



**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

August 25, 2006

Reply to the attention of Roger Cheetham

Doug Schug  
PO Box 451 - 1580 Alberni Highway  
Errington, BC V0R 1V0

Dear Sir:

**RE: Application #S-36716**  
PID: 000-985-562  
Lot 2, District Lot 94, Nanoose District, Plan 38808

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide your property into three parcels. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on 2<sup>nd</sup> August 2006. The Commission found the meeting and site visit informative. In particular, the Commission noted that most of the development on the site is concentrated along the decommissioned old Alberni Highway and that a nursery is located at the eastern end of the property. The Commission noted that the size of the property enhances its agricultural potential, that its subdivision into three would reduce agricultural options and there were no physical constraints to it being farmed as one unit. Moreover the Commission considered that the nursery operation provides opportunities for farm retail sales and there were no good agricultural reasons for it being separated from the rest of the property.

For these reasons, the Commission refused your application as proposed.

The decision noted above is recorded as Resolution # **402/2006**.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlsen, Chair

pc: Regional District of Nanaimo (#6635-04-0607)

RC/lv  
36716d1.





**Staff Report**  
**Application # S – 36716**  
**Applicant: Doug Schug**  
**Agent: Karen Scott**

**DATE PREPARED:** July 18, 2006

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

**FROM:** Colin Fry, Director – Regional Operations

**PROPOSAL:** To subdivide the 19.2 ha property into one (1) 4.0 ha lot, one (1) 6.0 ha lot and one (1) 9.2 ha lot.

**BACKGROUND INFORMATION:**

**Local Government:**

Regional District of Nanaimo

**Legal Description of Property:**

PID: 000-985-562  
Lot 2, District Lot 94, Nanoose District, Plan 38808

**Purchase Date:**

Certificate of Title entered on April 19, 1991

**Location of Property:**

1580 Alberni Highway, Errington

**Size of Property:**

19.2 ha (The entire property is in the ALR)

**Present use of the Property:**

Two residential homes, shop, hay and livestock barns, greenhouses, mobile home pad, hayfield (pasture) and sawmill site.

**Surrounding Land Uses:**

**WEST:** NW Mobile Homes, Demexx Construction Yard retail sales

**SOUTH:** Farm, sawmill

**EAST:** Errington Fire Hall, Crown Land

**NORTH:** Quality Foods CaseCo warehouse, SPCA, gravel pits

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 93F.039

The majority of the property is identified as having Prime and Secondary agricultural capability ratings.

**Official Community Plan and Designation:**

Official Community Plan Bylaw No. 1152 (1999)  
Designation: Resource Lands

**Zoning Bylaw and Designation:**

Zoning Bylaw No. 1285 (2002)  
Designation: Agriculture 1.8 (A-1.8)  
Minimum Lot Size: 4.0 ha

**PREVIOUS APPLICATIONS:**

**Application #05477**

**Applicant:** Mervyn Mawhinney

**Decision Date:** August 24, 1978

**Proposal:** To subdivide one (1) 1.9 ha lot from the 21.1 ha property.

**Decision:** Allowed subject to the terms and conditions of the homesite severance agreement.

**Note:** Subdivision completed in 1983 thereby creating the current subject property.

**LOCAL GOVERNMENT COMMENTS:**

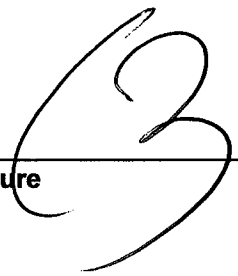
The Regional District of Nanaimo Board forwarded the application without comment.

**Attachments:**

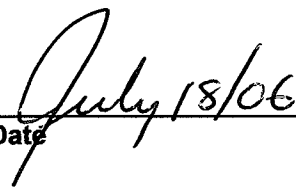
1. ALR Map 92F.039
2. Aerial Photograph
3. Plan of Proposed Subdivision
4. May 8, 2006 letter from Karen Scott, agent

**END OF REPORT**

Signature



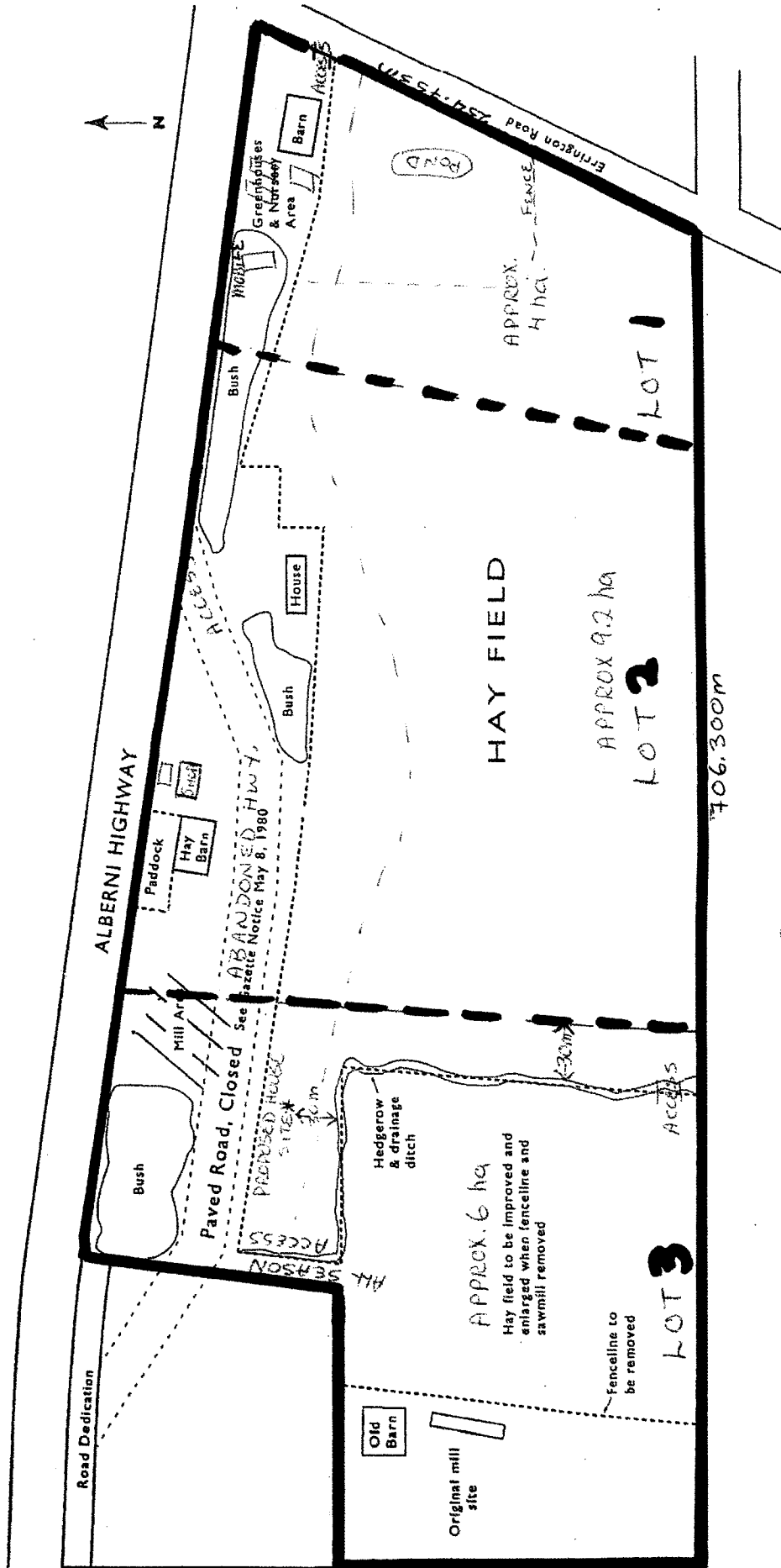
Date





# CEDAR MEADOWS

1580 Alberni Hwy, Parksville, B.C.  
 (250) 248-8545



RECEIVED  
 PROV. AGRICULTURAL  
 LAND COMMISSION  
 MAY 23 2006