



**Reconsideration 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:** Terra Kaethler – Land Use Planner

**ORIGINAL PROPOSAL:** To subdivide one (1) 0.8 ha lot (Lot 2) and one (1) 1.0 ha lot (Lot 1) from the 24.0 ha lot.

**DECISION:** Approved a (1) 1.0 ha lot from the 24.0 ha lot. Refused subdivision of proposed Lot 2 of one (1) 0.8 ha.

**CURRENT REQUEST:** Revised subdivision plan is for 2.1 ha.

**BACKGROUND INFORMATION:**

The Commission considered the original application in September 2006, and approved a 1.0 lot off of Highway 19. However it refused the proposed 1.8 ha lot off Lalum road, on the grounds that it considered it to be capable of being farmed as part of the remaining parcel and that there was access off Lalum road.

The revised subdivision plan is substantially larger than what was originally approved and includes the area that was originally refused for subdivision (Lot 2).

**Local Government:** Regional District of Comox-Strathcona

**Location of Property:** 8282 Island Highway, Black Creek

**ATTACHMENTS:**

1. Revised subdivision plan
2. Previously approved subdivision plan
3. ALC Minutes of Resolution (6/9/06)
4. ALC Staff Report (8/29/06)
5. ALC Context Map
6. Aerial Photograph

**END OF REPORT**

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**Signature**

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**Date**