



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

November 23, 2005

Reply to the attention of Ron Wallace

Ministry of Transportation
3rd Floor – 2100 Labieux Road
Nanaimo, BC – V9T 6E9

Attention: Doug Beaumont

Re: Application # J-36305

That part of Section 39, Renfrew District Containing 5.70 Acres more or less shown Red on Plan 94 RW;

That part of Block 14, Cowichan Lake District, Plan 775, containing 5.82 Acres as shown outlined in Red on Plan 322RW;

That part of Section 31, Renfrew District, (situated in Cowichan Lake District) as shown coloured Red on Plan 338RW;

Block 14, Cowichan Lake District, Plan 775, EXCEPT That part in Plan 322RW; Block 157, Cowichan Lake District, Containing 793 Acres more or less, Except parts in Plans 94 RW, 22649, 23140 and VIP52894

Block 157, Cowichan Lake District, Containing 793 Acres more or less, EXCEPT parts in Plans 94RW, 165Rw, 22649, 23140 and VIP52894;

That part of Section 39, Renfrew District, (Situates in Cowichan Lake District) Lying to the East of Lot 1, Plan 7091, and to the South of Plan 165RW, EXCEPT Those parts in Plans 15976, 94RW, and 322RW;

Lot 1, Section 39, Renfrew District, (Situates in Cowichan Lake District), Plan 15976;

Lot 1, Block 157, Cowichan Lake District, Section 31, Renfrew District Plan 23140;

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to dedicate a road right-of-way through the above noted properties within the ALR, involving a total of 6.48 ha of land. This application is pursuant to Section 6 of the Agricultural Land Reserve Use, Subdivision and Procedures Regulation.

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

- the dedicated road right-of-way being in substantial compliance with the reference plan prepared by Phillip J. Bowers, BCLS, completed and checked on 29 July 2005.
- 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.

Ministry of Transportation
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The decision noted above is recorded as Resolution #614/2005.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Cowichan Valley
BC Assessment, Nanaimo

RW/lv
36305d1



Staff Report
Application # J – 36305-0
Applicant: Ministry of Transportation

DATE PREPARED: November 2, 2005

TO: Chair and Commissioners – Island Panel

FROM: Ron Wallace, Regional Research Officer

PROPOSAL: To dedicate a road right-of-way through a total of nine properties within the ALR, involving a total of 6.48 ha of land. The proposed road extends from South Shore Road Cowichan Lake to Port Renfrew and was purchased from the Province to be a public road.

This application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation).

BACKGROUND INFORMATION:

The first km that passes the Timberwest yard site at the north end is within the ALR. These properties are core forest lands.

Local Government:

Cowichan Valley Regional District

Legal Description of Property:

1. PID: 007-865-236
That part of Section 39, Renfrew District Containing 5.70 Acres more or less shown Red on Plan 94 RW;
2. PID: 002-147-106
That part of Block 14, Cowichan Lake District, Plan 775, containing 5.82 Acres as shown outlined in Red on Plan 322RW;
3. PID: 009-575-138
That part of Section 31, Renfrew District, (situated in Cowichan Lake District) as shown coloured Red on Plan 338RW;
4. PID: 008-413-487
Block 14, Cowichan Lake District, Plan 775, EXCEPT That part in Plan 322RW;
5. PID: 007-860-200
Block 157, Cowichan Lake District, Containing 793 Acres more or less, EXCEPT parts in Plans 94RW, 165Rw, 22649, 23140 and VIP52894;

6. PID: 007-860-200
Block 157, Cowichan Lake District, Containing 793 Acres more or less, Except parts in Plans 94 RW, 22649, 23140 and VIP52894
7. PID: 009-575-421
That part of Section 39, Renfrew District, (Situate in Cowichan Lake District) Lying to the East of Lot 1, Plan 7091, and to the South of Plan 165RW, EXCEPT Those parts in Plans 15976, 94RW, and 322RW;
8. PID: 004-551-532
Lot 1, Section 39, Renfrew District, (Situate in Cowichan lake District), Plan 15976;
9. PID: 003-049-191
Lot 1, Block 157, Cowichan Lake District, and Section 31, Renfrew District Plan 23140;

Location of Property:

Just south of Cowichan Lake.

ALR Area Impacted:

±6.5 ha

Present use of the Property:

Vacant treed land

Surrounding Land Uses:

WEST: Vacant land
SOUTH: Vacant land
EAST: Vacant land
NORTH: Vacant land

Agricultural Capability:

Data Source: Agricultural Capability Map # 92C/16
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

n/a

Zoning Bylaw and Designation:

n/a

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comments were received

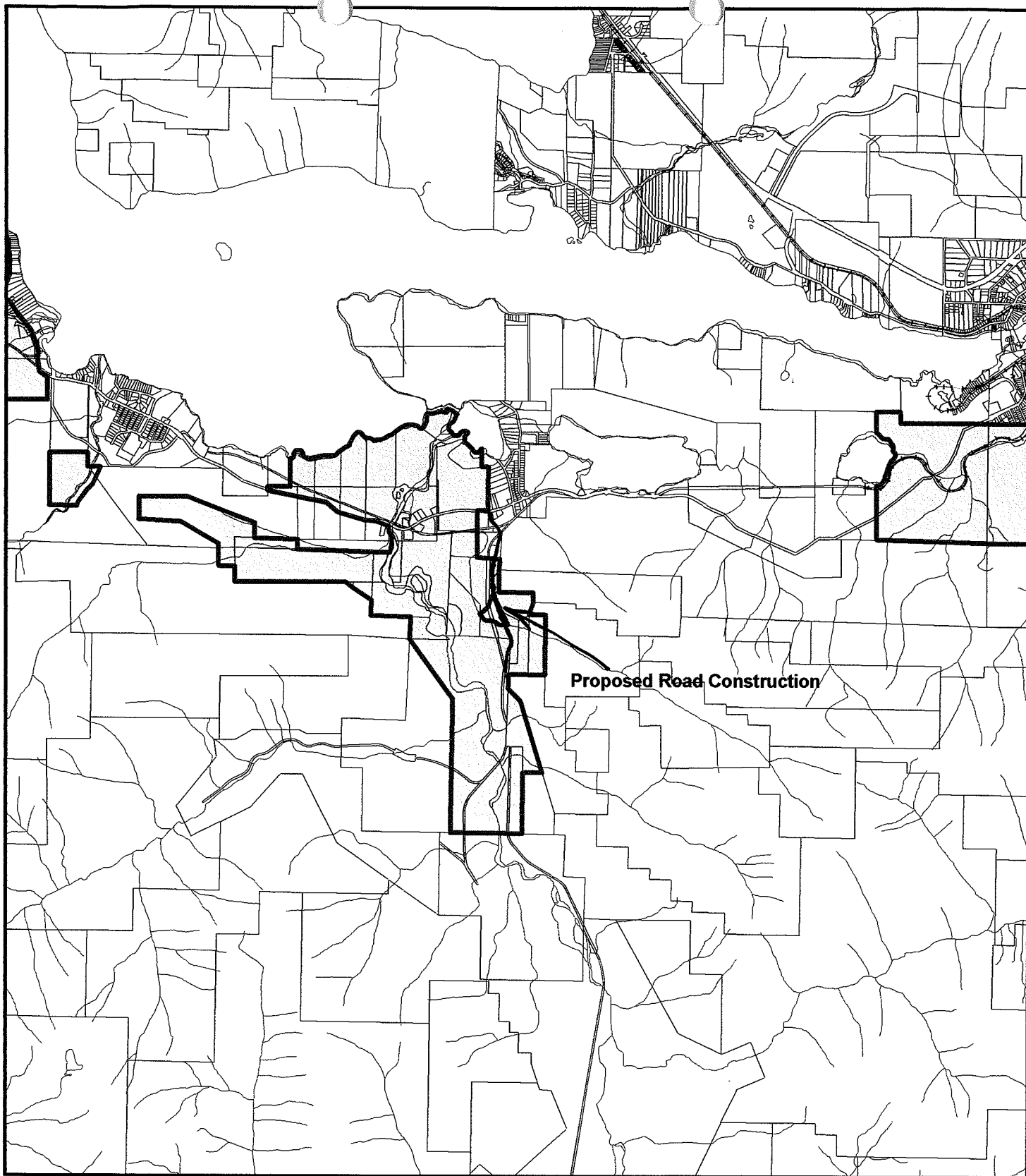
STAFF COMMENTS:

Allow as requested, there are no agricultural issues related this proposal.

END OF REPORT

Signature

Date



Proposed Road Construction



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ALC CONTEXT MAP
Application # 36305

Map Scale: 1: 50000

ALC File #: 25-05-36305

NTS Map Sheet #: 92C/16

Regional District: Cowichan Valley