



Staff Report
Application # Z – 38681
Applicant: Triple G Productions
Agent: Gret's Projects Inc.

DATE PREPARED: July 28, 2009

TO: Chief Executive Officer

FROM: Tony Pellett

PROPOSAL: To exclude one 5.3 ha parcel of land from the ALR. This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

During the 1980s, the Commission and the Sunshine Coast Regional District worked closely in the preparation of Official Community Plans for the Electoral Areas with significant ALR. Two ALR reviews were conducted by the Commission's Staff Agrologist as part of the Elphinstone OCP. By Resolution #473/1995, the Commission adopted three pages of detailed recommendations and other decisions.

Two of those decisions dealt with the northern parts of District Lots 902 and 903:

- 1) The Resolution recommended that the location of a proposed collector road (now called West Reed Road) be changed to follow the approximate boundary between areas of higher and lower agricultural capability, and
- 2) The Resolution recommended that the area north of the relocated collector road be identified for exclusion from the ALR and that the integrity of the ALR area south of the proposed collector road be maintained.

West Reed Road is being developed incrementally, more or less along the capability boundary, and the Commission has allowed exclusion of lands north of the road on application and in accordance with Resolution #473/1995.

On November 19, 2003 the Commission passed Resolution #534/2003 establishing the criteria to authorize the Chief Executive Officer of the Commission to exclude ALR lands in the Elphinstone Official Community Plan area. Within the OCP area, the Chief Executive Officer may approve exclusion applications in the area bounded on the west by the west boundary of the OCP area, on the north and east by the present ALR boundary and on the south by the projected alignment of West Reed Road, provided always that the alignment of West Reed Road continues to be projected, more or less, along the boundary separating areas of higher and lower agricultural capability. If the Chief Executive Officer is in serious doubt as to whether the alignment of West Reed Road continues to be projected, more or less, along the boundary separating areas of higher and lower agricultural capability, exclusion applications may be approved only for lands entirely within the area of lower agricultural capability.

The property for which exclusion is requested under this application is entirely to the north of the projected alignment of West Reed Road.

Local Government:

Sunshine Coast Regional District

Parcel Identifier (PID) and Legal Description of Property:

PID 019-011-199, Lot 9, Block 5, D.L. 903 Group 1 New Westminster District, Plan LMP19223

Location of Property:

Elphinstone, west of Gibsons

Size of Property:

5.3 ha, entirely within the ALR

Present use of the Property:

Residence, barns, riding ring, studio

Surrounding Land Uses:

NORTH: Watershed reserve

EAST: 3.6 ha excluded from the ALR in 1966 *per* Resolution #473/1995

SOUTH: 5.2 ha area excluded from the ALR in 1966 *per* Resolution #473/1995

WEST: Undeveloped ALR lands

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/5

The property is identified as having Secondary ratings.

Official Community Plan and Designation:

Elphinstone Official Community Plan (2008)

Designation: Rural Residential

Zoning Bylaw and Designation:

Zoning Bylaw No. 310

Designation: Rural three (RU3), minimum parcel area 4 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Sunshine Coast Regional District Board supports the application.

STAFF RECOMMENDATIONS:

Approve as submitted.

END OF REPORT

Signature

Date