



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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October 25, 2007

Reply to the attention of Terra Kaethler
ALC File: C-37651

Mark Wyatt
0739712 BC Ltd
2546 Government Street
Victoria, BC V8T4P7

Dear Sir:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 542/2007 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:

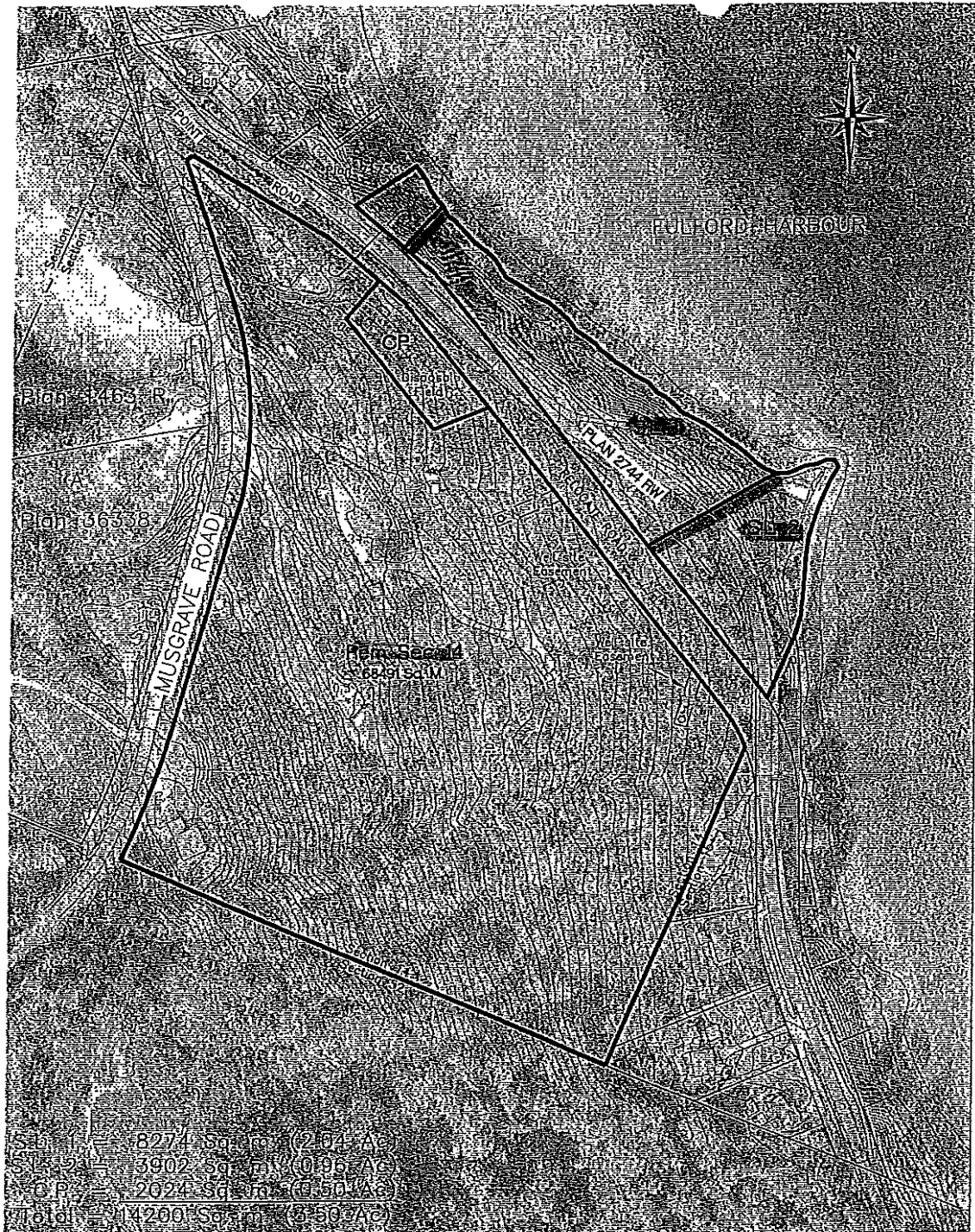
A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a horizontal line.

Erik Karlsen, Chair

cc: Islands Trust Salt Spring Island (SS-ALR-2007-1)

Enclosure: Minutes/Sketch Plan

TK/37651d1.com



J. E. Anderson and Associates
 SURVEYORS ENGINEERS
 VICTORIA NANAIMO

Three Point Properties

Provincial Agricultural Land Commission
Application # 37651
Resolution #542/2007

 **Subject Property**

Three Point Properties Ltd.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is improvable to Class 4 with subclass limitations of moisture deficiency and topography. Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The majority of proposed Lots 1 and 2 are located outside of the ALR. Lot 3 keeps the majority of ALR land retained on the remainder of the property, separated by the road. The Commission did not believe that the areas proposed for potable water and septic disposal field for Lot 1 and 2 will compromise the agricultural capability of proposed Lot 3.

The Commission believed that the realignment of the road would improve safety and have minimal impact on agriculture. As such, the Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the relocation of Isabella Point Rd would serve to improve safety and have minimal impact on agriculture.
2. That the majority of the area to be subdivided is not in the ALR.
3. That the areas in the ALR identified for potable water and septic disposal field for Lot 1 and 2 will not compromise the agricultural capability of proposed Lot 3

IT WAS

MOVED BY: Commissioner Rugg
SECONDED BY: Commissioner Craven

THAT the application be approved, and that the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan 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 # 542/2007