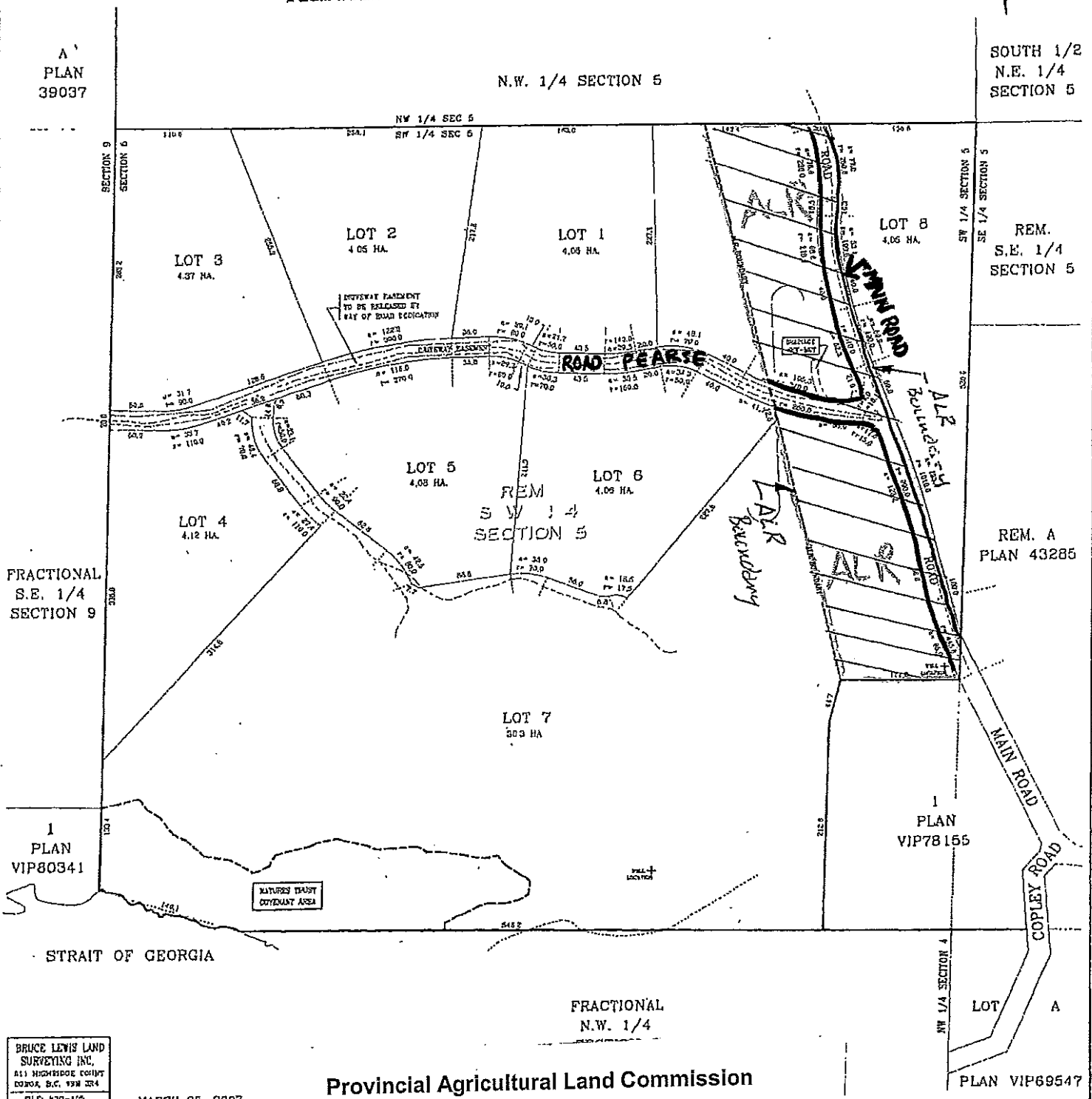
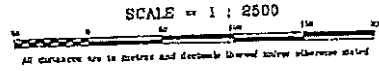
Erik Karlsen, Chair

cc: Islands Trust Lasqueti Island
Powell River Regional District

Enclosure: Minutes/Sketch Plan

TK/37463d1.doc

SKETCH PLAN OF PROPOSED SUBDIVISIONS FOR:
 THE SOUTH WEST 1/4 OF SECTION 5, LASQUETI ISLAND,
 NANAIMO DISTRICT EXCEPT THAT PART IN PLAN VIP78155.
 B.C.G.S 92F.049



FRACTIONAL
S.E. 1/4
SECTION 9

SOUTH 1/2
N.E. 1/4
SECTION 5

N.W. 1/4 SECTION 5

REM.
S.E. 1/4
SECTION 5

REM. A
PLAN 43285

REM
S.W. 1/4
SECTION 5

1
PLAN
VIP80341

1
PLAN
VIP78155



BRUCE LEWIS LAND
SURVEYING INC.
111 HIGHRISE COURT
DANFORTH, B.C. V2N 3K4
FILE# 439-105

MARCH 26, 2007.

FRACTIONAL
N.W. 1/4

PLAN VIP69547

Provincial Agricultural Land Commission
 Application # 37463
 Resolution #346/2007

-  Area approved for road dedication
-  ALR



Staff Report
Application # X – 37463
Applicant: Pearse Ventures Ltd
Agent: Hartman Land Design Inc.

DATE RECEIVED: June 01, 2007

DATE PREPARED: July 3, 2007

TO: Chair and Commissioners – Island Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: Non-farm use to dedicate an existing road and a portion of a proposed road through the Agricultural Land Reserve.

This application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

BACKGROUND INFORMATION:

The proposal is to dedicate an existing road (Main Rd), currently an ungazetted road, and a portion of a proposed road (Pearse Rd) through the ALR portion of the property to access the non-ALR portion of the property to the west. The non-ALR lands are proposed for subdivision of seven (7) 4.0 ha lots and a 30.0 ha remainder. All of the ALR portion of the property will stay with the remainder parcel.

Local Government:

Islands Trust Lasqueti Island

Legal Description of Property:

PID: 000-228-249

The South West 1/4, Section 5, Nanaimo District, EXCEPT That part in Plan VIP78155

Purchase Date:

Application states October 1960; Title search print included with application states January 2005.

Location of Property:

Main Road, Lasqueti Island

Size of Property:

65 ha (Approximately 6 ha is in the ALR).

Present use of the Property:

Recreational, selective logging/reforestation, no buildings

Surrounding Land Uses:

WEST: Crown Land
SOUTH: Recreational
EAST: Uplands/undeveloped
NORTH: Undeveloped

Agricultural Capability:

Data Source: Agricultural Capability Map # 92F/8
The majority of the property is identified as having Mixed Prime and Secondary ratings. The majority of the area within the ALR is identified as 70% Class 3 and 30% Class 7 with limitations of wetness and inundation.

Official Community Plan and Designation: N/A

Zoning Bylaw and Designation: N/A

PREVIOUS APPLICATIONS:

N/A

ATTACHMENTS:

- Sketch of Proposed Subdivision
- ALC Context Map 1:20:000
- Agricultural Capability Map

END OF REPORT



Signature



Date