



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

October 19, 2005

Reply to the attention of Ron Wallace

Church Road Industries Inc.
4 – 720 6th Street
New Westminster, BC – V3L 3C5

Dear Sir/Madam:

Re: **Application # S-36215**

**The S1/2 of District Lot 18, Nanoose District, Except the South 15 Chains and
Except that part outlined in red on plan 515RW**

**The Southerly 15 Chains of the S1/2 of District Lot 18, Nanoose District, Except
that part in plans VIP52483 and VIP55075**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to dedicate a 20 meter wide road off Church Road through the eastern and northern boundary of the above noted properties. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank Keith Brown for taking the time to meet with its representatives on September 28, 2005. The Commission found the meeting and site visit informative.

The Commission writes to advise that it approved your application subject to:

- the road dedication being in substantial compliance with the attached plan.
- the consolidation of the ALR portion of the above noted properties.
- compliance 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. The Commission suggests you contact the Regional District of Nanaimo at your earliest convenience.

The decision noted above is recorded as Resolution **#526/2005**.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

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Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

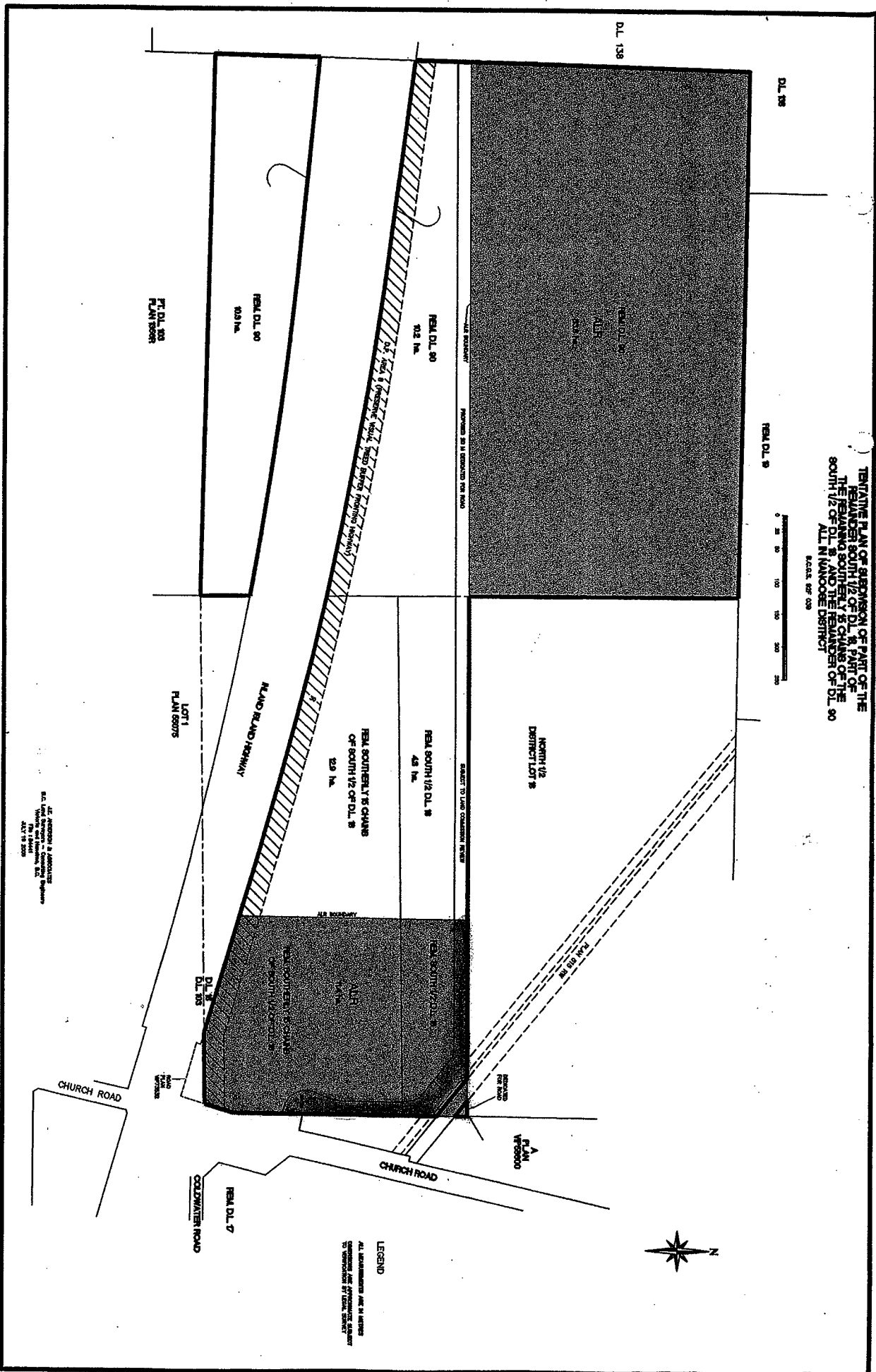
Erik Karlsen, Chair

cc: Regional District of Nanaimo
Approving Officer, Ministry of Transportation, Nanaimo
BC Assessment, Nanaimo
Keith Brown Associates Ltd., 5102 Somerset Drive, Nanaimo, BC – V9T2K6

RW/lv/Encl./36215d1

TERMINING PLAN OF SUBDIVISION OF PART OF THE
 REMAINDER SOUTH 1/2 OF D.L. #14 PART OF
 THE 1/2 OF D.L. #14 SOUTH 1/2 OF D.L. #14
 SOUTH 1/2 OF D.L. #14 ALL IN MANOQUE DISTRICT



SCALE: 1:25,000



LEGEND
 ALL DIMENSIONS ARE IN METERS
 ALL DIMENSIONS ARE APPROXIMATE AND
 SUBJECT TO SURVEYOR'S FIELD NOTES
 TO WHICH THIS PLAN IS REFERRED

DEPARTMENT OF AGRICULTURE
 LAND MANAGEMENT DIVISION
 VICTORIA, BRITISH COLUMBIA
 MAY 19 2005

Provincial Agricultural Land Commission
 Application: S-36215
 Resolution #526/2005

-  Area approved for road dedication
-  Lots to be consolidated.



Staff Report
Application # S – 36215-0
Applicant: Church Road Industrial Inc.
Agent: Keith Brown Associates Ltd

DATE PREPARED: September 14, 2005

TO: Chair and Commissioners – Island Panel

FROM: Ron Wallace, Regional Research Officer

PROPOSAL: To dedicate a 20 meter wide road off Church Road through the eastern and northern boundary of a block of ALR land to provide road access to both the ALR land and to permit further subdivision on the non-ALR lands in a logical pattern. It is estimated that 3 ha of ALR will be required for the proposed road dedication as shown on the attached plan.

This application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation).

BACKGROUND INFORMATION:

There has been no previous applications involving the portion of the property within the ALR. The ALR to the east has been the subject of numerous applications in the past.

Local Government:

Regional District of Nanaimo

Legal Description of Property:

1. PID: 009-469-486
District Lot 90, Nanoose District, EXCEPT That Part in Plan VIP52483
2. PID: 009-469—508
The S1/2 of District Lot 18, Nanoose District, Except the South 15 Chains and Except that part outlined in red on plan 515RW
3. PID: 009-355-359
The Southerly 15 Chains of the S1/2 of District Lot 18, Nanoose District, Except that part in plans VIP52483 and VIP55075

Purchase Date:

07/05/2000

Location of Property:

Off Inland Island Highway and Church Road, southwest of the City of Parksville.

Size of Property:

The proposal involves 3 parcels of land comprising approximately 82.9 ha of land. Within the 3 parcels of land are 2 blocks designated as ALR.

ALR Area:

3.0 ha

Present use of the Property:

The subject area is vacant cleared land.

Surrounding Land Uses:

WEST: Woodlot
SOUTH: Industrial zoned lands south of the Inland Island Highway
EAST: Hayfields
NORTH: Hay fields, livestock and recently cleared land

Agricultural Capability:

Data Source: Agricultural Capability Map # 92F.039
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

Rural designation

Zoning Bylaw and Designation:

RU1D, Rural 1

PREVIOUS APPLICATIONS:

Application #29279-0

Applicant: 403497 BC Ltd. Inc. No. 403497
Decision Date: January 16, 1995
Proposal: To subdivide the 64 ha property into two lots of roughly equal size as divided by the ALR boundary.
Decision: The Commission allowed the subdivision of the property as divided by the ALR boundary.

RELEVANT APPLICATIONS:

Application #32854-0

Applicant: Allin, Richard & Lori
Decision Date: October 19, 1999
Proposal: To subdivide the northwest portion of the subject property as separated by the E & N Railway. This portion is approximately 5.8 ha mostly cleared of trees and contains the applicant's house, barn and riding ring.
Decision: The Commission refused the subdivision request on the grounds that it not feel the access to the main residence was problematic enough to justify the creation of a new lot.

Application #34634-0

Applicant: Allin, Richard & Lori

Decision Date: January 22, 2003

Proposal: Richard and Lori Allin are requesting permission to subdivide their 35 ha property into 4 lots within the ALR. The applicants state that reducing the parcel size by subdivision would promote more full utilization of the land for farming. These smaller parcels would also lend themselves to direct farm sales due to the proximity of parksville and good road access along Church Rd. The applicant feels that the subdivision would reduce land costs, as the more difficult areas would be utilized if part of a smaller farm operation.

Decision: Refuse as presented - while the commission appreciates the difficulty of farming the property, the agricultural capability of the land is sufficient to warrant retention of the land in a large parcel to allow for the widest range of agricultural options.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comment

STAFF COMMENTS:

It is noted that the proposed road dedication through the eastern and northern boundary of the ALR block impacted has an improved agricultural capability rating of Class 2 and 3. An on-site is recommended to better determine the merits of the applications.

END OF REPORT

Signature



Date

20 Sept 2005

