



**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

October 21, 2005

Reply to the attention of Ron Wallace

Robert and Ann Brown  
3275 Shawnigan Lake Road  
Cobble Hill, BC – V0R 1L0

Dear Sir/Madam:

**Re: Application #J-35733**  
**Lot 2, Section 9, Ranges 5 and 6, Shawnigan District, Plan 34749**

Further to your letter received 1 September 2005, the Commission, acting under section 33 of the *Agricultural Land Commission Act*, has reconsidered the above noted application.

In this correspondence you proposed to subdivide approximately 1.6 ha (4 acres) off the 11.6 ha subject property. The proposed 1.6 ha lot would contain the main house and existing greenhouse business while the remaining 10 ha lot would be transferred (i.e., owned) to your son who could then use the property as collateral to secure his future with the proceeds from the farm.

The Commission, by Resolution #553/2005, has approved your request on the grounds that it felt the subdivision would result in a benefit to agriculture with the creation of a 1.6 ha parcel that would contain an existing greenhouse business and a 10 ha remnant with potential for agricultural development.

This approval is granted provided that your subdivision is in substantial compliance with the plan attached hereto.

The land referred to in the application continues to be subject to the provisions of the Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation that may apply to the land. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that may have jurisdiction. Before your development can proceed, other approvals may be necessary and we urge you to check with Cowichan valley Regional District.

When the final survey plans or documents as required for Land Title purposes have been prepared, please send two paper prints to this office well in advance of commencing registration procedures. The Commission will then authorize the Registrar of Land Titles to accept the application for deposit of the subdivision plan.

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Please quote the above application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

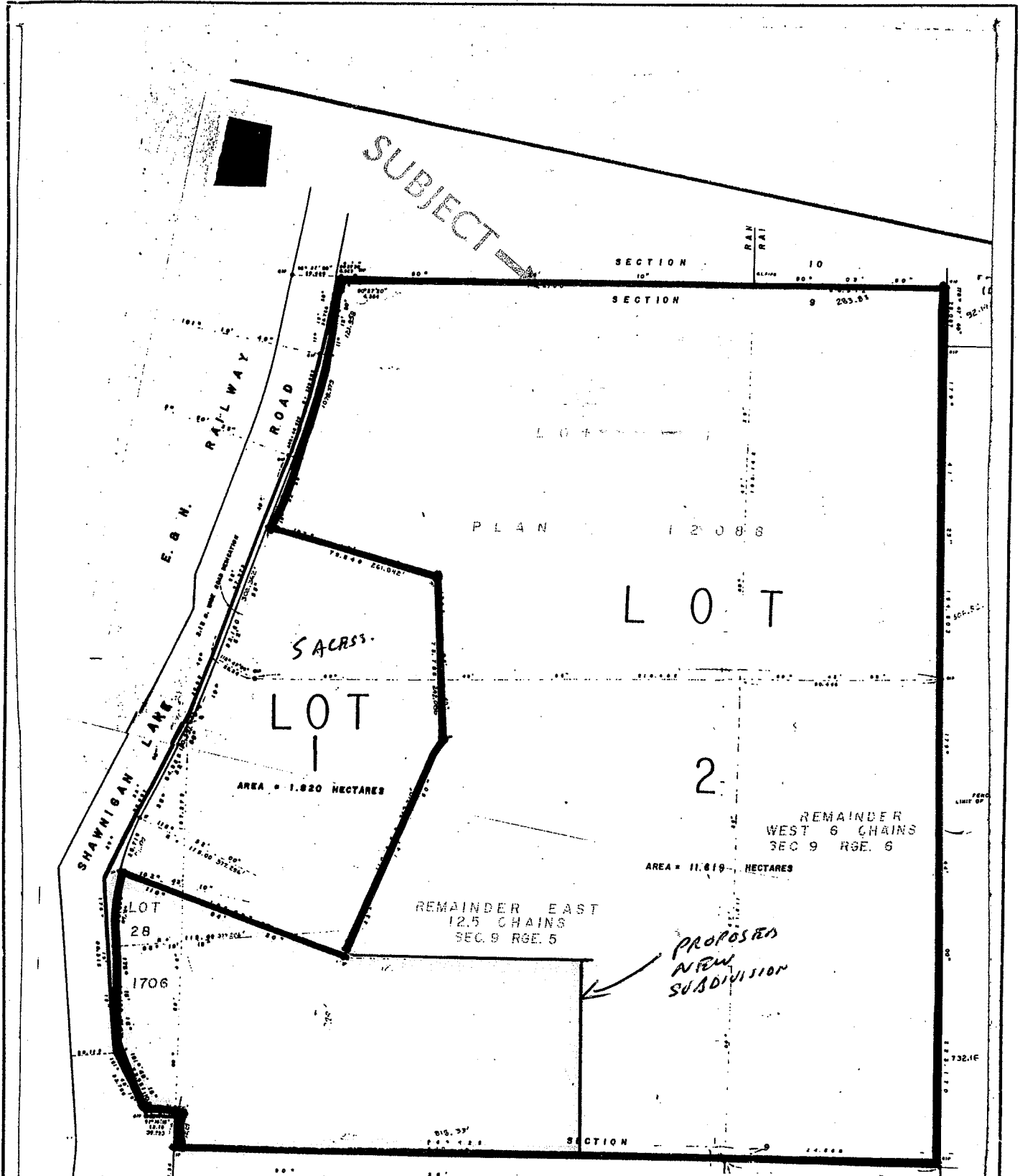
Per: 

Erik Karlsen, Chair

cc Cowichan Valley Regional District – 1-B-04ALR

RW/lv/Encl./35733d2

# SITE PLAN



**Provincial Agricultural Land Commission**  
**Application: J-35733**  
**Resolution #553/2005**

- Subject property.
- ±1.6 ha area approved for subdivision

