

January 24, 2006

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

Reply to the attention of Ron Wallace

Dan Bowen Consulting Services 2120 Stewart Ave. Courtenay, BC V9N 3H9

Dear Mr. Bowen:

Re: Application # I-36438

Parcel "A" (DD 12676-N) of Block 71, Comox District, Except Part in Plan 44639

We write to advise that pursuant to Section 6 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, the Agricultural Land Commission (the "Commission") by Resolution # 009/2006, has allowed your application to construct a road from the Lerwick Connector to lands in Block 71, owned by Raven Forest Products.

This approval is subject to:

- the road dedication being in substantial compliance with the plan of road corridor survey area enclosed with your application – plan prepared by McElhanney Consulting Services Ltd. for The Raven Group
- 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 City of Courtenay at your earliest convenience.

The lands are still subject to the provisions of the Act and regulations.

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 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: City of Courtenay (#3320-20-04392)

Vista Ventures Ltd., 505 – 5th Street, Courtenay, BC V9N 3H9

RW/lv/36438d1

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on 5 January 2006, in Courtenay, B.C.

PRESENT:

Lorne Seitz

Chair

David Craven

Commissioner

Donald Rugg

Commissioner

STAFF:

Ron Wallace, Regional Research Officer

Roger Cheetham, Planner

For Consideration

Ron Wallace presented the application information regarding application #I-36438-0, Vista Ventures Ltd. The proposal is to dedicate a public road from Veterans Memorial Parkway to Block 71, owned by Raven Forest Products.

Site Inspection

A site inspection was conducted on 5 January 2006. Those in attendance were:

- Commissioners Seitz, Craven & Rugg
- Agricultural Land Commission Staff: Ron Wallace, Regional Research Officer and Roger Cheetham, Planner

The Commission had toured the property when it considered application #I-34444 for subdivision. On January 5, 2006 the Commissioners and staff drove along Lerwick Road to view the subject property.

Commission Discussion

The Commission approved the proposed road dedication to facilitate improved transportation for the community.

IT WAS

MOVED BY:

Commissioner Rugg

SECONDED BY:

Commissioner Craven

THAT the staff report be received and the application be approved as proposed.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.