



**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-37785

January 8, 2008

Jim McManus  
9535 Faber Road  
Port Alberni, BC V9Y9C5

Dear Sir:

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

Please find attached the Minutes of Resolution # 710/2008 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: 

Erik Karlsen, Chair

cc: Regional District of Alberni-Clayoquot (AF07002)

Enclosure: Minutes/Sketch Plan

TK/37785d1.doc



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on November 27, 2007 in Parksville, B.C.

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

### For Consideration

Application: # A- 37785  
Applicant: Anne and Kenner Reite  
Agent: Jim McManus  
Proposal: To subdivide the two lots which are approximately 0.1 ha and 1.9 ha, and create two lots approximately 1.0 ha each. This proposal would not create and increase the number of lots.

Legal:

1. PID: 000-647-675  
Lot A, District Lot 111, Alberni District, Plan 9149
2. PID: 000-055-964  
Lot 3, District Lot 111, Alberni District, Plan 1731, EXCEPT Plan 9149

Location: 6620 Elstow Road and 4555 Best Road

### Site Inspection

A site inspection was conducted on November 27, 2007. Those in attendance were:

- Lorne Seitz Chair, Island Panel
- David Craven Commissioner
- Donald Rugg Commissioner
- Terra Kaethler Staff
- Jim McManus Agent

The Commission met with the agent and walked the boundary of the property.

### Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

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**

### **Assessment of Impact on Agriculture**

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believed that the consolidation and subsequent subdivision provided a positive benefit to agriculture in this area by eliminating the 0.1 ha residential lot, and by creating two lots more consistent with the surrounding parcel sizes. The Commission does not believe the proposal would impact existing or potential agricultural use of the property or on surrounding lands.

### **Conclusions**

1. That the proposal will not impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Rugg

**SECONDED BY:** Commissioner Seitz

THAT the application to adjust the property boundary to create 2 parcels of 1.0 ha each 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.

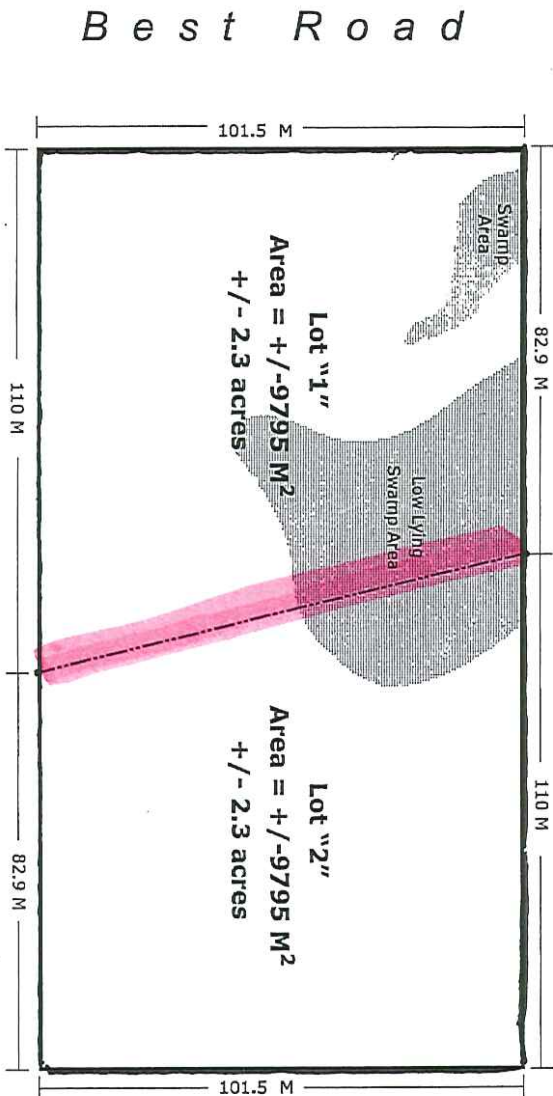
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

### **CARRIED**

**Resolution # 710/2008**

Subject Property

Approved boundary adjustment creating two lots of approximately 1.0 ha



**Sheet 2**  
 Proposed  
 Subdivision



Scale 1:1000

**PROPOSED RE-SUBDIVISION OF PROPERTIES:**  
 4555 Best Road & 6620 Elstow Road, Port Alberni: A.K. & K.P. REITE  
**LEGALS:** Lot 3, D.L. 111, A/D, Plan 1731 (exc. Plan 9149) and Lot "A", D.L. 111,  
 A/D, Plan 9149  
**Section 20 (2) Approval:**