



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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Reply to the attention of Terra Kaethler
ALC File: A-37602

December 20, 2007

Roger and Glenda Francoeur
3374 - 4th Avenue
Port Alberni, BC V9Y4G9

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 699/2007 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', written over a white background.

Erik Karlsen, Chair

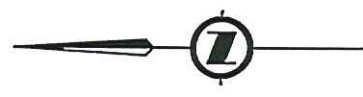
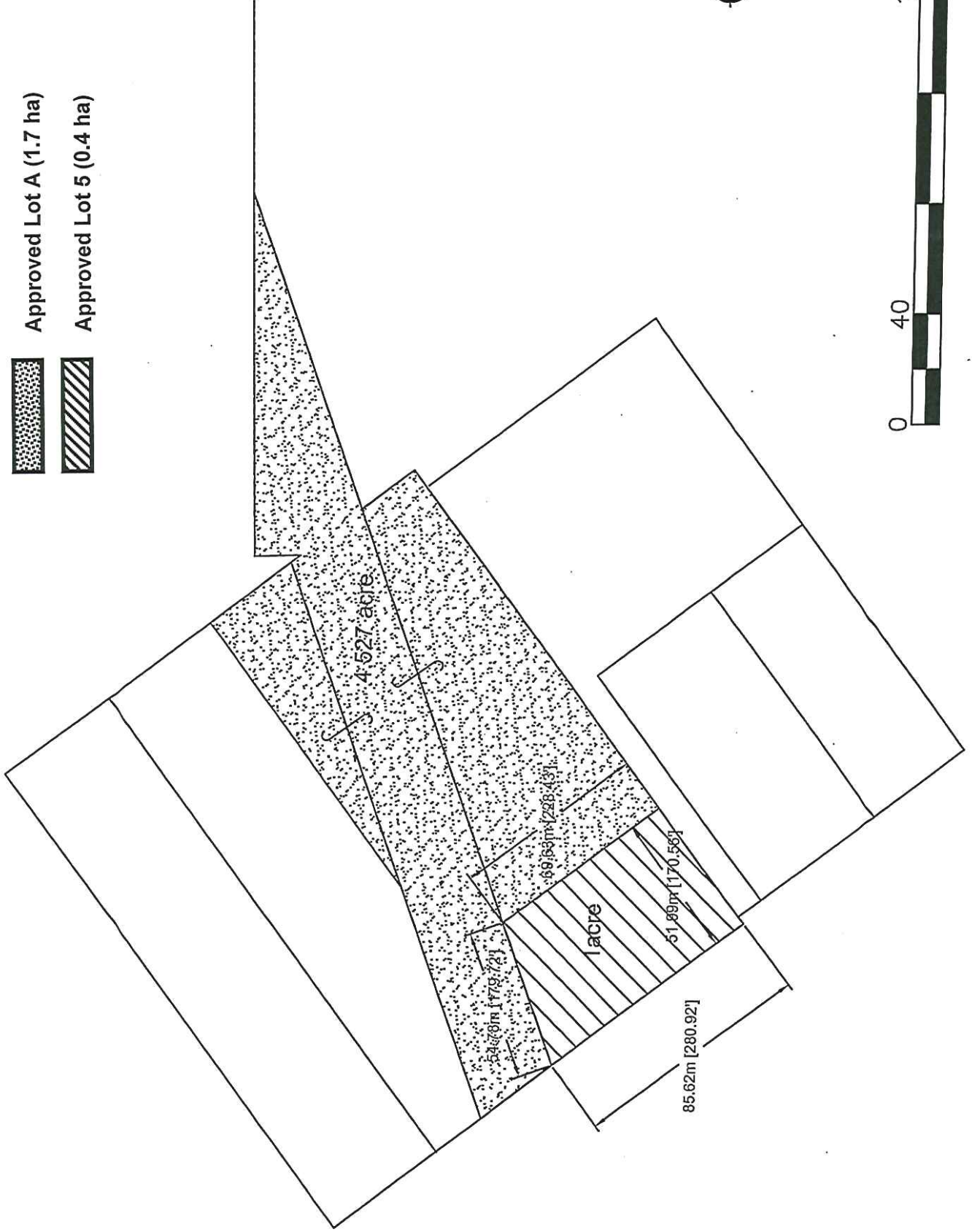
cc: Regional District of Alberni-Clayoquot (AE07001)

Enclosure: Minutes/Sketch Plan

TK/37602d1.doc

Provincial Agricultural Land Commission
Application # 37602
Resolution #699/2007

- Approved Lot A (1.7 ha)
- Approved Lot 5 (0.4 ha)



Option B

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 Commission was supportive of the objective of the proposal to consolidate the railway right of way with Lot 5, which was split into two portions by the right of way.

As discussed at the site visit, the applicants had revised their proposal to create one (1) 1.7 ha lot and one (1) 0.4 ha lot in the southwest corner of the property fronting Beaver Creek Road, as proposed and supported by the Regional District. The Commission believed that this configuration of the property boundaries would increase the utility of both lots and thus increase the potential for agricultural use.

Conclusions

That the proposal will not negatively impact agriculture and may increase the potential for agricultural use.

IT WAS

MOVED BY: Commissioner Rugg
SECONDED BY: Commissioner Craven

THAT the application be refused as proposed; but that an alternative proposal to adjust the boundary between Lot A (0.6 ha) and Lot 5 (1.5 ha), to create Lot A (1.7 ha) and Lot 5 (0.4 ha), as indicated in the file materials provided by the Regional District as "Option B", be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with "Option B", as supported by the Regional District and submitted with 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 # 699/2007