



**Agricultural Land Commission**  
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Reply to the attention of Terra Kaethler  
ALC File: S-37354

May 13, 2008

Vallance, H Rautiainen, S  
2450 Whistler Rd West  
Qualicum Beach, BC V9K2A6

Dear Sir/Madam:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 200/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

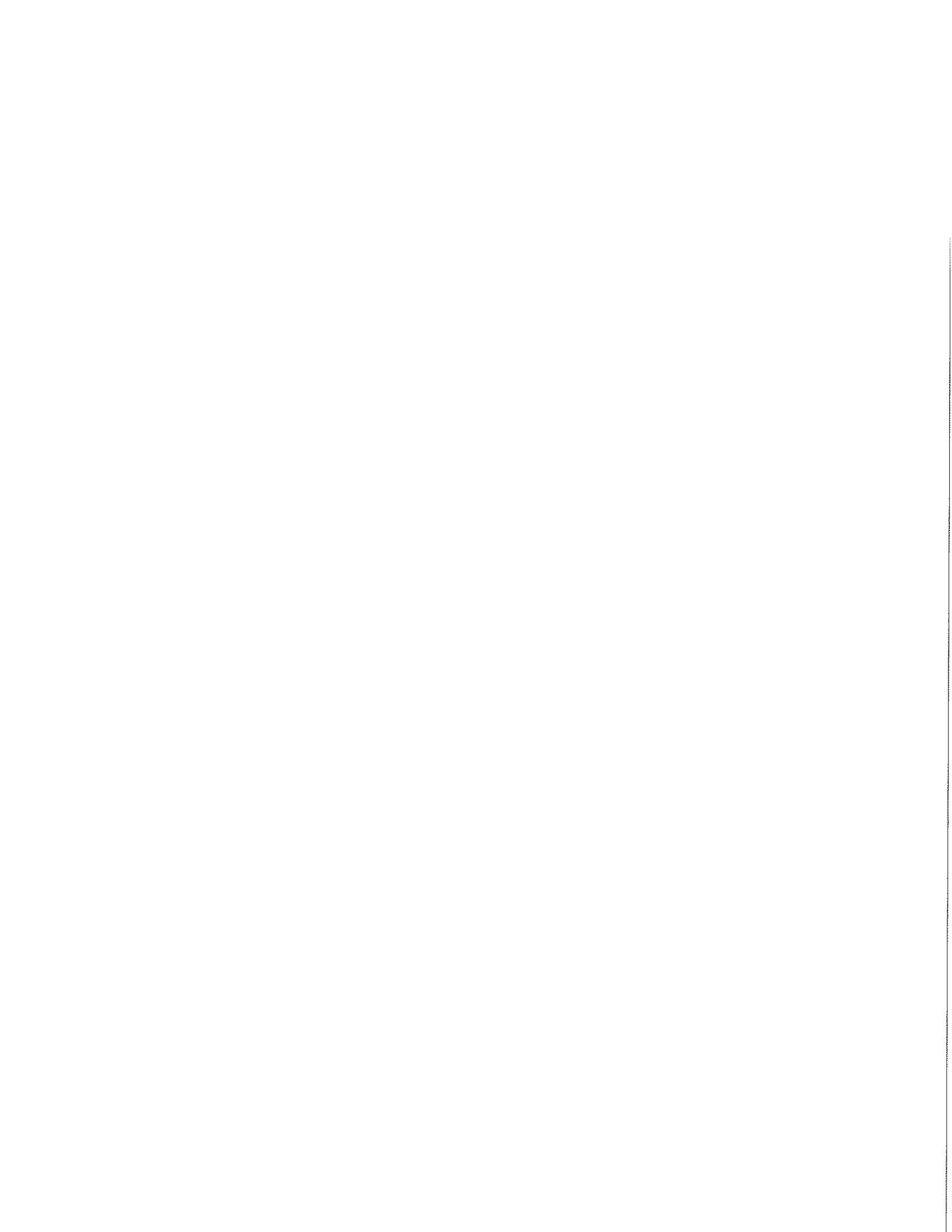
A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Regional District of Nanaimo (6635-04-0701)

Enclosure: Minutes

TK/  
i/37354d2.doc





A meeting was held by the Provincial Agricultural Land Commission on April 24, 2008 by conference call.

<b>PRESENT:</b>	Lorne Seitz	Chair, Island Panel
	David Craven	Commissioner
	Jennifer Dyson	Commissioner
	Don Rugg	Commissioner
	Terra Kaethler	Staff

### **For Consideration**

Application: # S- 37354  
Applicant: Vallance, H Rautiainen, S  
Proposal: To reconsider Resolution # 286/2007 to refuse the proposed subdivision of a 7 ha parcel into a 2 ha lot and a 5 ha lot, on the grounds of submitted new information

Legal: PID: 004-738-721  
Lot 6, District Lot 81, Newcastle District, Plan 8857

Location: 2450 Whistler Rd West, Qualicum Beach

### **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 based on the submission of information which was not available at the time of original consideration by the Commission.

### **Discussion**

The Commission reviewed the letter of request for reconsideration and the supporting documents, including the report prepared by Mark Turner, PAg, the report by Commission agrologist Trevor Murrie, PAg, and the response from the applicant with additional photographs of the property.

The Commission accepted the findings of both agricultural reports, and recognized that the agricultural capability of the property was marginal. However, in the Commission's experience, the Commission has seen many properties on Vancouver Island that have areas of similar soils to that of the subject property. The Commission also noted that the applicants bought the property in 2006. The Commission believed that there were other agriculture options available on the property that had not been explored, including non-soil based agriculture, and that subdivision would decrease the agricultural opportunities available on the property. Therefore, it was the Commission's view that the subject parcel had more agricultural value as a single unit than as two separate parcels.

Further, the Commission believed that the proposal would encourage further parcelization of ALR properties within the area and may negatively impact existing or potential agricultural use of surrounding lands.

**IT WAS**

**MOVED BY:** Commissioner Craven

**SECONDED BY:** Commissioner Dyson

THAT the original decision to refuse the application (Resolution #286/2000) be confirmed.

**CARRIED**

**Resolution # 200/2008**