



**Reconsideration**  
**Application # MM – 36631**  
**Applicant: Whatcom Acres Dairy Ltd**

**DATE PREPARED:** April 3, 2007

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Jennifer Carson, Land Use Planner

**PROPOSAL:** To subdivide the subject 29.8 ha property into two lots, using Whatcom Road as the dividing line. This would create a 16 ha lot to the east of the road and a 14 ha lot to the west. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

On June 20, 2006, the Commission made the following decision with respect to the application:

**Commission Discussion**

The Commission noted that the existence of the road could not be considered as a significant barrier to farming the property as one parcel. As well, the Commission was not in favour of creating additional parcels of land in the ALR, and noted that both applicants owned additional properties adjacent to the subject lands.

**IT WAS MOVED BY:** Commissioner John Tomlinson

**SECONDED BY:** Commissioner Erik Karlsen

THAT the staff report be received and the application be approved subject to the consolidation of both newly created parcels with adjacent lots, or consolidation of other lots owned by the applicants. The net effect would be that there is no increase in the number of lots following registration of the subdivision / consolidations.

Since this decision, staff have been in communication with the applicant who has made an alternate proposal as is illustrated in the attachments. As the neighbouring property has not been purchased and as the applicant states, is not currently for sale it is important that the Commission discuss possible options for the application.

**ATTACHMENTS:**

- Email from Applicant
- Map of Existing Boundaries
- Map of ALC Approved Boundaries
- Map of Proposed Boundaries if Neighbouring farm is purchased

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**END OF REPORT**

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**Signature**

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**Date**