



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

December 11, 2008

Reply to the attention of Terra Kaethler
ALC File: X-38491

Focus Intec
715 Canada Avenue
Duncan, BC V9L1V1

Dear Sir/Madam:

Re: Application for Transportation Corridor the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 797/2008 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 over a white background.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Powell River Regional District

TK/lv
i/38491d1.doc



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 06, 2008 in Courtenay, B.C.

PRESENT:	Lorne Seitz	Chair, Island Panel
	David Craven	Commissioner
	Jennifer Dyson	Commissioner
	Terra Kaethler	Staff

For Consideration

Application:	# X- 38491
Applicant:	Island Timberlands GP Ltd
Agent:	Focus Intec
Proposal:	For road dedications within the ALR.
Location:	1869 Loubert Rd, Powell River

Site Inspection

No site inspection was conducted.

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

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission noted that the proposed subdivision of Parcel D kept the ALR portion of the property intact as one parcel, Lot 5 and that the majority of the proposed road dedications were on the ALR boundary. Further, it was noted that the parcels surrounding Parcel D were not in the ALR. As such, the Commission did not believe the proposal would negatively impact existing or potential agricultural use of the subject property or surrounding lands.

IT WAS

MOVED BY: Commissioner Craven
SECONDED BY: Commissioner Seitz

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 # 797/2008

PLAN OF PROPOSED SUBMISSION OF PARCEL D,
DISTRICT LOTS 1851 AND 7702, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN LMP23245.

Scale = 1:20000

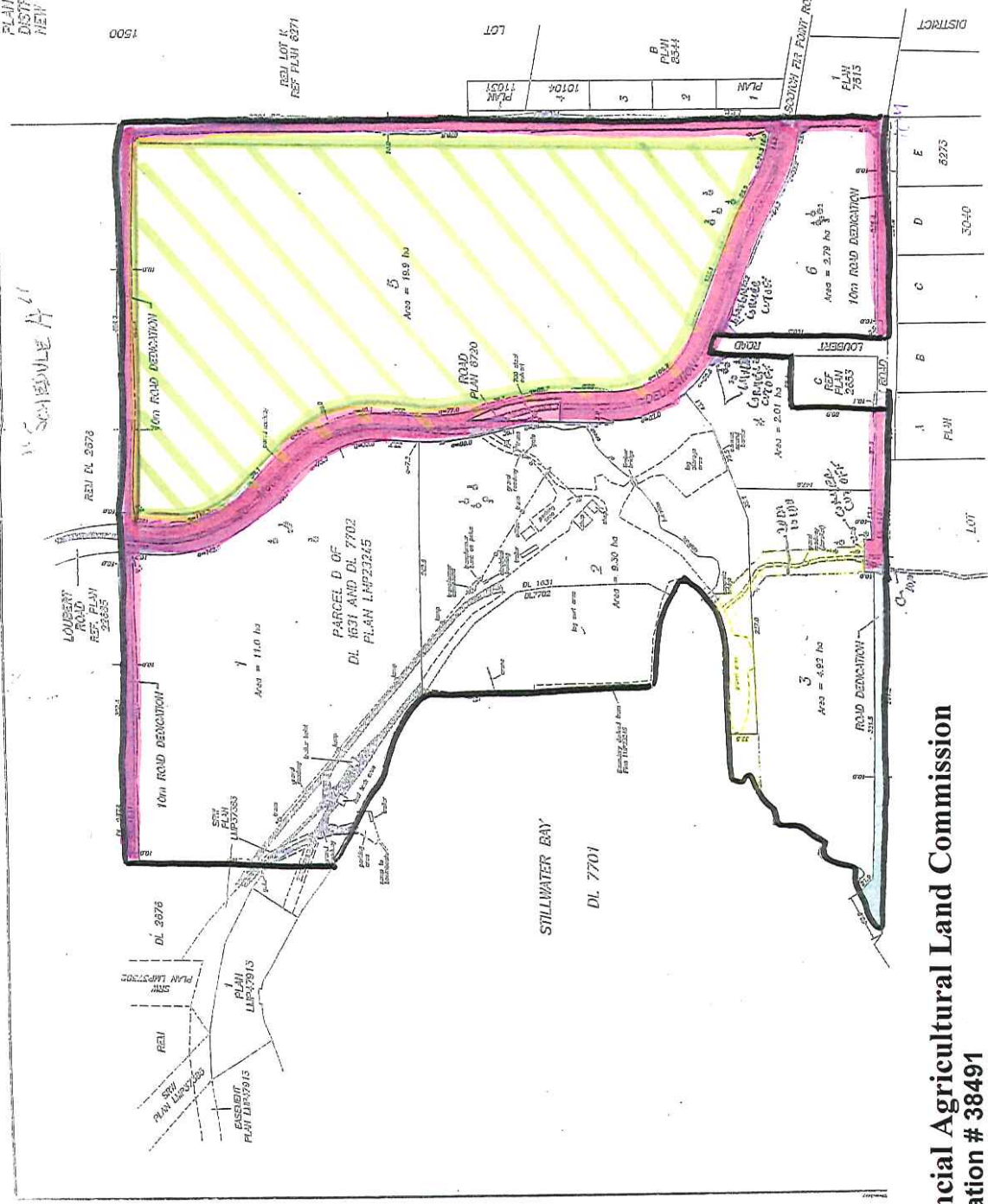
NOT TO SCALE

- LEGEND**
- 1 - Subject Property
 - 2 - ALR
 - 3 - Approved road dedication
- At various areas, by reference and subject to change on final drawings.
- Note: The location of lot and area approximately only. Subject to the information provided by the owner's instrument.

- = Dedicate
- = Unimproved Area
- = Old Mot. Dedicate

1	20	20	20	20	20	20	20	20	20
2	20	20	20	20	20	20	20	20	20
3	20	20	20	20	20	20	20	20	20
4	20	20	20	20	20	20	20	20	20
5	20	20	20	20	20	20	20	20	20
6	20	20	20	20	20	20	20	20	20
7	20	20	20	20	20	20	20	20	20
8	20	20	20	20	20	20	20	20	20
9	20	20	20	20	20	20	20	20	20
10	20	20	20	20	20	20	20	20	20

FOCUS
Island Timbersheds
Landscape Partnership
Highway • Marine • Commercial
Prepared by: J. Allen
Date: 10/14/2008
Scale: 1:20000



Provincial Agricultural Land Commission
Application # 38491
Resolution #797/2008

- Subject Property
- ALR
- Approved road dedication