



Agricultural Land Commission
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www.alc.gov.bc.ca

Reply to the attention of Gordon Bednard
ALC File: C-38774

April 16, 2009

Josephine Lennox
745 Arden Road RR #2
Victoria, BC V9C4G2

Dear Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 100/2009 outlining the Commission's decision as it relates to the above noted application.

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

Enclosure: Minutes/Sketch Plan

cc: District of Metchosin (3260-09-01)

TK/
i/38774d1.doc



A meeting was held by the Provincial Agricultural Land Commission on March 26, 2009 in Courtenay, B.C.

PRESENT:	Lorne Seitz	Chair, Island Panel
	David Craven	Commissioner
	Jennifer Dyson	Commissioner
	Roger Cheetham	Staff

For Consideration

Application: # C- 38774
Applicant: Josephine Lennox; Ferndale Investments Ltd.
Proposal: To adjust a boundary between two lots of 0.8 ha and 1.2 ha.
Legal: 1. PID: 017-656-851
 Lot 2, Section 20, Metchosin District, Plan VIP53713
 2. PID: 017-656-842
 Lot 1, Section 20, Metchosin District, Plan VIP53713
Location: 4772 Rocky Point Rd, Metchosin

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 recognized that the boundary adjustment would consolidate the hay field into one lot, and that no new parcels would be created. As such, the Commission believed that the proposal would not negatively impact existing or potential agricultural use of the subject properties or surrounding lands.

IT WAS

MOVED BY: Commissioner Craven

SECONDED BY: Commissioner Dyson

THAT the application be approved;

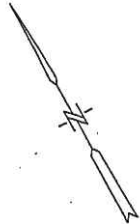
AND THAT the approval is subject to the following conditions:

- the boundary adjustment be in substantial compliance with the plan submitted with the application
- The boundary adjustment 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 # 100/2009

TENTATIVE PLAN OF SUBDIVISION OF LOTS 1 AND 2, PLAN VIP53713, SECTION 20, METCHOSIN DISTRICT



Legend _____

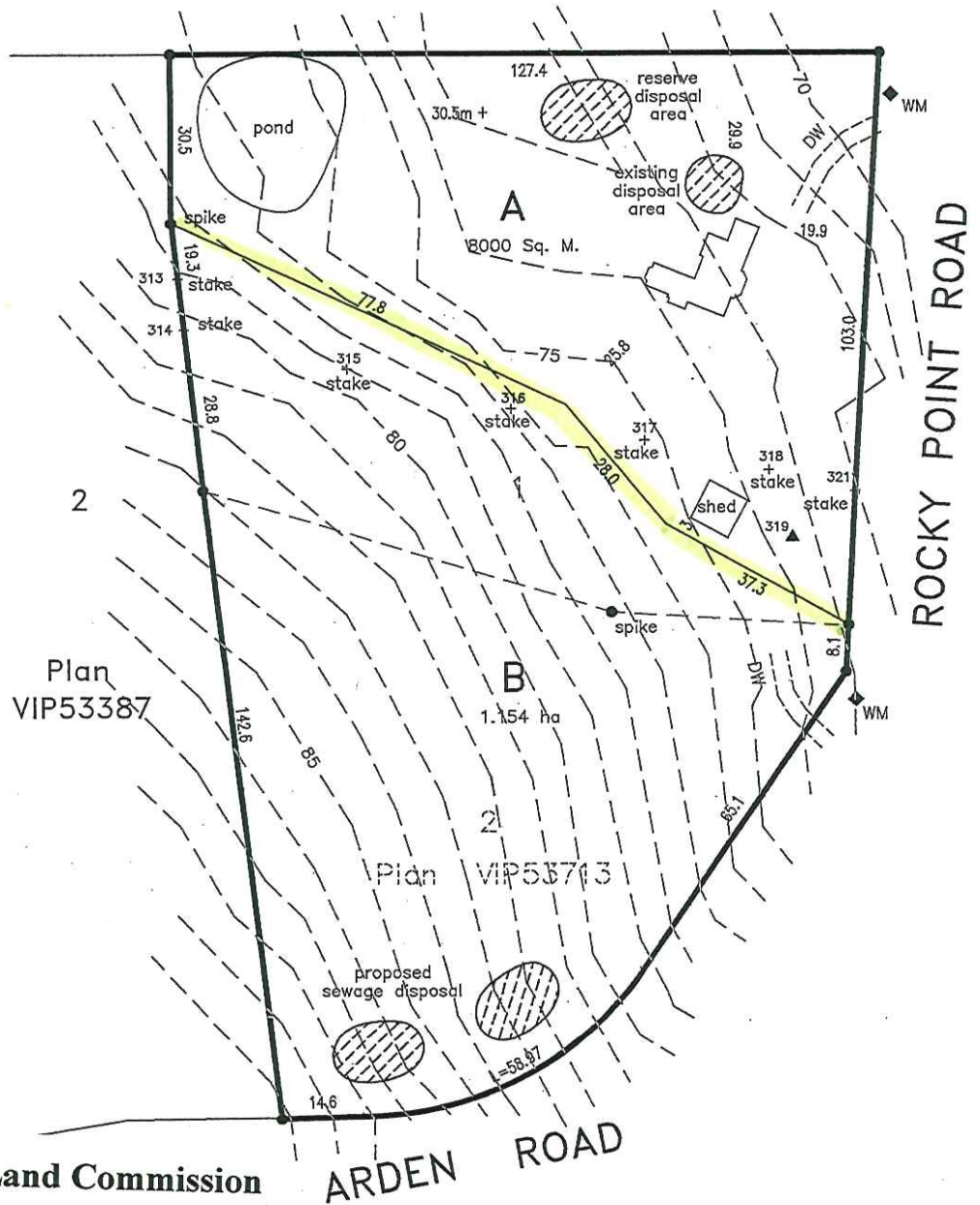
All distances shown are in metres

● denotes Standard Iron Post found, unless otherwise noted

WM ◆ denotes Water Meter

Disposal Field locations are as indicated by owner.

November 19, 2008.



Provincial Agricultural Land Commission
Application # 38774
Resolution #100/2009

-  Subject Properties
-  Approved boundary adjustment

are
reas Atlas.

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria and Nanaimo, B.C. phone 727-2214
File : 19635