



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: J-37800

February 7, 2008

Larry and Sherry Sanderson
2966 Cameron Taggart Road
Cobble Hill, BC V0R1L6

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 5/2008 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 over a white background.

Erik Karlsen, Chair

cc: Cowichan Valley Regional District (2-B-07ALR)

Enclosure: Minutes

TK
i/37800d1.doc

The majority of the agricultural capability of the subject property is identified as improvable to Class 3. Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

The Commission considered that due to the high soil capability the property could support a range of agricultural activity in its present size. It believed that subdivision of the property would decrease the maximum agricultural potential of the property.

Assessment of Agricultural Suitability

The Commission considered whether the property was suitable for agriculture. This consideration included details such as property size, surrounding land use and limitations to agriculture. The Commission did not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believed that the subject parcel had more agricultural value as a single unit than as two separate parcels and that subdivision would negatively impact the agricultural opportunities suited to the subject property in the long-term. The Commission believed that the creation of small residential lots in an agricultural area would encourage further parcelization and may impact existing or potential agricultural use of surrounding lands.

Further, the Commission recognized that a previous application to subdivide a 0.4 ha residential lot was allowed on the farm property adjacent to the subject property (ALC file # 34330, 2002). The Commission considered that this previous subdivision was approved on the basis that it was in direct support of agriculture and continues to support the family farm operation. The current proposal does not offer any similar benefit to agriculture and as such the Commission did not believe that subdivision was warranted.

Conclusions

1. That the land under application has agricultural capability.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.

IT WAS

MOVED BY: Commissioner Rugg

SECONDED BY: Commissioner Seitz

THAT the application be refused as proposed.

CARRIED

Resolution # 5/2008