



Agricultural Land Commission
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June 26, 2009

Reply to the attention of Gordon Bednard
ALC File: C-38887

Titia MacKay
Site 10 Comp 107
Mayne Island, BC
V0N 2J0

Dear Ms. MacKay:

Re: Application for non-farm use of land within an Agricultural Land Reserve

Please find attached the Minutes of Resolution # 228/2009 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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

By: 



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 25, 2009 at Duncan, B.C.

PRESENT: Lorne Seitz Chair, Island Panel
 Niels Holbek Commissioner
 Jennifer Dyson Commissioner
 Gordon Bednard Staff

For Consideration

Application: # C- 38887
Applicant: Glenwood Farm Ltd
Agent: Titia MacKay

Proposal: Glenwood Farm Ltd is requesting approval to construct 1) a single family dwelling of 2500 to 3000 square feet for the owners (MacKay) and 2) a multi-use farm building which would house a workshop, machine storage areas, clod room, greenhouse and farm worker accommodation. The farm worker accommodation would be in the loft area of the building, measure approximately 1900 square feet and consist of one bedroom, a bunk room and two bathrooms. No cooking facilities are mentioned in the application.

Legal: 1. PID: 009-626-646

The South East 1/4 of the South East 1/4 of Section 8, Mayne

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.

The Act provides processes for landowners, local governments and First Nations to apply to the Commission to remove land from or to include land into the ALR or to subdivide or use land in the ALR for non-farm purposes.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Subclasses

IT WAS

MOVED BY: Commissioner Jennifer Dyson

SECONDED BY: Commissioner Lorne Seitz

THAT the application be allowed as presented.

AND THAT the approval is subject to the following conditions:

- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

- S.33 (1) *On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- evidence not available at the time of the original decision has become available,*
 - all or part of the original decision was based on evidence that was in error or was false.*
- (2) *The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

AND THAT the applicant be advised that a revised proposal does not constitute new