



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

July 4, 2012

Reply to the attention of Roger Cheetham
ALC File 52677

Kurt Nielsen
1658 Sitka Ave.
Courtenay, BC
V9N 8W8

Dear Sir:

Re: Application to Include Property into the Agricultural Land Reserve: Lot 22, Block 29, Comox District, Plan 2270

Please find attached the Minutes of Resolution # 228/2012 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.

The inclusion of the property into the ALR will take effect upon the registration of the consolidation of the property with Lot 21. The Commission will advise the Registrar of Land Titles that the property has been included into the ALR when consolidation has taken place.

Any further subdivision of Lot 21 or other properties within the ALR as part of the proposed reconfiguration will require separate applications to the Commission. The Commission's conditional approval of this application should not to be construed as necessarily indicating the Commission's support for the reconfiguration which will be evaluated according to its merits through the application process.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'B. Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Comox Valley RD (File: 3110-20/ALR 4C 11)



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on 27th June 2012 at the offices of the Ministry of Agriculture, 1690 Powick Road, Kelowna, B.C.

COMMISSION MEMBERS PRESENT:

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|-----------------|--------------|
| Richard Bullock | Chair |
| Jennifer Dyson | Vice-Chair |
| Bert Miles | Commissioner |
| Jim Johnson | Commissioner |

COMMISSION STAFF PRESENT:

| | |
|----------------|------------------|
| Martin Collins | Regional Planner |
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APPLICATION ID: # 52677

PROPOSAL: To include a 0.4 ha property into the Agricultural Land Reserve
(Application submitted pursuant to section 17(3) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Owners: Brian Jungen Incorporated, Inc. No. BC0628635
Agent: Kurt Nielsen, Landquest Realty Corp. (Courtenay)
Date of Acquisition: 30th June, 2010
Parcel ID: 006-415-491
Title No. CA1638763
Legal Description: Lot 22, Block 29, Comox District, Plan 2270
Size: 0.4 ha
Current Land Use: Agriculture
Farm Classification: Yes No
(BC Assessment)

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.

The Commission noted that the inclusion of the property was linked with a proposal to consolidate the property with Parcel 21 to the south as part of a reconfiguration which will result in a reduction of the number of parcels from four to three. It also noted that the proposal was strongly supported by the Regional District, the Advisory Planning Commission, the Agricultural Advisory Committee and the Ministry of Agriculture, subject to consolidation.

IT WAS

MOVED BY: Commissioner J. Johnson

SECONDED BY: Commissioner B. Miles

THAT the application be approved;

AND THAT the approval is subject to the following conditions:

The consolidation of the subject property with Lot 21 to the south.

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 # 230/2012