



Agricultural Land Commission
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February 2, 2010

Reply to the attention of Jennifer Carson
ALC File: 52025

Radek Zverina
954 Joe Road
Roberts Creek, B.C. V0N 2W6

Dear Mr. Zverina:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **23/2011** outlining the Commission's decision as it relates to the above noted application.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes

cc: SCRD

JC/ 52025d1



A meeting was held by the Provincial Agricultural Land Commission on February 1, 2011.

PRESENT:	Richard Bullock	Chair and CEO
	Tony Pellett	Staff
	Jennifer Carson	Staff

For Consideration

Application: 52025
Applicant: Radek Zverina
Proposal: Non-farm Use - to build two permanent dwellings on the property; one as a family residence and one to house farm labourers.
Legal: PID: 017-657-601
Lot E Block 4 District Lot 1622 Plan LMP2991
Location: 954 Joe Road, Roberts Creek

Site Inspection

Delegation to the Chief Executive Officer

This application pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "Act") was considered on behalf of the Commission by Richard Bullock, Chief Executive Officer of the Commission, pursuant to the authority delegated to him under section 27 of the Act. Criteria established by the Commission for applications considered by the Chief Executive Officer are specified in Resolution #236/2005.

More specifically, on September 15, 2005 the Commission passed Resolution #236/2005 establishing the criteria to authorize the Chief Executive Officer of the Commission to approve all applications for exclusion, subdivision or non-farm use (including soil extraction or deposit) within the area designated AGRICULTURE A in the Sunshine Coast Regional District "Roberts Creek Official Community Plan Bylaw No. 375" or its successor under the following criteria:

1. Decisions should reflect the fact that although the Commission sees no need for ALR designation, the area is rural-residential and may support isolated hobby-farms for the foreseeable future;
2. The CEO must consider the policies of Bylaw No. 375 or its successor before reaching a decision; and
3. The CEO must consider the effect of any proposed exclusion, subdivision or non-farm use on adjacent lands in farm use or having prime-dominant agricultural capability "improved" ratings per the 1993 Schori Consultants report filed in #Z-22858.

For Consideration

Jennifer Carson presented his staff report. Tony Pellett explained the relevant provisions of the Roberts Creek OCP Bylaw 235.

Chief Executive Officer Comments

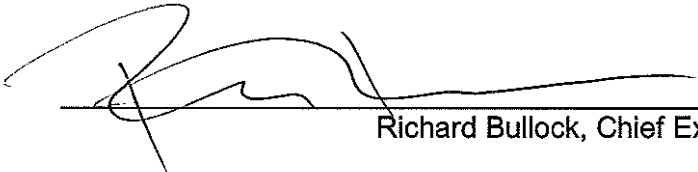
The Chief Executive Officer confirmed that the proposed non-farm use, namely to construct a second dwelling for the purpose of accommodating farm labourers is situated within the area described in Resolution #236/2005 and therefore he has authority to approve the application.

DECISION:

After reviewing the entire file material regarding the proposal, I, Richard Bullock, Chief Executive Officer of the Commission, approved the application on behalf of the Commission, pursuant to section 20(3) of the Act.

This decision is subject to compliance with all other legislation.

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION



Richard Bullock, Chief Executive Officer

CARRIED
Resolution # 23/2011