



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

December 5, 2006

Reply to the attention of Terra Kaethler
ALC File: I - 36946

Focus Corporation
552 Trunk Road
Duncan, BC V9L 2R1

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 575/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

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', is written over a white background.

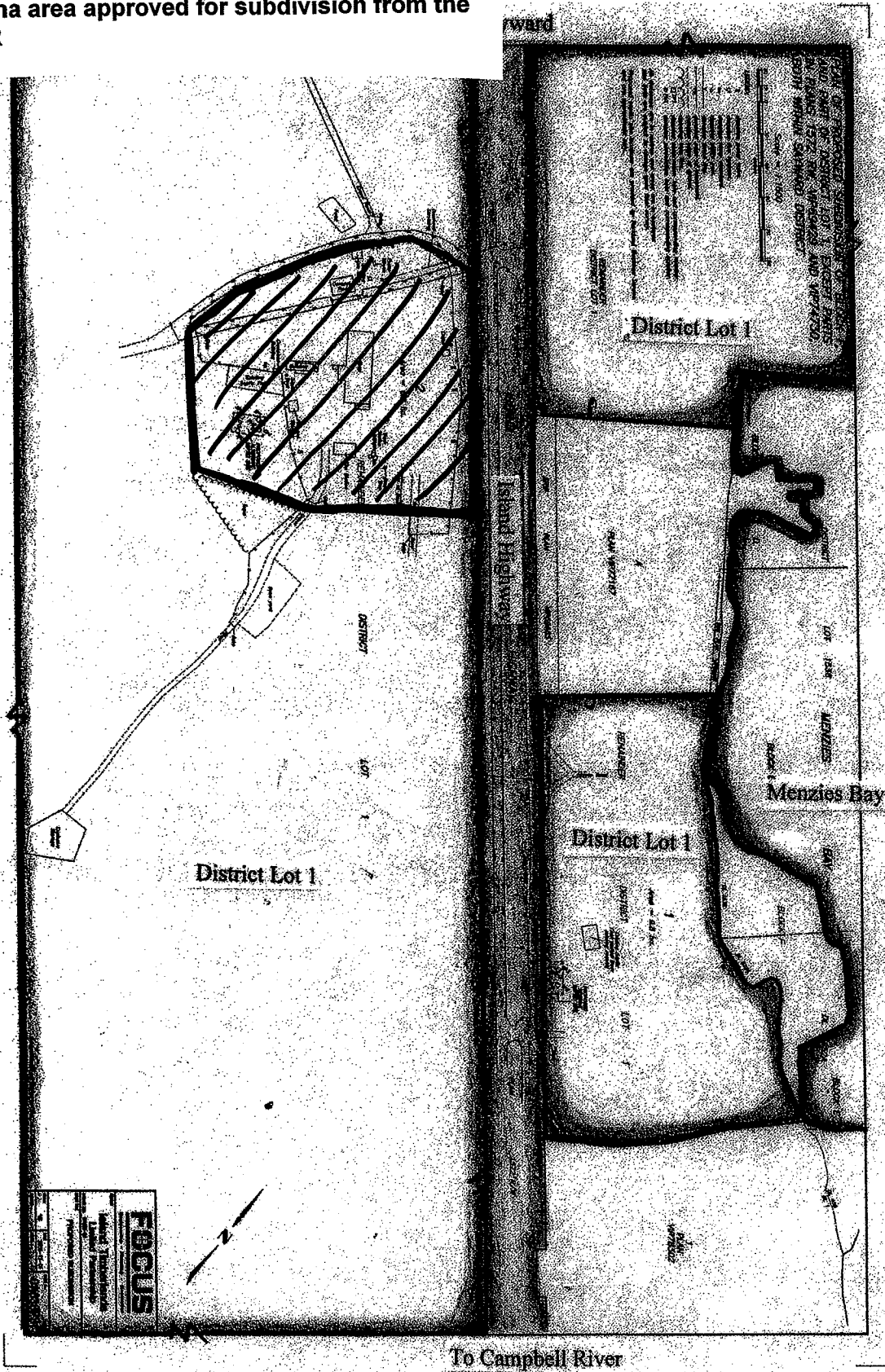
Erik Karlsen, Chair

cc: Comox-Strathcona Regional District (#ALR-2H-06)

TK/lv/Encl: Minutes/Map
36946d1



6.2 ha area approved for subdivision from the ALR



RECEIVED
PROV. AGRICULTURAL
LAND COMMISSION
SEP 12 2006

Subject Property Map



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 8, 2006 in Courtenay, B.C.

PRESENT:	Lorne Seitz	Chair, Island Panel
	Donald Rugg	Commissioner
	David Craven	Commissioner
	Roger Cheetham	Staff
	Terra Kaethler	Staff

For Consideration

Application: # I - 36946
Applicant: Island Timberlands GP Ltd
Proposal: To subdivide a 6.2 ha lot for the purposes of company reorganization.
Legal: PID: 000-913-880
District Lot 1, Sayward District, EXCEPT Plans 1572RW, VIP69429 and VIP74730
Location: 8005 Island Highway

Site Inspection

A site inspection was conducted on November 8, 2006. Those in attendance were:

- Commissioners: David Craven, Lorne Seitz and Don Rugg
- Staff: Roger Cheetham and Terra Kaethler

The agent and applicant were unable to attend, however, the Commission viewed the property and current uses, and felt capable of making the decision.

Discussion

The Commission discussed that although the soils of the area had high agricultural capabilities, the pre-existing industrial use of the property has compromised the ability of the site to be used for agricultural uses.

There are no properties in the immediate area that are being used for agriculture, and as such, the subdivision will have little impact on the surrounding lands for agriculture purposes.

The subdivision will remain in the ALR, and therefore remain subject to ALR regulations.

Conclusions

1. That the land under application is not suitable for agricultural use, due to industrial history on the property.
2. That the proposal will have little impact on agriculture.

Resolution # 575/2006
Application # I-36946

IT WAS

MOVED BY: Commissioner Don Rugg
SECONDED BY: Commissioner Lorne Seitz

THAT the application be approved.

AND THAT the approval is subject to the preparation of a subdivision plan to delineate the area to be subdivided per the drawing submitted with the application.

AND THAT the approval is granted to the applicant only and is valid for three (3) years from the date of this decision. The subdivision must be completed within this time frame.

This decision does not relieve the owner or occupier of the responsibility to comply 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.

CARRIED

Resolution # 575/2006



Staff Report
Application # I – 36946-0
Applicant: Island Timberlands GP Ltd.
Agent: Focus Corporation Ltd.

DATE PREPARED: October 20, 2006

TO: Chair and Commissioners – Island Panel

FROM: Colin Fry, Director – Regional Operations

PROPOSAL: To subdivide a 6.2 ha lot for the purposes of company reorganization.

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: 000-913-880

District Lot 1, Sayward District, Except Parts in Plans 1572RW, VIP69429 and Plan VIP74730

Purchase Date:

June 2005

Location of Property:

8005 Island Highway, Menzies Bay

Present use of the Property:

Forestry operations

Surrounding Land Uses:

SOUTH-WEST: Farming and forestry operations

SOUTH-EAST: Farming and forestry operations

NORTH-WEST: Forestry operations

NORTH-EAST: Forestry operations

Agricultural Capability:

Data Source: Agricultural Capability Map # 92K/3
The majority of the property is identified as having Prime agricultural capability ratings.

Official Community Plan and Designation:

OCP Bylaw No. 2224 Menzies Bay Area (2000)
Designation: Existing: Forestry, Proposed: Industrial

Zoning Bylaw and Designation:

Zoning Bylaw No. 1794 Menzies Bay Area Zoning Bylaw (1996)
Designation: Existing: Rural Twenty (RU-20), Proposed: Industrial One (IN-1)
Minimum Lot Size: 20.0 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District Board: Forwarded the application with a recommendation of support.

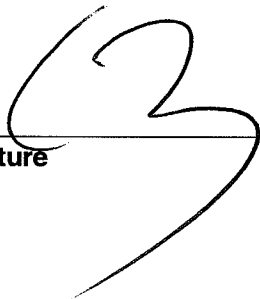
Attachments:

1. ALC Context Map
2. Regional District Staff Report
3. July 25, 2006 Letter from Jill Hatfield, P.Ag., Regional Agrologist, Ministry of Agriculture and Lands

END OF REPORT

Signature

Date



Oct 20/06