



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

September 8, 2005

Reply to the attention of Ron Wallace

Edward and Gloria Aiken
PO Box 12, 3713 Holland Avenue
Cobble Hill, BC V0R 1L0

Dear Sir/Madam:

Re: Application #J-35831
Lot 1, Section 14, Range 6, Shawnigan District, Plan 15656, EXCEPT That part in
Plan 26786 and Plan VIP55748

Further to your letter of 12 April 2005, the Commission, acting under section 33 of the *Agricultural Land Commission Act*, has reconsidered the above noted application.

The Commission, by Resolution **#459/2005**, has approved in principle your request to exclude a portion of your property for residential development. It was felt that the north and west portions of the property should be retained in the ALR to both act as a buffer to the ALR lands beyond the property and to be utilized for a community park. The Commission is prepared to exclude the area of the subject property lying below the top edge of the ridge that runs through the middle of the property, as roughly shown on the attached map.

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 the Cowichan Valley Regional District.

Please forward a plan showing the proposed development to this office for review and approval. If acceptable the Commission will provide directions for final approval.

Please quote the above application number in any future correspondence.

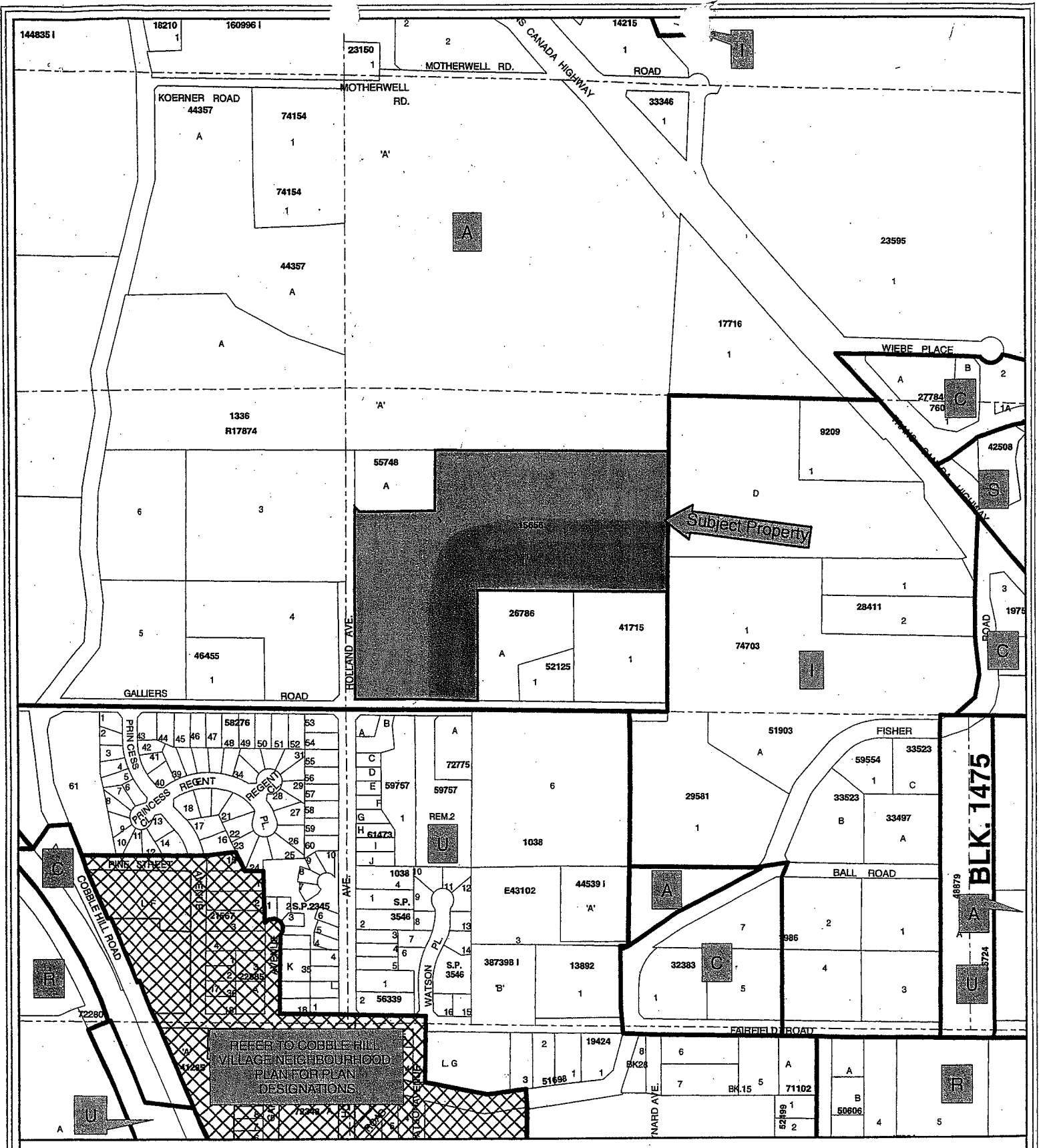
Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karsen, Chair

cc Cowichan Valley Regional District (#4-C-04ALR)
Enclosure
RW/dy/35831d2



Provincial Agricultural Land Commission
 Application: J-35831
 Resolution #459/05

 Subject property.

 Approximate area approved for exclusion from the ALR, subject to final approval

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IT WAS

MOVED BY: Commissioner Seitz

SECONDED BY: Commissioner Rugg

THAT the request be received to reconsider the application to exclude a portion of the subject property from the ALR for residential development. The Commission has allowed exclusion of a portion of the property for residential development in principle subject to submission of a final plan that identifies the portion of the property lying below the top edge of the ridge that runs through the middle of the property.

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

CARRIED