



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

Reply to the attention of Terra Kaethler  
ALC File: A-37657

February 7, 2008

Tyler and Alesia Servatius  
9010 Bryson Road  
Port Alberni, BC V9Y8N8

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 28/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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 in a cursive style.

Erik Karlsen, Chair

Cc: Regional District of Alberni-Clayoquot (AB07004)

Enclosure: Minutes/Sketch Plan

TK/i/37657d2.doc



The revised subdivision plan was reviewed by the Provincial Agricultural Land Commission by conference call on January 29, 2008.

**PRESENT:**

David Craven	Commissioner
Donald Rugg	Commissioner
Terra Kaethler	Staff

**For Consideration**

Application: # A- 37657  
 Applicant: Joseph and Laura Kalugin  
 Agent: Tyler and Alesia Servatius  
 Proposal: To subdivide a 0.8 ha lot from the subject property as proposed by the Commission under resolution #711/2008.  
 Legal: PID: 006-620-491  
 District Lot 73A, East 1/2, Alberni District  
 Location: 9075 Beaver Creek Road, approximately 1 km north of Bayne Road

**Site Inspection**

No site inspection was conducted.

**Discussion**

The Commission reviewed its decision under Resolution #711/2008 which stated; "(T)hat the Commission would be prepared to consider an alternative subdivision that left the field intact upon receipt of a revised subdivision plan from the applicants".

A revised subdivision plan was submitted on January 25, 2008. Upon review, the Commission considered that the revised subdivision of approximately 0.8 ha of the property would have little impact on the subject property, as it leaves the field intact and has minimal agricultural capability. Therefore, the Commission believed that the revised subdivision met the intent of the discussions under Resolution #711/2008 and had no objection to the subdivision as it is currently proposed.

**Conclusions**

That the proposal will not impact agriculture.

**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 revised plan as submitted by the applicant.
- 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 # 28/2008**

Provincial Agricultural Land Commission

Application # A-37657

Resolution # 28/2008

Subject Property



Approved subdivision of approximately 0.8 ha



4

Hobby Farm

410m

