



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: # **S-37628**

February 11, 2008

James and Ronda Dickinson, Michelle Jager
7491 Lantzville Road
Lantzville, BC V0R2H0

Dear Sir/Madam:

Re: Reconsideration Request

Please find attached the Minutes of Resolution # 39/2008 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 in a cursive style.

Erik Karlsen, Chair

cc: District of Lantzville (7192 Lantzville Rd, Lantzville, B.C. V0R 2H0)

Enclosure: Minutes

TK/
i/37628d1.doc

recognizes that current availability and access to water may be a challenge on the subject property, it does not consider this to be a determining factor to exclude land from the Agricultural Land Reserve. Future policy changes or technological improvements may change the ability to access water or the amount of water necessary to produce a broader range of agricultural activity on the property.

The Commission also reviewed the "Report on Community Benefit" prepared by the applicant, and the 54 letters of support for the proposed senior's housing development. The Commission recognized the level of community support for the development was high. However, the Commission is only prepared to consider an application as a case for "community need" when a detailed analysis has been provided by the local government or other relevant government agency. No argument for community need has been put forward to the Commission by a government agency on this application. As such, the Commission is not prepared to consider this application on the basis of "community need".

Lastly, the Commission reviewed the agricultural capability of the two properties in Port Alberni put forward for inclusion in exchange for exclusion of the subject property. The majority of the properties are rated as Class 5 to Class 7 unimprovable with limitations of stoniness and topography. There was a small portion of the property which was rated as Class 3, but the majority of it was already in the ALR. The Commission did not believe that the low agricultural capability warranted the inclusion of these properties, nor would it justify the exclusion of the subject property.

After full review of the new information provided, the Commission did not believe that exclusion of the property was warranted. Therefore, it confirms the original decision of Resolution #543/2007, to refuse the application.

Conclusions

THAT exclusion is not warranted and that the original decision to refuse the application is confirmed.

IT WAS

MOVED BY: Commissioner Craven
SECONDED BY: Commissioner Seitz

Refused as proposed.

CARRIED

Resolution # 39/2008