



Agricultural Land Commission

133 – 4940 Canada Way
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June 18, 2012

Reply to the attention of Liz Sutton
ALC File: #52660

Terry & Bonnie Ludwig
2186A Endall Road
Black Creek, BC V9J 1G8

Dear Mr. and Mrs. Ludwig:

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

Please find attached the Minutes of Resolution #187/2012 outlining the Commission's decision as it relates to the above noted application. The Commission suggests you contact the Comox Valley Regional District to determine the next steps to move forward with construction of the new residence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #187/2012

cc: Comox Valley Regional District (File: 3110-20/ALR 1C 12)
600 Comox Road, Courtenay, BC V9N 3P6
Attention: Kent Leontowich, Rural Planner

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PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on May 14, 2012 in the main boardroom of the Operating Engineers building located at #402 – 4333 Ledger Avenue, Burnaby, BC.

COMMISSION MEMBERS PRESENT:

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

COMMISSION STAFF PRESENT:

Jennifer Carson	Land Use Planner
Colin Fry	Executive Director

APPLICATION ID: #52660

PROPOSAL: To construct a second dwelling on the property for the applicants' son whose close proximity is essential to the farm operation.

(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

COMMISSION CONSIDERATION:

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

After review of all file information presented, the Commission noted the following:

1. The applicants' family has a history in farming and are considered legitimate farmers based on the current agricultural operations on the properties owned by the applicant;
2. The Regional Board of the Comox Valley Regional District supports the additional residence for farm purposes;
3. The Comox Valley Regional District's Agricultural Advisory Committee unanimously supports the additional residence for farm purposes;

4. The Ministry of Agriculture's Regional Agrologist supports the additional residence for farm purposes; and
5. The additional residence is proposed to be located on a forested knoll and will not impact actively farmed areas.

IT WAS

MOVED BY: Commissioner Thibeault

SECONDED BY: Commissioner Collins

THAT the application be allowed as proposed.

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 # 187/2012