



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: # I-36966

April 18, 2008

Stephen Greaves
4567 Gordon Road
Campbell River, BC

Dear Sir:

Re: **Reconsideration Request**

Please find attached the Minutes of Resolution # 163/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: District of Campbell River (6430-20-ALR06-46)

Enclosure: Minutes

TK/
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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 19, 2008 in Colwood, B.C.

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

For Consideration

Application: # I- 36966
Applicant: Stephen Greaves
Proposal: To reconsider the previous decision to refuse subdivision, under Resolution #576/2006.
Legal: PID: 005-114-241
That part of Lot 20, District Lot 175, Sayward District, Plan 11130, Lying to the North of a Boundary Parallel to and Perpendicularly Distant 475 feet from the Northerly Boundary of Said Lot 20
Location: 4567 Gordon Road

Site Inspection

No site inspection was conducted.

Reconsideration request

The Commission determined that reconsideration was warranted under Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

Discussion

The Commission reviewed the letter of request for reconsideration as well as the submission of previous applications that had been approved in the Gordon Road area. The majority of the previous applications listed were approved based on a block application for exclusion submitted by the District of Campbell River in 1985. However, in recent conversations with the District of Campbell River, it has come to the Commission attention that local planning direction has changed and that the local government would like to retain this area within the ALR. As such, the Commission's view has changed in regards to this area, and it reverts back to weighing the merits of each individual application against its legislated responsibility to preserve agricultural land.

In this case, it was the Commission's view that the subject parcel had more agricultural value as a single unit than as two separate parcels and that subdivision would negatively impact the agricultural opportunities suited to the subject property in the long-term. Further, the Commission believed that the proposal would encourage further parcelization of properties within agricultural areas and may negatively impact existing or potential agricultural use of surrounding lands.

As such the Commission did not believe that subdivision was warranted, and confirmed its original decision to refuse the application.

IT WAS

MOVED BY: Commissioner Rugg
SECONDED BY: Commissioner Craven

THAT the original decision to refuse the application (Resolution#576/2006) be confirmed.

CARRIED

Resolution # 163/2008