



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

October 5, 2006

Reply to the attention of Roger Cheetham
ALC File: # I- 36826

Eugenie Schulz
8282 Island Highway
Black Creek, BC V9J 1H6

Dear Sir:

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

Please find attached the Minutes of Resolution Number 462/2006 outlining the Commission's decision as it relates to the above noted application.

The Commission's approval of the subdivision along Highway 19 is subject to the subdivision being in substantial compliance with the attached plan.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

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

Erik Karlsen, Chair

pc: Regional District of Comox-Strathcona (#ALR-1C-06)

RC/lv/Encl. (Map)
36826d1

IT WAS

MOVED BY: Commissioner D. Rugg

SECONDED BY: Commissioner D. Craven

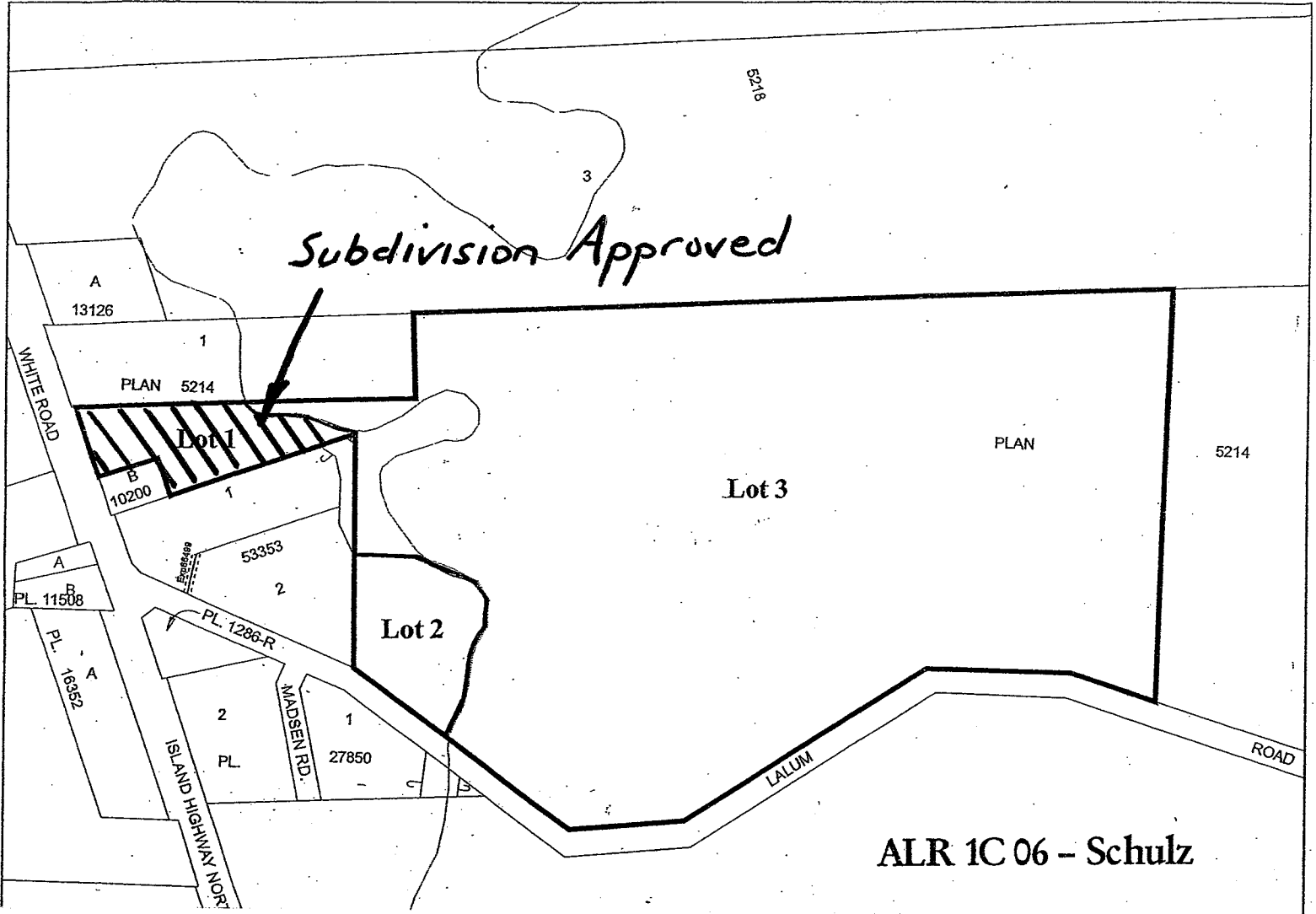
THAT in the light of the site inspection and discussion the application as submitted be refused.

That the proposed subdivision along Highway 19 be approved.

That it be indicated to the applicants that the Commission was prepared to reconsider the application for the proposed subdivision along Lalum Road subject to the consolidation of the remainder of the property with the adjoining parcel owned by the applicant to the east.

CARRIED

Resolution Number 462/2006



APPLICATION # I - 36826
Subdivision approved in terms of
ALC
Resolution Number 462/2006



Staff Report
Application # I – 36826-0
Applicant: Eugenie Schulz, Ronald and Mary Schulz
Agent: Ron Schulz

DATE PREPARED: August 29, 2006

TO: Chair and Commissioners – Island Panel

FROM: Colin Fry, Director – Regional Operations

PROPOSAL: To subdivide one (1) 0.8 ha lot and one (1) 1.0 ha lot from the 24.0 ha lot.

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

BACKGROUND INFORMATION:

Local Government:

Regional District of Comox-Strathcona

Legal Description of Property:

PID: 005-955-467

Lot 2, Block 29, Comox District, Plan 5214, Except that part in Plan 10200

Purchase Date:

The Regional District advises that Eugenie Schulz has owned the property since 1935 and as such would qualify for consideration under the *Homesite Severance Policy*.

Location of Property:

8282 Island Highway, Black Creek

Size of Property:

24.0 ha (The entire property is in the ALR)

Present use of the Property:

One dwelling and one mobile home

Surrounding Land Uses:

WEST: Commercial, rural residential (ALR and non-ALR)
SOUTH: Lalum Road, rural residential (ALR)
EAST: Rural residential (ALR)
NORTH: Residential (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 92F.085
The majority of the property is identified as having Prime and Secondary agricultural capability ratings.

Official Community Plan Designation:

Agriculture

Zoning Bylaw Designation:

Rural ALR (RU-ALR)
Minimum Lot Size: 8.0 ha

PREVIOUS APPLICATIONS:

Application #24273

Applicant: Henry Schulz
Decision Date: July 4, 1990
Proposal: To construct a wheelchair accessible home. If approved there would be two dwellings on the property.
Decision: Approved.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

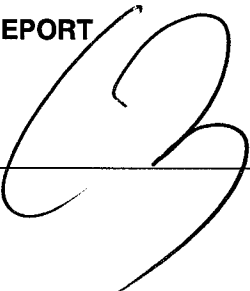
The Regional Board supports a Homesite severance subdivision but does not support any additional subdivision – namely proposed Lot 2.

Attachments:

1. ALC Context Map
2. Aerial Photograph
3. Layout of Proposed Subdivision
4. March 28, 2006 Letter from Ron Schulz
5. Local Government Report
6. ALC August 23, 1990 Decision Letter regarding Application #I-24273
7. ALC Minutes of Resolution #736/90 regarding Application #I-24273

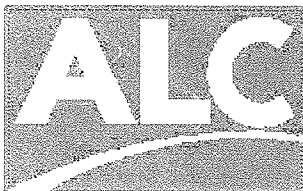
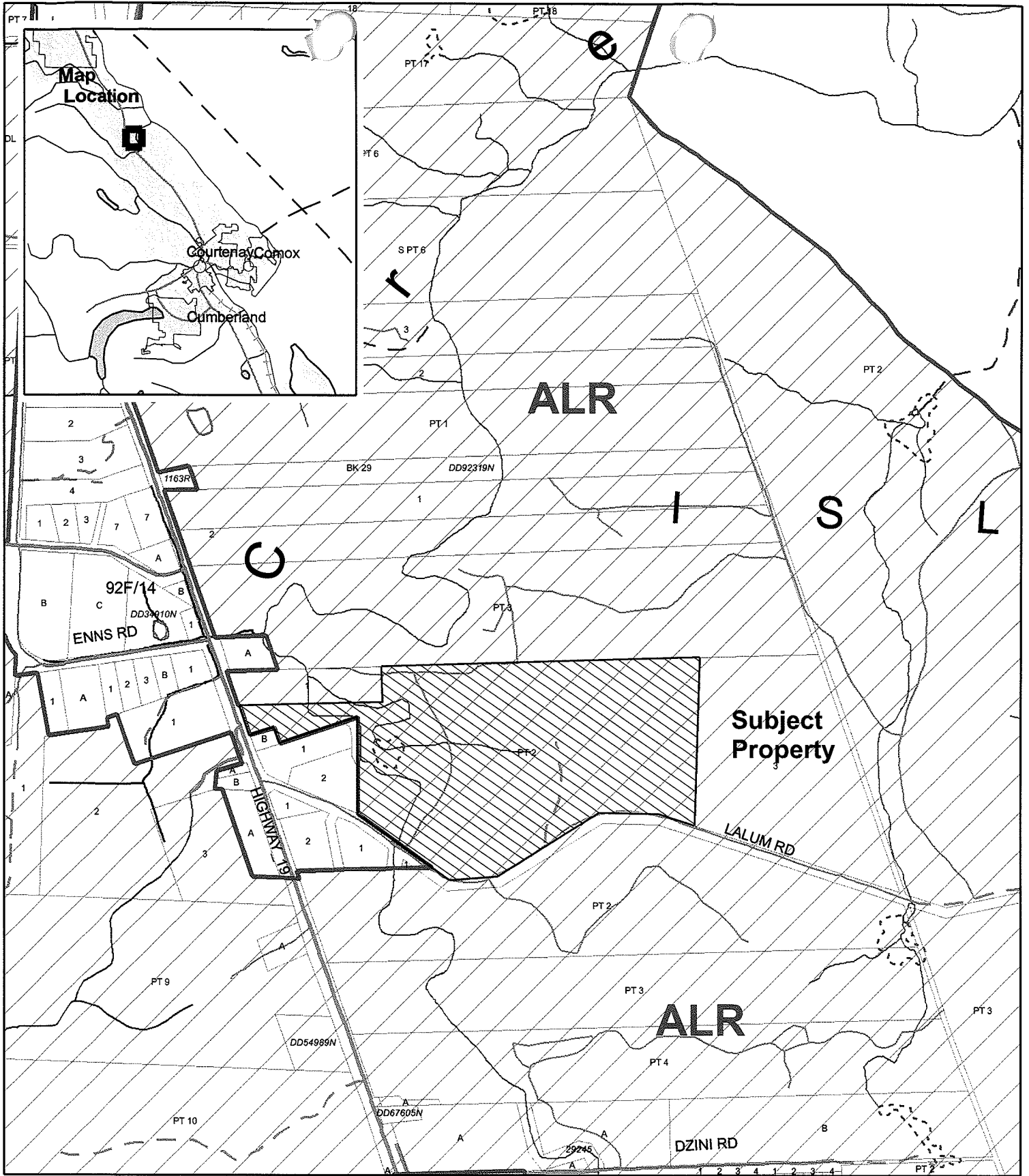
END OF REPORT

Signature



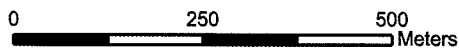
Date

August 29/06



ALC Context Map

Map Scale: 1:10,000



ALC File#:	21-06-36826
Map Sheet #:	92F.085
Regional District:	Comox-Strathcona