



Agricultural Land Commission
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March 3, 2014

ALC File: #53379

Nicole, Robin, Cameron and Brie Bond
860 Aros Road
Cobble Hill, BC V0R 1L4

Dear Mr. and Mrs. Bond:

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #34/2014 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

Further correspondence with respect to this application is to be directed to Liz Sutton.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure 14: Minutes of Resolution #34/2014
Sketch plan

cc: Cowichan Valley Regional District (File #1-C-13ALR)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 23, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53379.

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
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Jennifer Carson	Planner
Lindsay McCoubrey	Planner
Liz Sutton	Planner
Colin Fry	Executive Director

PROPOSAL (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

To adjust the boundary between the 14.7 ha and 0.8 ha subject properties to result in a parcel of approximately 14.8 ha and a parcel of 0.7 ha.

PROPERTY INFORMATION:

Parcel 1

Owner: Nicole and Robin Bond and Cameron and Brianne Bond

Legal: PID: 009-498-036
Parcel B (DD 3788311) of Section 15, Range 8, Shawnigan District, Except Those Parts in Plans 25368, 27259 and VIP2545

Location: 860 Aros Road, Cobble Hill

Size: 14.7 ha

Parcel 2

Owner: Bondridge Enterprises Ltd., Inc. No. BC0627945

Note: Nicole and Robin Bond are Directors and Officers of Bondridge Enterprises Ltd.

Legal: PID: 001-160-362
Lot 5, Section 15, Range 9, Shawnigan District, Plan 31436

Location: 3770 Granfield Place, Cobble Hill

Size: 0.8 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
 - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) 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.
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COMMISSION CONSIDERATION

The Commission reviewed one previous application involving the subject property:

Application #33047 (Padur, 1999)	To subdivide a 2 ha parcel from the north-east corner of the property to provide a home site for the applicant's daughter. The subdivision was approved as the Commission believed it fulfilled the objectives of the <i>Homesite Severance Policy</i> . Resolution #106/2000
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After considering the information the Commission concluded as follows:

The Commission noted that the parking area was already built and discussed that the proposed boundary adjustment will not affect the agricultural use of property currently or in the future. Furthermore, there were no perceived adverse effects to agriculture on the subject property or to surrounding agricultural operations.

Conclusion:

The proposed boundary adjustment will not adversely affect agricultural use of the subject properties, nor will it adversely affect agricultural operations in the surrounding areas.

IT WAS

MOVED BY: Commissioner Bullock
SECONDED BY: Commissioner Dyson

THAT the proposal to adjust the boundary between two properties to create a 14.8 ha parcel and 0.7 ha parcel be conditionally approved.

AND THAT the final approval is subject to:

1. The subdivision be in substantial compliance with the plan submitted with the application;
and
2. The subdivision plan must be completed within three (3) years from the date of this decision.

AND FINALLY THAT 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 #34/2014

ALC Decision Map



Scale: 1:6,010

Application ID: 53379

Component ID:

Resolution #: 34/2014

Decision Date: January 23, 2104