



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

January 17, 2006

Reply to the attention of Ron Wallace

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

Attention: D.R. (Doug) Beaumont, Property Acquisition Coordinator

Re: Application # J-36374-0
As per attached Legals

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to dedicate a total of ±3.8 ha from the above noted properties in order to widen the Trans-Canada Highway from Cobble Hill Road to Wilmot Road. The application was made pursuant to Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

The Commission wishes to thank you for taking the time to meet with its representatives on January 4, 2006.

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

- the road dedication being in substantial compliance with the proposed development submitted with the application.
- 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 #004/2006.

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:

Erik Karlsen, Chair

cc: Cowichan Valley Regional District

RW/lv/Encl.
36374d1

Ministry of Transportation

Application J-36374

- 1. PID: 004-558-928**
Parcel A (DD57299I), Section 18, Township 5, Shawnigan District, EXCEPT Part in Plan 18824;
- 2. PID: 004-558-979**
Section 20, Range 5, Shawnigan District, EXCEPT Part in Plan 48834;
- 3. PID: 024-601-900**
Lot B, Section 1, Range 4, Cowichan District, and of Section 20 Range 4 Shawnigan District, Plan VIP69560;
- 4. PID: 024-601-896**
Lot A, Section 1, Range 4, Cowichan District, and of Section 20, Range 4 Shawnigan District Plan VIP69560, EXCEPT That part in Plan VIP76662;
- 5. PID: 002-944-537**
Parcel B (DD34161-I), Section 1, Range 4, Cowichan District, and of Section 20, Range 4, Shawnighn District;
- 6. PID: 023-611-073**
Lot A, Section 1, Range 4, Cowichan District, Plan VIP64349;
- 7. PID: 023-611-138**
Lot B, Section 1 & 2, Range 4, Cowichan District, Plan VIP64349;
- 8. PID: 003-241-785**
Lot A, Section 20, Range 4, Shawnigan District, Plan 23025;
- 9. PID: 003-598-764**
Lot A, Section 20, Range 4, Shawnigan District, Plan 20791;
- 10. PID: 003-770-567**
Lot 1, Section 1, Range 4, Cowichan District, and of Section 20, Range 4, Shawnigan District, Plan 18743, Excep that part in Plan 20791;
- 11. PID: 009-464-051**
The West 1/2, Section 20, Range 4, Shawnigan District, EXCEPT Those parts in Plan 6157, 18743, and 20791;
- 12. PID: 009-464-271**
That part of the West 1/2, Section 1, Range 4, Cowichan District, lying south of the Island Highway as shown on Plan 1274, OS EXCEPT Those parts in Plans 6157 and 18743;
- 13. PID: 006-286-658**
Lot 1, Section 1, Range 3 & 4, Cowichan District, Plan 3126, EXCEPT Part in Plan 6382;
- 14. PID: 001-705-679**
Lot 2, Section 1, Range 4, Cowichan District and Section 20, Range 4, Shawnigan District, Plan 6157;
- 15. PID: 006-381-332**
Lot 3, Section 1, Range 3, Cowichan District, Sections 19 & 20, Range 3, Shawnigan District, Plan 2127;
- 16. PID: 023-435-062**
Lot B, Section 1, Range 3, Cowichan District, and Sections 19 & 20, Range 3, Shawnigan Dsitrict, Plan VIP63159;
Lot B, Section 1, Range 3, Cowichan District and Sections 19 & 20, Range 3, Shawnigan District, Plan VIP63159;
- 17. PID: 025-721-135**
Lot 1, Section 1, Range 3, Cowichan District, and Section 20, Range 3, Shawnigan District, Plan VIP75654;
- 18. PID: 006-439-918**
Lot 1, Section 2, Range 3, Cowichan District, Plan 2220, lying to the South of Plan 4211 and to the South West of the Island Highway as said Highway is shown on Plan 1274 OS;
- 19. PID: 024-775-177**
Lot A, Section 2, Ranges 3 & 4, Cowichan District, Plan VIP70645;
- 20. PID: 003-573-729**
Lot A, Sections 2 & 3, Cowichan District, Plan 20719;



Staff Report
Application # J – 36374-0
Applicant: Ministry of Transportation

DATE RECEIVED: November 17, 2005

DATE PREPARED: December 14, 2005

TO: Chair and Commissioners – Island Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To dedicate a total of 3.8 ha from 20 properties in order to widen the Trans-Canada Highway from Cobble Hill Road to Wilmot Road

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

BACKGROUND INFORMATION:

The proposal is to widen an existing road.

Local Government:

Cowichan Valley Regional District

Legal Description of Properties:

1. PID: 004-558-928
Parcel A (DD57299I), Section 18, Township 5, Shawnigan District, EXCEPT Part in Plan 18824
2. PID: 004-558-979
Section 20, Range 5, Shawnigan District, EXCEPT Part in Plan 48834
2. PID: 024-601-900
Lot B, Section 1, Range 4, Cowichan District, and of Section 20 Range 4 Shawnigan District, Plan VIP69560
3. PID: 024-601-896
Lot A, Section 1, Range 4, Cowichan District, and of Section 20, Range 4 Shawnigan District Plan VIP69560, EXCEPT That part in Plan VIP76662
4. PID: 002-944-537
Parcel B (DD34161-I), Section 1, Range 4, Cowichan District, and of Section 20, Range 4, Shawnighn District
6. PID: 023-611-073
Lot A, Section 1, Range 4, Cowichan District, Plan VIP64349
7. PID: 023-611-138
Lot B, Section 1 & 2, Range 4, Cowichan District, Plan VIP64349
8. PID: 003-241-785
Lot A, Section 20, Range 4, Shawnigan District, Plan 23025

9. PID: 003-598-764
 Lot A, Section 20, Range 4, Shawnigan District, Plan 20791
10. PID: 003-770-567
 Lot 1, Section 1, Range 4, Cowichan District, and of Section 20, Range 4, Shawnigan District, Plan 18743, Except that part in Plan 20791
11. PID: 009-464-051
 The West 1/2, Section 20, Range 4, Shawnigan District, EXCEPT Those parts in Plan 6157, 18743, and 20791
12. PID: 009-464-271
 That part of the West 1/2, Section 1, Range 4, Cowichan District, lying south of the Island Highway as shown on Plan 1274, OS EXCEPT Those parts in Plans 6157 and 18743
13. PID: 006-286-658
 Lot 1, Section 1, Range 3 & 4, Cowichan District, Plan 3126, EXCEPT Part in Plan 6382
14. PID: 001-705-679
 Lot 2, Section 1, Range 4, Cowichan District and Section 20, Range 4, Shawnigan District, Plan 6157;
15. PID: 006-381-332
 Lot 3, Section 1, Range 3, Cowichan District, Sections 19 & 20, Range 3, Shawnigan District, Plan 2127
16. PID: 023-435-062
 Lot B, Section 1, Range 3, Cowichan District, and Sections 19 & 20, Range 3, Shawnigan District, Plan VIP63159
 Lot B, Section 1, Range 3, Cowichan District and Section 19 & 20, Range 3, Shawnigan District, Plan VIP63159
17. PID: 025-721-135
 Lot 1, Section 1, Range 3, Cowichan District, and Section 20, Range 3, Shawnigan District, Plan VIP75654
18. PID: 006-439-918
 Lot 1, Section 2, Range 3, Cowichan District, Plan 2220, lying to the South of Plan 4211 and to the South West of the Island Highway as said Highway is shown on Plan 1274 OS
19. PID: 024-775-177
 Lot A, Section 2, Range 3 & 4, Cowichan District, Plan VIP70645
20. PID: 003-573-729
 Lot A, Section 2 & 3, Cowichan District, Plan 20719

Location of Property:

Dougan Lake to Wilmot

Area affected by proposed road widening

Total area affected: 3.8 ha

ALR Area affected per property

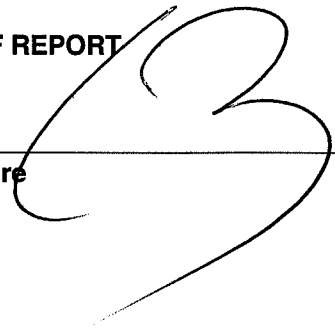
| Property PID | Area Affected (ha) | Property PID | Area Affected (ha) |
|-----------------|--------------------|-----------------|--------------------|
| 1. 004-558-928 | 0.07 | 11. 009-464-051 | 0.004 |
| 2. 004-558-979 | 0.42 | 12. 009-464-271 | 0.19 |
| 3. 024-601-900 | 0.09 | 13. 006-286-658 | 1.04 |
| 4. 024-604-896 | 0.02 | 14. 001-705-679 | 0.18 |
| 5. 002-944-537 | 0.13 | 15. 006-381-332 | 0.03 |
| 6. 023-611-073 | 0.0007 | 16. 023-435-062 | 0.12 |
| 7. 023-611-138 | 0.39 | 17. 025-721-135 | 0.15 |
| 8. 003-241-785 | 0.04 | 18. 006-439-918 | 0.31 |
| 9. 003-598-764 | 0.1 | 19. 024-775-177 | 0.33 |
| 10. 003-770-567 | 0.13 | 20. 003-573-729 | 0.005 |

STAFF COMMENTS:

Staff recommends approval.

END OF REPORT

Signature

A large, stylized handwritten signature in black ink, appearing to be a cursive 'B' or similar character, written over a horizontal line.

Date

Dec 15/05