



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

July 23, 2011

Reply to the attention of Terra Kaethler
ALC File: 52219

Peter Mason
PO Box 185
Bowser, BC
V0R 1G0

Dear Sir:

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

Please find attached the Minutes of Resolution # 195/2011 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.

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/Sketch Plan

cc: Islands Trust – Lasqueti Island (LA-ALR-2010.2)

TK/
/52219d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 26, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Roger Mayer	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Roger Cheetham	Regional Planner
Terra Kaethler	Land Use Planner
Eamonn Watson	Land Use Planner
Shaundehl Runka	Policy Planner
Brian Underhill	Executive Director
Colin Fry	Executive Director

APPLICATION ID: #52219

PROPOSAL: Subdivision - Proposal: Boundary adjustment between Lot 2 (8.75 ha) and Lot 3 (18.5 ha). The proposal would consolidate Lot 2 with a portion of ALR Lot 3 (3.482 ha). The new Lot A formed by this consolidation would be 12.23 ha (split ALR/non-ALR land), and the remainder of Lot 3 would be 15.0 ha (the majority within the ALR).

PROPERTY INFORMATION:

Agent:	Peter Mason
Applicant:	Ogden Lake Holdings Ltd, Malgorzata Santor
Date of Acquisition:	Parcel 1: 8/30/2010 Parcel 2: 6/16/2010
Parcel ID:	Parcel 1: 028-289-293 Parcel 2: 028-289-307
Legal Description:	Parcel 1: Lot 2 Section 19 Lasqueti Island Nanaimo District Plan VIP88059 Parcel 2: Lot 3 Section 19 Lasqueti Island Nanaimo District Plan VIP8805

PROPERTY INFORMATION CONT.:

Location: Millcheap Road
Size: Parcel 1: 8.7 ha
Parcel 2: 18.5 ha
Area in ALR: Parcel 1: 0.0 ha
Parcel 2: 14.1 ha
Current Land Use: Vacant, no buildings

SITE INSPECTION MEETING:

No site visit was conducted.

COMMISSION CONSIDERATION:

Context

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission as: (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.

Agricultural Capability

Based on the information contained in Map 92F/8 (Scale 1:50,000) of the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system, the agricultural capability ratings are identified as being:

Unimproved Rating: 3W 7IW and 7RT

Note: The majority of the ALR portion of the property is identified as 60% Class 3W and 40% Class 7IW.

Class and Subclass Descriptions:

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 7 – Land in this class has no capability for arable or sustained natural grazing

T topography
R bedrock near the surface
I inundation
W excess water

A Geotechnical Hazards Assessment submitted with the application describes the lands as varied and complex, dominated by bedrock and steep slopes. Some of the flatter areas of the property were observed to vary from poorly-graded sand to silty sand.

Assessment of Potential Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. As the agricultural capability of the subject properties is marginal,

and no new parcels are being created by the proposal, the Commission does not believe the proposal would negatively impact existing or potential agricultural use of subject properties or surrounding lands.

CONCLUSIONS:

1. That the land under application has marginal agricultural capability.
2. That the proposal will not negatively impact agriculture.

IT WAS

MOVED BY: Commissioner Thibeault

SECONDED BY: Commissioner Dyson

THAT the application be allowed;

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

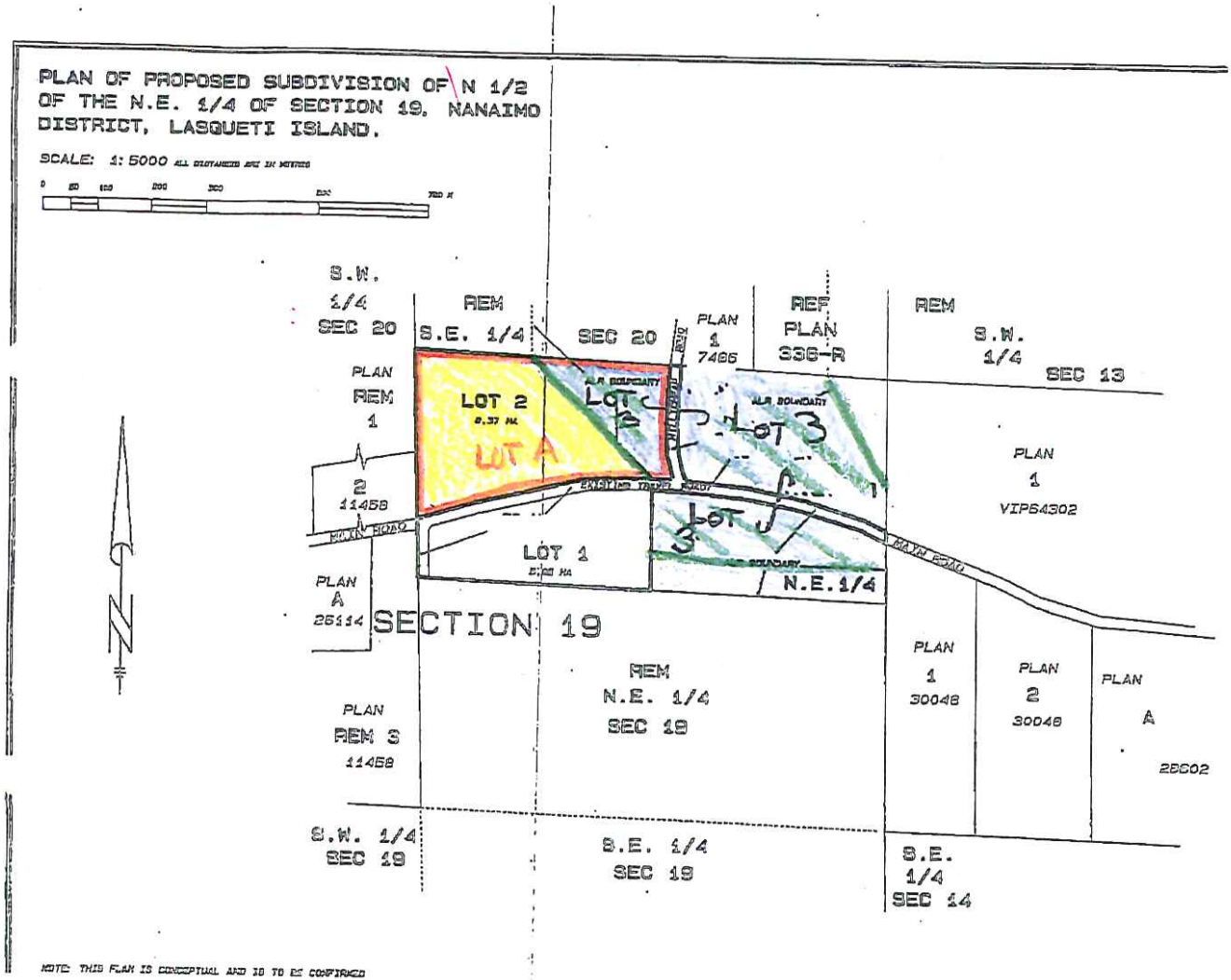
Resolution # 195/2011

The 3.24 portion is entirely in the ALR. According to the application, the uses on the adjacent lots include:

North – Residential
 East – Millicheap Road

South – Main Road
 West – Residential

Figure 1 – EXISTING Lot Plan



Provincial Agricultural Land Commission
 Application # 52219
 Resolution #195/2011

- Subject Property - Lot 2
- Subject Property - Lot 3
- ALR boundary
- Approved Boundary Adjustment - Lot A