



**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

October 20, 2005

Reply to the attention of Ron Wallace

Ian and Colin Cameron  
2665 Burdick Avenue  
Victoria, BC – V8R 3L8

Dear Sirs:

Re: **Application # J-36255**  
**Lot 8, District Lot 93, Oyster District, Plan 3184**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the above noted property into two 2 ha parcels. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance 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. The Commission suggests you contact the Cowichan Valley Regional District at your earliest convenience.

The decision noted above is recorded as Resolution #551/2005.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

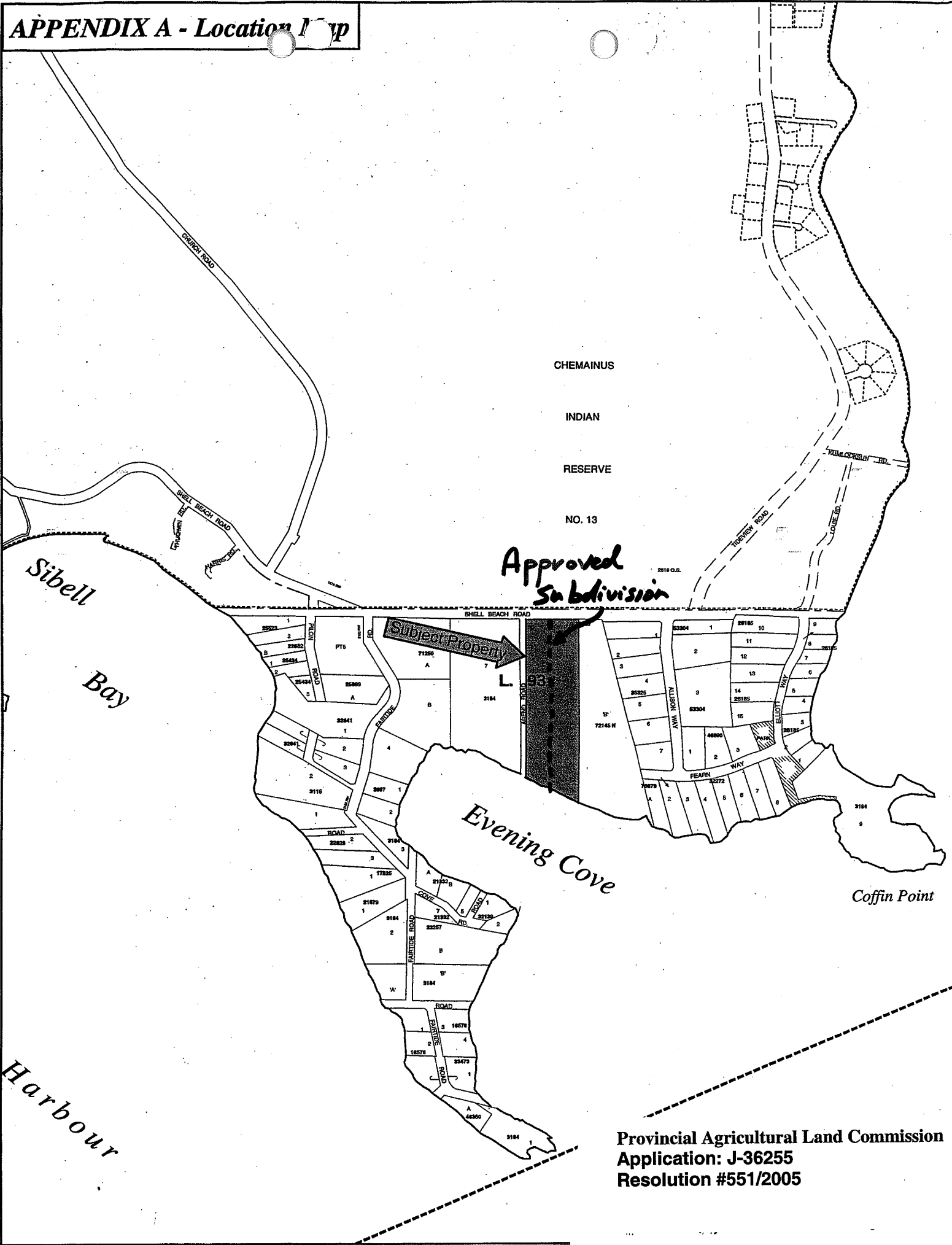
A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a horizontal line.

Erik Karlsen, Chair

cc: Cowichan Valley Regional District – I-H-05 ALR  
Approving Officer, Ministry of Transportation - Nanaimo  
BC Assessment - Nanaimo

RW/lv/Encl./36255d1

**APPENDIX A - Location Map**



*Approved Subdivision*

*Subject Property*

Provincial Agricultural Land Commission  
Application: J-36255  
Resolution #551/2005





**Staff Report**  
**Application # J – 36255-0**  
**Applicant: Ian and Colin Cameron**

**DATE PREPARED:** September 14, 2005

**TO:** Chair and Commissioners – Island Panel

**FROM:** Ron Wallace, Regional Research Officer

**PROPOSAL:** To subdivide the 4 ha subject property into two 2 ha parcels, to provide each of the owners with a separate title.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The Commission recently approved the exclusion of the adjacent property to the east on the grounds that the property is small and has minimal agricultural potential. In 1974 the Commission excluded other lands to the east and west of the subject property.

**Local Government:**

Cowichan Valley Regional District

**Legal Description of Property:**

1. PID: 006-237-886  
Lot 8, District Lot 93, Oyster District, Plan 3184;

**Purchase Date**

04/21/1993

**Location of Property:**

3900 Shell Beach Road.

**Size of Property:**

4.0 ha (The entire property is in the ALR).

**Present use of the Property:**

Residential use.

**Surrounding Land Uses:**

**WEST:** Residential  
**SOUTH:** Evening Cove  
**EAST:** Residential  
**NORTH:** Chemainus First Nations Reserve No. 13

**Agricultural Capability:**

Data Source: Agricultural Capability Map #  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

Agricultural designation within the OCP

**Zoning Bylaw and Designation:**

A-2 (Secondary Agriculture), 2.0 ha minimum lot size

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**RELEVANT APPLICATIONS:**

**Application #35091-0**

**Applicant:** Wiggins, Bryan  
**Decision Date:** December 10, 2003  
**Proposal:** Bryan Wiggins Inc is requesting the exclusion of the subject 4 .2 ha property from the ALR in order to allow subdivision into either two lots of 2.1 ha each, or seven lots of .4 ha each with a 1.4 ha remainder. A separate proposal also refers to a subdivision into four lots of .4 ha along the water, with a 2.6 ha remainder in the ALR.  
**Decision:** Allow as requested. No impact on agriculture by removing this small lot.

**Application #00274**

**Applicant:** Ingram  
**Decision Date:** December 1974  
**Proposal:** Exclusion  
**Decision:** Allow based on substantial commencement of recreational development.

**Application #00268**

**Applicant:** Concord Estates Ltd.  
**Decision Date:** December 1974  
**Proposal:** Exclusion  
**Decision:** Allow based on substantial commencement of recreational development.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Regional Board**

The Regional Board recommends approval as the proposed subdivision complies with the minimum parcel size provision of the zoning bylaw.

**Advisory Planning Commission**

They submitted the following comments and recommendation:

"after a tour of Mr. Cameron's property and a discussion of the application, the APC agreed that, provided the requirements of the community plan are met and that the subject property remains in the Agricultural zoning, the APC has no objection with the application."

**Local Government Staff**

Recommends support as it complies with the minimum parcel size.

**STAFF COMMENTS:**

In light of the Commission's recent decision on the adjacent parcel to the east (i.e., approved exclusion), on land of similar size and agricultural capability, staff recommends support for the proposed subdivision.

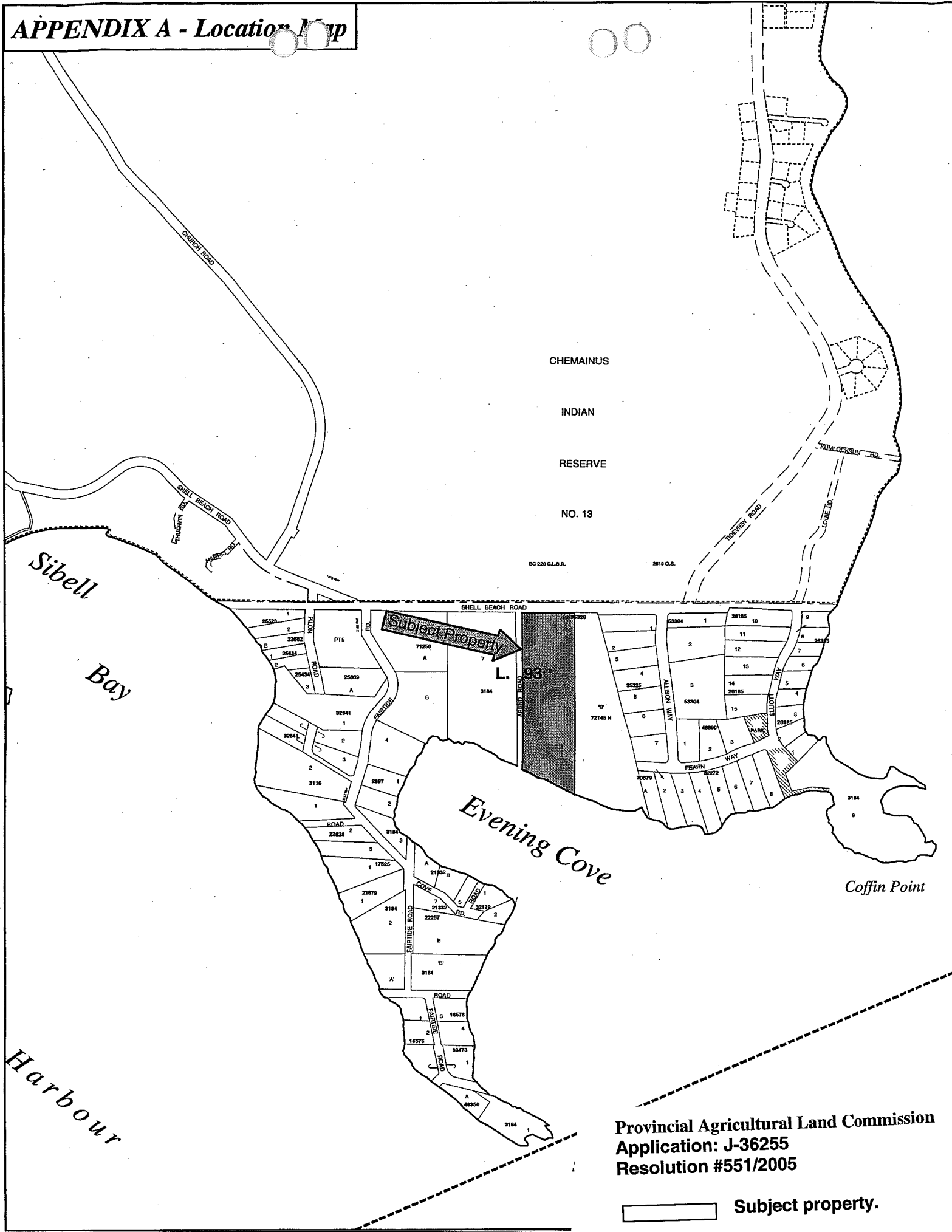
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**END OF REPORT**

  
\_\_\_\_\_  
Signature

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Date 20 Sept 2005

# APPENDIX A - Location Map



Provincial Agricultural Land Commission  
Application: J-36255  
Resolution #551/2005

 Subject property.