



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

July 28, 2015

ALC File: # 53905

Pat Woodland
Woodland Boatworks and Timberframe
3955 Telegraph Road
Cobble Hill, B.C.
V0R 1L4

Dear Mr. Woodland

Re: Application to Subdivide Land within the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution # 228/2015 as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly. The Commission has also attached a Sketch Plan depicting the decision.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan. It will also confirm for the Registrar the area excluded from the ALR.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Further correspondence with respect to this application is to be directed to Liz Sutton at (Elizabeth.Sutton@gov.bc.ca)

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'C. Fry', is written over a large, faint, stylized signature that is partially obscured.

Colin J. Fry, Chief Tribunal Officer

Enclosure(s): Minutes of Resolution #228/2015
Sketch Plan

cc: Local Government (LG File #1-E-14ALR)

53905d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on July 28, 2015 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

FOR CONSIDERATION

- Application: 53905
Applicant: Richard and Sarah Juliusson
Agent: Pat Woodland
Proposal: (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)
The applicant is proposing to reconfigure the boundaries of two lots in order to create a more regularly shaped parcel. The southern parcel along Koksilah Road is currently +/- .115 ha (1150 m²) and the lot adjustment would result in this parcel being .1152 ha (1152 m²). The larger parcel, lot 3, is currently 1.95 ha (19, 500 m²) and the proposed lot adjustment would result in this parcel being only slightly smaller at 1.92 ha (19, 200 m²).
- Legal: Lot 3, Block 5, Section 4, Range 1, Cowichan District, Plan 586A, Except Part 35 Feet by 70 Feet Thereof as Shown Colored Red on Plan Deposited under No. 19465F, Except Part in Plan 3085 RW
Parcel R (DD 841071) OF Section 3, Range 1, Cowichan District Except Part in Plan 3621 RW
- Location: 4505 Bench Road, Duncan, B.C., V9L 6M6
- Background: Proposed boundary adjustment between a 1.9 ha lot and a 0.1 ha lot is intended to create a more usable shape for a residential lot to facilitate continued farming of the 1.9 ha lot.
- Attachment: Sketch Plan

DELEGATION OF DECISION-MAKING TO THE CHIEF EXECUTIVE OFFICER (CEO)

On June 27, 2011 the Commission delegated decision-making to the CEO by Resolution #016N-2011 (File: 140-60/ALC/CEO/APPL). In accordance with section 27 of the *Agricultural Land Commission Act* the Commission has specified that the following applications may be decided by the CEO.

Criterion 7

Subdivision applications for boundary adjustments that are consistent with the intent of section 10 BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation) but cannot be approved by the local approving officer due to the limitations on parcel size and on the number of parcels involved in the proposed boundary line adjustment;

DECISION:

After reviewing the entire file material, I, Brian Underhill, Deputy Chief Executive Officer of the Commission, am satisfied that the proposal is consistent with Criterion # 7 of Resolution #016N/2011 and approve the application on behalf of the Commission.

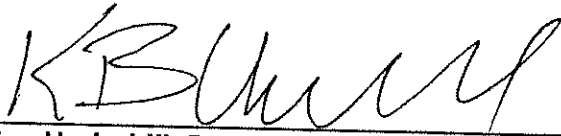
Approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- The subdivision must be completed within three (3) years from the date of the letter communicating this decision;

This decision does not relieve the owner or occupier of the responsibility to comply 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.

RESOLUTION # 228/2015

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION

A handwritten signature in black ink, appearing to read 'KBU' followed by a stylized surname.

Brian Underhill, Deputy Chief Executive Officer

ALC #53905 (Juliusson)
 Approved Subdivision (+/- 0.1 ha)
 Resolution # 228/2015

PLAN SHOWING PROPOSED RECONFIGURATION OF PARCEL R (DD 84107-1), SEC 3,
 EXCEPT PART IN PLAN 3621RW & LOT 3, BLOCK 5, SEC 4, PLAN 586A, EXCEPT PART
 COLOURED RED IN PLAN DEPOSITED UNDER 19465F, EXCEPT PART IN PLAN 3085FW,
 ALL IN RANGE 1, COWICHAN DISTRICT.

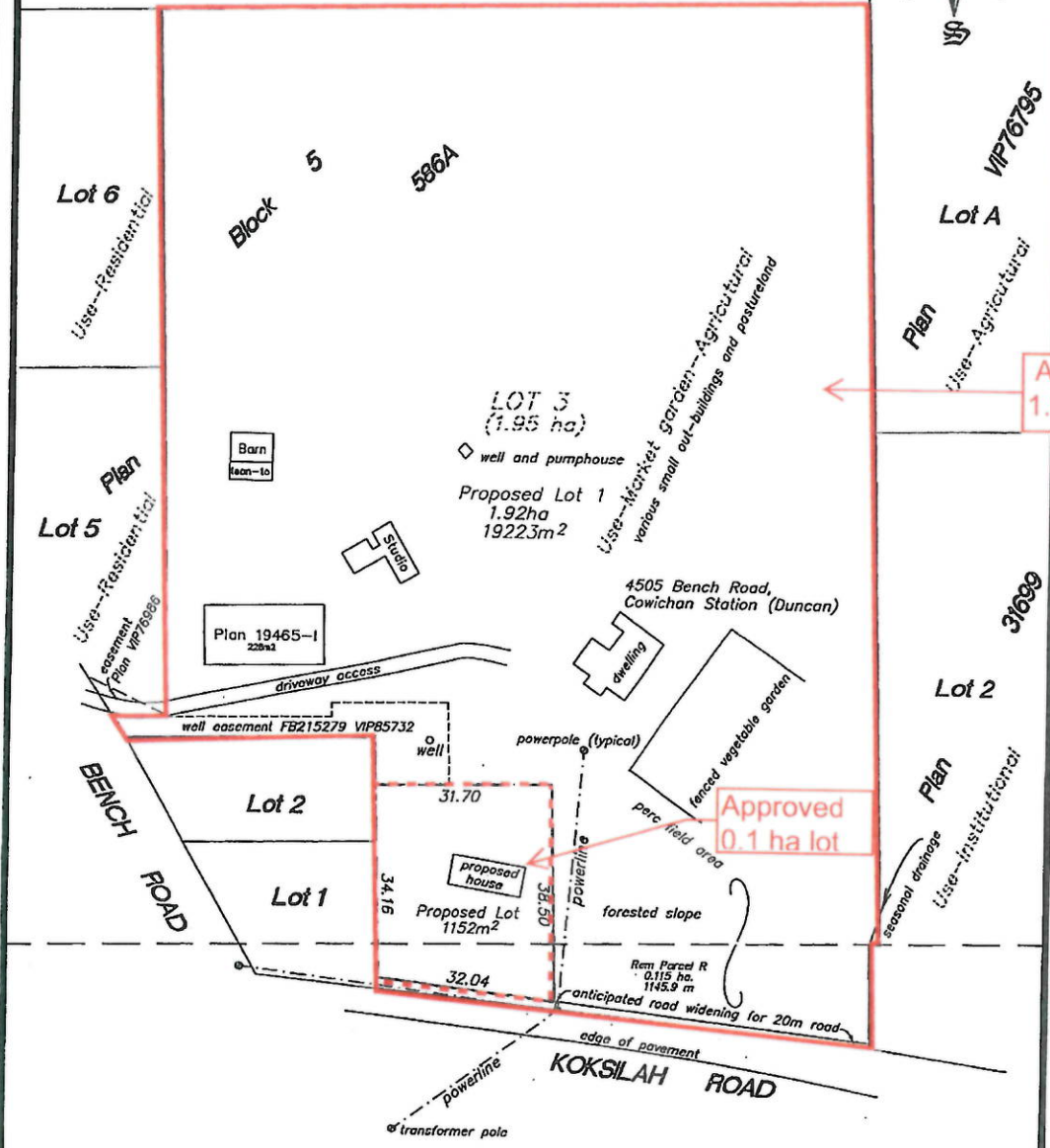
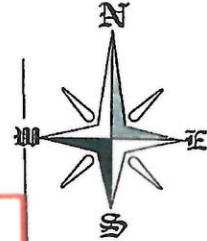
To accompany ALC Subdivision Application for Rick Juliusson



The intended plot size of this plan is 280mm in width by
 432mm in height (ledger size) when plotted at a scale of 1:750
 Dimensions to be confirmed by BCLS legal survey

Lot 4

Use--Hobby Farm



Approved
1.9 ha lot

Approved
0.1 ha lot

Mortimer
Surveying
 DESIGN - ENGINEERING - SURVEYING
 4985, Riverside Road,
 Duncan, B.C. - V9L 6M8
 Tel: 748-5248
 - EMAIL - surveyor@telus.net -
 File# 2013/Bench/ALR App.dwg

Dated November 27, 2013