



**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, 2005

Reply to the attention of Ron Wallace

Ken Grewal  
2090 Skaha Dr.  
Nanaimo, BC V9R 6R8

Dear Mr. Grewal:

**Re: Application #S-36304**

Parcel B (DD 1057ON), Section 13, Range 7, Mountain District (PID: 000-324-353) and That part of Section 13, Range 7, Mountain District, shown outlined in red on Plan Deposited Under DD 18890F, Except Parcel B (DD 1057ON) (PID: 000-324-396)

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide and realign the above noted properties. The application was submitted pursuant to sections 20(3) and 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on November 16, 2005. The Commission found the meeting and site visit informative.

It was felt from the on-site inspection that the two subject properties have good potential for agricultural development and that the creation of a third, new parcel, would not be in the best interest of agriculture. For this reason, the Commission refused your application as proposed.

However, the Commission would allow the 0.3 ha parcel to be reconfigured to create a more functional property. This approval is subject to:

- the realignment resulting in the creation of a maximum 2 ha lot and being in substantial compliance with the attached plan.
- 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 City of Nanaimo at your earliest convenience.

The decision noted above is recorded as Resolution **#625/2005**.

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.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

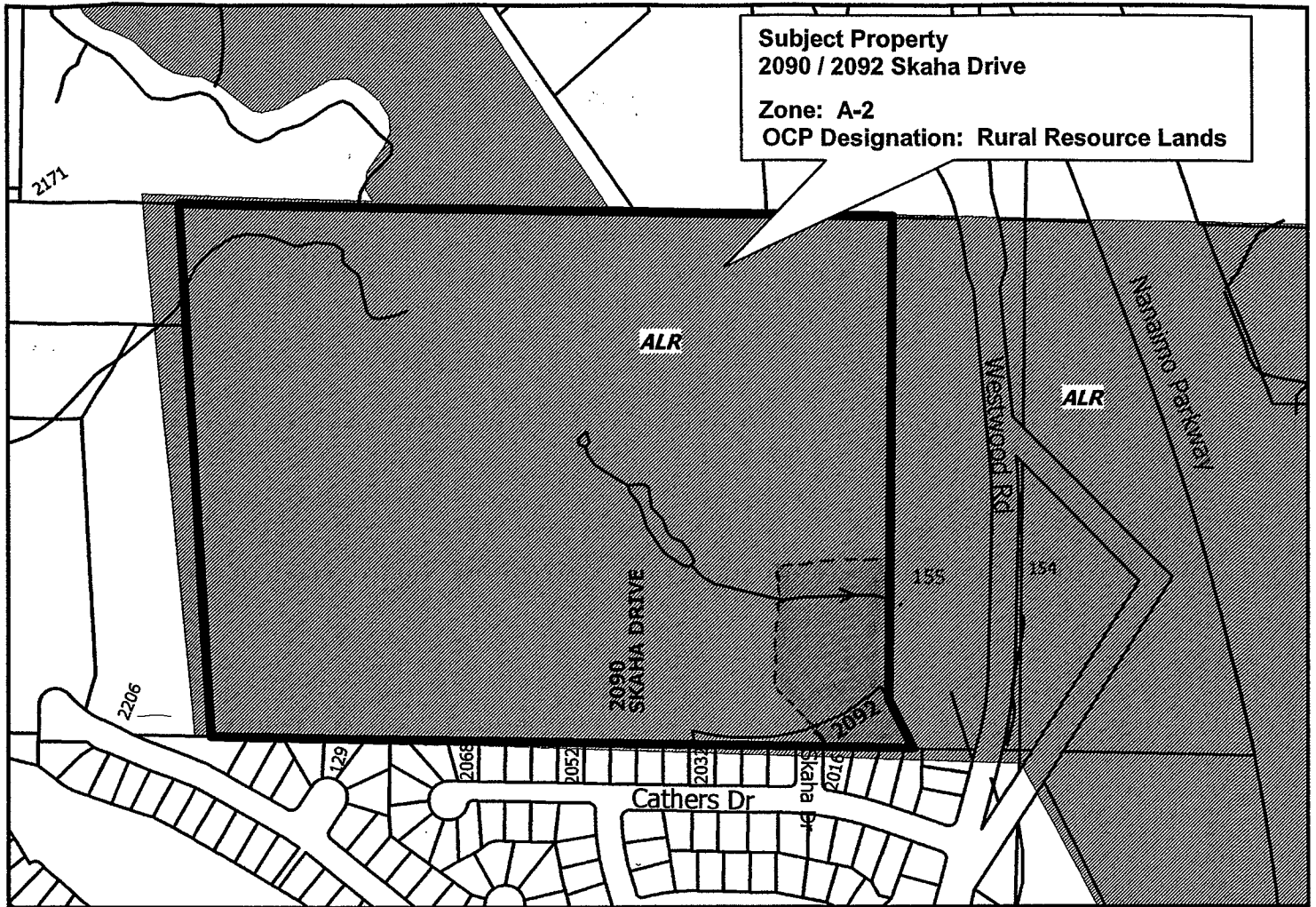
Per: 

Erik Karlsen, Chair

cc: City of Nanaimo – LR000008

RW/lv/Encl./36304d1

**Subject Property Map  
2090 / 2092 Skaha Drive**



**Provincial Agricultural Land Commission  
Application: S-36304  
Resolution #625/2005**

 **2 ha area approved for realignment of existing parcel**





**Staff Report**  
**Application # S – 36304-0**  
**Applicant: Nanaimo Ridge Holdings Ltd.**  
**Agent: Ken Grewal**  
**Location: 2090/2092 Skaha Drive, Nanaimo**

**DATE RECEIVED:** October 13, 2005

**DATE PREPARED:** November 3, 2005

**TO:** Chair and Commissioners – Island Panel

**FROM:** Brandy Ridout, Regional Research Officer

**PROPOSAL:** To subdivide a 2 ha parcel from the 21 ha subject property (consisting of a 20.7 ha and a 0.3 ha lot), construct a second dwelling on the remainder, and realign the 0.3 ha parcel in order to facilitate a more functional property.

This application is made pursuant to section 20(3) and 21(2) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

The subdivision of the 2 ha lot is being requested with the intent of using revenues generated from the subdivision to fund the development of farm activities on the remainder. The proposed second dwelling on the remainder is for the applicant's parents while the existing house will be used as an office and a new house will be built by the applicant for his use.

**Local Government:**

City of Nanaimo

**Legal Description of Properties:**

1. Parcel B (DD 1057ON), Section 13, Range 7, Mountain District (PID: 000-324-353)
2. That part of Section 13, Range 7, Mountain District, shown outlined in red on Plan Deposited Under DD 18890F, Except Parcel B (DD 1057ON) (PID: 000-324-396)

**Purchase Date:**

April 20, 1990

**Location of Properties:**

2090/2092 Skaha Drive, Nanaimo

**Size of Properties:**

21.0 ha (The entire property is in the ALR).

**BACKGROUND INFORMATION(continued):**

**Present use of the Properties:**

Old dairy farm consisting of 2 large barns, small vacant house. Land currently used for pasture, some hay sales and livestock (sheep).

**Surrounding Land Uses:**

**WEST:** Approximately 2-3 ha parcels  
**SOUTH:** Single-family subdivision  
**EAST:** Vacant  
**NORTH:** Pasture/flood plain

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G.011  
The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

City of Nanaimo Official community Plan Bylaw No 6000 (1996)  
Designation: Rural Resource Lands (a designation intended to protect rural resources and maintain areas of high agricultural and forestry potential)

**Zoning Bylaw and Designation:**

City of Nanaimo Zoning Bylaw No. 4000 (1993)  
Designation: Rural Agricultural/Residential Zone (A-2)  
Minimum Lot Size: 2 ha

**PREVIOUS APPLICATIONS:**

**Application #08052-0**

**Applicant:** Kathleen & Cheryl Buchanan  
**Decision Date:** April 4, 1979  
**Proposal:** To subdivide a 15.8 ha parcel from the 36.4 ha subject property, to consolidate Parcel B with the remainder of Section 13 and to provide access to Section 13 by a 20 metre wide road through Parcel A, Section 12.  
**Decision:** Refused - there are portions of the subject property that have very good capability for agriculture and should be utilized in one operation. The Commission is reluctant to allow subdivision on the basis that a ravine bisects the property, as subdivision of the subject property would reduce its agricultural potential.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

City of Nanaimo: No comment

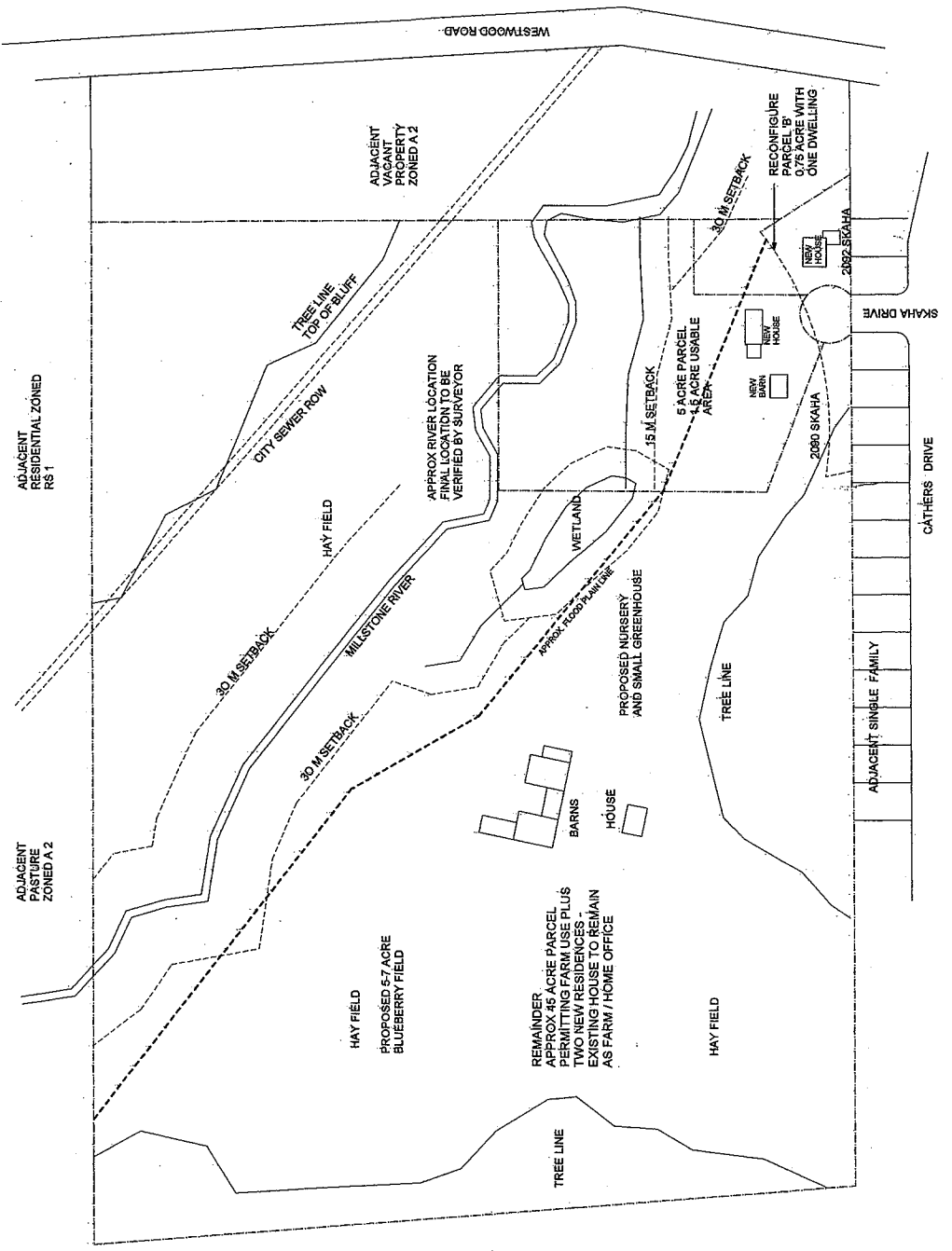
END OF REPORT

  
\_\_\_\_\_  
Signature

*Nov 8 / 05*  
\_\_\_\_\_  
Date

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<b>2090 SKAHA DRIVE NANAIMO, B.C.</b>	
DRAWING:	
SCALE:	1" = 100'-0"
DATE:	JULY 20 / 05
DRAWN BY:	KEN
REVISION:	AUG 19 / 05
SHEET:	



**PROPOSED LAYOUT**  
SCALE 1:1000



ADJACENT  
RESIDENTIAL ZONED  
RS 1

ADJACENT  
PASTURE  
ZONED A 2

ADJACENT  
VACANT  
PROPERTY  
ZONED A 2

ADJACENT  
4 - 8 ACRE  
PARCELS

REMAINDER  
APPROX 45 ACRE PARCEL  
PERMITTING FARM USE PLUS  
TWO NEW RESIDENCES -  
EXISTING HOUSE TO REMAIN  
AS FARM / HOME OFFICE

PROPOSED NURSERY  
AND SMALL GREENHOUSE

RECONFIGURE  
PARCEL 'B'  
0.75 ACRE WITH  
ONE DWELLING

ADJACENT SINGLE FAMILY

CATHERS DRIVE

2092 SKAHA

2080 SKAHA

SKAHA DRIVE

WESTWOOD ROAD

TREE LINE  
TOP OF BLUFF

CITY SEWER ROW

HAY FIELD

30 M SETBACK

30 M SETBACK

MILLSTONE RIVER

APPROX RIVER LOCATION  
FINAL LOCATION TO BE  
VERIFIED BY SURVEYOR

WETLAND

APPROX. FLOODPLAIN LINE

BARN  
HOUSE

HAY FIELD

TREE LINE

PROPOSED NURSERY  
AND SMALL GREENHOUSE

HAY FIELD

TREE LINE

15 M SETBACK

5 ACRE PARCEL  
4.2 ACRE USABLE  
AREA

NEW  
BARN

NEW  
HOUSE

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