

**REGIONAL DISTRICT OF NANAIMO**  
**AGRICULTURAL ADVISORY COMMITTEE**  
**FRIDAY, JULY 11, 2014**  
**2:00 PM**

*(Board Chambers)*

**A G E N D A**

**PAGES**

**CALL TO ORDER**

**MINUTES**

2-3 Minutes of the Agricultural Advisory Committee meeting held May 23, 2014.

**CORRESPONDENCE**

4-5 Minister of Community Sports and Cultural Development, re: Medical Marihuana Production in British Columbia

**ALC APPLICATIONS**

6-34 ALR Application No. PL2014-051 – Kyler / J.E. Anderson – 2560 Grafton Ave & 2555 Tinern Road Parker Road, Electoral Area 'F'.

**REPORTS**

AAP Implementation Update (Verbal).

**NEW BUSINESS**

Food Security Workshop (Verbal).

**ADJOURNMENT**

Distribution: D. Johnstone (Chair), H. Houle, J. Fell, C. Springford, K. Reid, R. Thompson, C. Watson, M. Ryn, K. Wilson, J. McLeod, R. Wahlgren, W. Haddow, P. Thorkelsson, G. Garbutt, J. Holm, P. Thompson, T. Armet, L. Rowett, G. Keller, N. Hewitt



**REGIONAL DISTRICT OF NANAIMO**  
**MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE**  
**MEETING HELD ON FRIDAY, MAY 23, 2014 AT 2:00 PM**  
**IN THE RDN BOARD CHAMBERS**

**Present:**

Director D. Johnstone	Chairperson
Director H. Houle	Electoral Area B
Director J. Fell	Electoral Area F
K. Wilson	Representative (South)
M. Ryn	Representative (South)
C. Watson	Representative (North)
R. Thompson	Representative (North)
C. Springford	Regional Agricultural Organization
J. McLeod	Regional Agricultural Organization

**Also in Attendance:**

W. Haddow	Regional Agrologist, Ministry of Agriculture
P. Thompson	A/ Gen. Manager of Strategic and Community Development
J. Holm	Manager of Current Planning
T. Armet	Manager of Building, Bylaw & Emergency Services
G. Keller	Senior Planner
A. Buick	Planner
N. Hewitt	Recording Secretary

**Regrets:**

K. Reid	Regional Aquaculture Organization
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**CALL TO ORDER**

Chairperson Johnstone called the meeting to order at 2:00 p.m.

**MINUTES**

MOVED J. Fell, SECONDED R. Thompson, that the minutes of the Agricultural Advisory Committee meeting held March 28, 2014 be adopted.

CARRIED

**ALC APPLICATIONS**

**ALR Application No. PL2014-027 – Maz-Can – Fern Road – 2729 Parker Road, Electoral Area ‘E’.**

MOVED J. Fell, SECONDED H. Houle, that Application No. PL2014-027 for subdivision in the ALR be forwarded to the Agricultural Land Commission with a recommendation to approve the application.

CARRIED

**BUSINESS ARISING FROM THE MINUTES**

**Farm Classification Letter to BCAA (Verbal).**

Paul Thompson provided a verbal update regarding the Farm Classification Letter to the BCAA.

**Dogs Harassing Livestock Update (Verbal).**

Tom Armet provided a verbal update regarding the Dogs Harassing Livestock.

Mayta Ryn presented to the Committee and provided her submission regarding her opinion on Dogs Harassing Livestock and model BC SPCA bylaws.

**AAP Implementation Update (Verbal).**

Greg Keller provided a verbal update regarding the AAP Implementation.

**NEW BUSINESS**

**Agricultural Fair – 2017**

Chairperson Johnstone asked Joanne McLeod if she could look to see if the Nanaimo Region can apply to hosting the Agricultural Fair for 2017.

**ADJOURNMENT**

MOVED R. Thompson, SECONDED H. Houle, that this meeting be adjourned.

CARRIED

Time: 2:55 pm

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CHAIRPERSON

From: "Minister, CSCD CSCD:EX" <[CSCD.minister@gov.bc.ca](mailto:CSCD.minister@gov.bc.ca)<<mailto:CSCD.minister@gov.bc.ca>>>  
Date: June 26, 2014 at 3:24:36 PM PDT  
To: Mayor&Council <[Mayor&Council@nanaimo.ca](mailto:Mayor&Council@nanaimo.ca)<<mailto:Mayor&Council@nanaimo.ca>>>  
Subject: Medical Marihuana Production in British Columbia

We are writing in our capacities as Minister of Community, Sport and Cultural Development and Minister of Agriculture, regarding issues relating to medical marihuana production in British Columbia.

Many local governments have expressed concern regarding the potential establishment of medical marihuana production facilities in our communities, under the new federal regulations. Some local governments and stakeholders have written expressing an array of concerns, the most common messages concerning the exclusion of these facilities from qualifying for provincial farm class and if they would be considered an allowable farm use.

These concerns have been taken seriously and we understand that the establishment of these facilities within your communities will have a potential impact on services and costs. We brought your concerns to the attention of Honourable Christy Clark, Premier, and our Cabinet colleagues in the context of a larger discussion about medical marihuana production in the province.

After careful consideration, we are pleased to inform you that the Province of British Columbia has made a decision to implement a regulatory change that excludes medical marihuana, and any other federally regulated narcotic, from being eligible for farm classification for property assessment and tax purposes. This decision to treat medical marihuana as a restricted narcotic substance and a pharmaceutical is also consistent with the Province of Alberta. This change will apply to facilities located on both Agricultural Land Reserve (ALR) and non ALR lands.

In addition, please be advised that the Province will continue to view medical marihuana production facilities as an allowable farm use on ALR lands. The Ministry of Agriculture's policy position is that local governments should not prohibit medical marihuana production in the ALR. Any local government that has passed or is considering bylaws that address the issue of medical marihuana production within its boundaries may wish to seek legal counsel, as enacting such a bylaw may give rise to a constitutional challenge as frustrating a lawful initiative of the federal government. This is consistent with the position of the Agricultural Land Commission's updated Information Bulletin from January 2014 ([http://www.alc.gov.bc.ca/publications/ALC\\_Info\\_Bulletin\\_Marihuana\\_Amended\\_Jan\\_2014.pdf](http://www.alc.gov.bc.ca/publications/ALC_Info_Bulletin_Marihuana_Amended_Jan_2014.pdf)<[http://www.alc.gov.bc.ca/publications/ALC\\_Info\\_Bulletin\\_Marijuana\\_Amended\\_Jan\\_2014.pdf](http://www.alc.gov.bc.ca/publications/ALC_Info_Bulletin_Marijuana_Amended_Jan_2014.pdf)>).

Any applicant for a license must comply with all federal requirements including security and building standards, as well as local bylaws regulating site-specific requirements.

Consistent with British Columbia government policy, the Minister of Agriculture does not intend to approve any bylaw that would prohibit the production of medical marihuana in the ALR.

The Ministry of Agriculture will, however, offer guidance to local governments on the degree in which one of their farm bylaws could regulate medical marihuana production in the ALR through a Minister's Bylaw Standard specific to the production of medical marihuana on ALR land and will involve local governments in the development of those standards.

Minister's Bylaw Standards establish standards for the guidance of local government in the preparation

of various bylaws affecting agriculture. Examples of current Minister's Bylaw Standards include:

- o Building setbacks from lot lines
- o Maximum lot coverage
- o Maximum building heights

More information about Minister's Bylaw Standards is available on the Ministry of Agriculture's website at: [www.al.gov.bc.ca/resmgmt/sf/guide\\_to\\_bylaw\\_development/Guide\\_to\\_ByLaw\\_Dev\\_index.htm](http://www.al.gov.bc.ca/resmgmt/sf/guide_to_bylaw_development/Guide_to_ByLaw_Dev_index.htm)<[http://www.al.gov.bc.ca/resmgmt/sf/guide\\_to\\_bylaw\\_development/Guide\\_to\\_ByLaw\\_Dev\\_index.htm](http://www.al.gov.bc.ca/resmgmt/sf/guide_to_bylaw_development/Guide_to_ByLaw_Dev_index.htm)>.

Overall, we believe this decision reflects a balanced approach, which considers the interests of the federally licensed facility operators, the interests of the agricultural sector and the purpose of the Agricultural Land Reserve, and the concerns of local governments and communities. Also, please see Information Bulletin and Backgrounder<<http://www.newsroom.gov.bc.ca/2014/06/bc-preserves-local-governments-tax-revenues-from-medical-marijuana-growers.html>> for more information.

Sincerely,

Coralee Oakes  
Minister of Community, Sport and Cultural Development

Norm Letnick  
Minister of Agriculture

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**TO:** Agricultural Advisory Committee (AAC) **DATE:** July 4, 2014

**FROM:** Angela Buick  
Planner **FILE:** PL2014-051

**SUBJECT:** Request for Comments on an Application for Subdivision in the ALR  
Lot 51, District Lot 8, Cameron District, Plan 1981 Except the Westerly 4.96 Chains  
2560 Grafton Ave. and 2555 Tintern Road – Electoral Area ‘F’

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**APPLICATION BACKGROUND:**

The Regional District of Nanaimo (RDN) has received an application to facilitate a two-lot subdivision.

The subject property (see Attachment 1 and 2), is approximately 4.36 ha in area, is contained entirely within the ALR and is zoned Agriculture 1 (A-1) Pursuant to “*Regional District of Nanaimo Electoral Area ‘F’ Official Community Plan Bylaw No. 1152, 1999*”. The parcel is bound by ALR lands (zoned A-1) to the north, east and west, and non-ALR land (zoned Forestry/Resource 1) to the south. Access is gained from Grafton Road to the north and Tintern Road to the south. The property currently contains one dwelling unit, a cabin, a manufactured home under construction and a pool and deck. The site plan shows that the pool and deck are to be removed.

The applicant is proposing to subdivide the subject property into two lots in accordance with the plan of proposed subdivision submitted by Ken Kyler of J.E. Anderson dated May 15, 2014: Proposed Lot A (.55 ha in size) containing the existing the existing house and cabin and Proposed REM Lot 51 (3.81 ha in size) containing one double-wide manufactured home under construction (see Attachment 11). As the A-1 zoning permits two dwelling units only, a third dwelling unit are not permitted.

Pursuant to “*Regional District of Nanaimo Area ‘F’ Zoning and Subdivision Bylaw No.1285, 2002*”, the A-1 zone requires a 4.0 ha minimum parcel size for subdivision. As both of these lots would not meet the minimum parcel size requirement; the application, as proposed, is not consistent with the current zoning. Pursuant to the “*Regional District of Nanaimo Electoral Area ‘F’ Official Community Plan Bylaw No. 1152, 1999*”, the subject property is within the Resource Lands land use designation. This designation supports a 4.0 ha minimum parcel size for lands located within the ALR. Therefore, a re-zoning application is not supported.

Within the A-1 zone, the minimum road frontage requirement for subdivision is 100 metres. The proposed plan indicates approximately 10 metres of road frontage for REM 51. If approved, the applicant would be required to apply for a variance to the zoning bylaw for Board approval to reduce the required road frontage. As the parcel contains a watercourse, the applicant would also be required to apply for a Fish Habitat Development Permit pursuant to the “*Regional District of Nanaimo Electoral Area ‘F’ Official Community Plan Bylaw No. 1152, 1999*” for Board approval.

AAC Members were given an opportunity to attend the site visit held June 25, 2014 (See Attachment 12 of the Local Government Report for applicant's submission).

**BOARD POLICY AND PROCESS:**

As you are aware, recent amendments to Board Policy B1.8 – Review of Provincial Agricultural Land Reserve Applications provides opportunity for the AAC to review and provide comments on ALR applications for exclusion, subdivision and non-farm use on lands within the ALR. As per Board Policy B1.8, the applicable standing Board resolution is included for the ALC's information as part of the attached Local Government Report. A copy of this report, including comments from the Area Director, is included for your review and comment. Following this review, a copy of the Local Government Report, including comments from the Area Director and the AAC, will be forwarded to the ALC for consideration.



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Report Writer



**Local Government Report**  
**Under the Agricultural Land Reserve**  
**Use, Subdivision and Procedure Regulation**

Information supplied by:

**Regional District of Nanaimo**

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Local Government

In respect of the application of:

**Ken Kyler of J.E. Anderson & Associates on behalf of Steve Vogel**

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Name of Applicant

RDN. File No.	<a href="#">PL2014-051</a>
Fee Receipt No.	<a href="#">2014-</a>
Fee Amount	<a href="#">\$600.00</a>
Mapsheet.	<a href="#">92F.030.3.1</a>
Legal Address:	<a href="#">Lot 51, District Lot 8, Cameron District, Plan 1981 Except the Westerly 4.96 Chains</a>
Civic Address:	<a href="#">2560 Grafton Ave. and 2555 Tintern Road</a>

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**PLANS and BYLAWS** *(Attach relevant sections of bylaws)*

Community Plan and Rural Land Use Bylaw name and designation:

["Regional District of Nanaimo Electoral Area 'F' Official Community Plan Bylaw No. 1152, 1999](#)

[Land Use Designation: 'Resource Lands - within ALR'](#)

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Zoning Bylaw name and designation: ["Regional District of Nanaimo Area 'F' Zoning and Subdivision Bylaw No. 1285, 2002" - Zoning: A-1 \(Agriculture 1\)](#)

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Minimum Lot Size: [4.0 ha](#)

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Uses permitted & [A-1 Permitted Uses: Dwelling Unit and Farm use](#)

Maximum Density: [A-1 Maximum Density: 2 Dwelling Units provided that one of the dwelling units is a Manufactured Home.](#)

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Are amendments to Plans or Bylaws required for the proposal to proceed?

Plan  Yes  No                      Bylaw  Yes  No

Is authorization under Sec. 25 (3) or 30 (4) of the Agricultural Land Commission Act required?

Yes *(If yes, please attach resolution or documentation)*                       No

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**COMMENTS and RECOMMENDATIONS** *(Include copies of resolutions)*

Board or Council:

[Standing Board resolution as per Policy B1.8: As outlined in the Regional Growth Strategy, the Regional District of Nanaimo fully supports the mandate of the Agricultural Land Commission \(ALC\) and the preservation of land within the Agricultural Land Reserve \(ALR\) for agricultural use. The Regional District encourages the ALC to only consider subdivision where in the opinion of the ALC the proposal will not negatively impact the agricultural use of the land or adjacent ALR lands.](#)

Electoral Area Director:

Director Julian Fell: In 1912, the Area known today as Coombs and western Errington, was subdivided by the Salvation Army in a uniform grid pattern of 10 acre lots with the intention of setting up a farming community. This resulted in a unique land division appearance, when viewed in aerial photos, somewhat resembling the Prairies and distinct from any other part of the Regional District. The widespread occurrence of tillite-based hard pan and seasonal precipitation extremes largely precluded profitable farming and a majority of the land is still forested.

In the Coombs area the land is widely intersected by meandering branches of French Creek which run in ravine-like channels or through wide flood plains dependent on local topography. The grid lots were laid out without any attention to the path of these streams. Many lots are crossed by these stream channels and the topography makes bridging a major works undertaking. Add today's riparian regulations and bridging is essentially impractical.

This application repeats prior ones arising from the same cause. The two parts of the property lying north and south of the watercourse are more isolated than if they were on opposite sides of a road. Other properties lying up and down stream of this application subject have already been separated for the same reason.

Of importance to this application is the impact on agricultural potential. Under this application the lands remain in the ALR. The division along the stream bed removes no farmable land from farm use. There is no measurable Agricultural impact. Given this, I see no reason to disallow this subdivision.

Advisory Planning Commission:

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n/a

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Agriculture Advisory Committee:

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Planning Staff:

Angela Buick, Planner Phone: (250) 390-6510 Email: [abuick@rdn.bc.ca](mailto:abuick@rdn.bc.ca)

## **Background**

The Regional District of Nanaimo (RDN) has received an application to facilitate a two-lot subdivision.

The subject property (see Attachment 1 and 2), is approximately 4.36 ha in area, is contained entirely within the ALR and is zoned Agriculture 1 (A-1) pursuant to *“Regional District of Nanaimo Electoral Area ‘F’ Official Community Plan Bylaw No. 1152, 1999”*. The parcel is bound by ALR lands (zoned A-1) to the north, east and west, and non-ALR land (zoned Forestry/Resource 1) to the south. Access is gained from Grafton Road to the north and Tintern Road to the south. The property currently contains one dwelling unit, a cabin, a manufactured home under construction and a pool and deck. The site plan shows that the pool and deck are to be removed.

The applicant is proposing to subdivide the subject property into two lots in accordance with the plan of proposed subdivision submitted by Ken Kyler of J.E. Anderson dated May 15, 2014: Proposed Lot A (.55 ha in size) containing the existing house and cabin and Proposed REM Lot 51 (3.81 ha in size) containing one double-wide manufactured home under construction (see Attachment 11). As the A-1 zoning permits two dwelling units only, a third dwelling unit is not permitted.

Pursuant to *“Regional District of Nanaimo Area ‘F’ Zoning and Subdivision Bylaw No.1285, 2002”*, the A-1 zone requires a 4.0 ha minimum parcel size for subdivision. As both of these lots would not meet the minimum parcel size requirement; the application, as proposed, is not consistent with the current zoning. Pursuant to the *“Regional District of Nanaimo Electoral Area ‘F’ Official Community Plan Bylaw No. 1152, 1999”*, the subject property is within the Resource Lands land use designation. This designation supports a 4.0 ha minimum parcel size for lands located within the ALR. Therefore, a re-zoning application is not supported.

Within the A-1 zone, the minimum road frontage requirement for subdivision is 100 metres. The proposed plan indicates approximately 10 metres of road frontage for REM 51. If approved, the applicant would be required to apply for a variance to the zoning bylaw for Board approval to reduce the required road frontage. As the parcel contains a watercourse, the applicant would also be required to apply for a Fish Habitat Development Permit pursuant to the *“Regional District of Nanaimo Electoral Area ‘F’ Official Community Plan Bylaw No. 1152, 1999”* for Board approval.

## **Land Use**

Pursuant to the *“Regional District of Nanaimo Area ‘F’ Zoning and Subdivision Bylaw No.1285, 2002”* the parcel is zoned A-1 (Agricultural 1) (see Attachment 3 and 4). Minimum parcel size outlined in the A-1 zoning is 4.0 ha.

The A-1 zone permits Dwelling Unit and Farm Use as uses and allows 2 dwelling units on the lot, provided that one dwelling unit is a Manufactured home.

## **Official Community Plan Designation**

The subject property is designated as ‘Resource Lands - within the ALR’ pursuant to the Regional District of Nanaimo *“Regional District of Nanaimo Area ‘F’ Official Community Plan Bylaw No. 1152, 1999”* (see Attachment 7).

## **Development Permit Areas**

Pursuant to *“Regional District of Nanaimo Area ‘F’ Official Community Plan Bylaw No. 1152, 1999”* the parcel is currently designated within the Fish Habitat and Watercourse Protection Development Permit Areas. A development permit will be required prior to any subdivision or alteration of the land within the Development Permit Area.

## **Regional Growth Strategy**

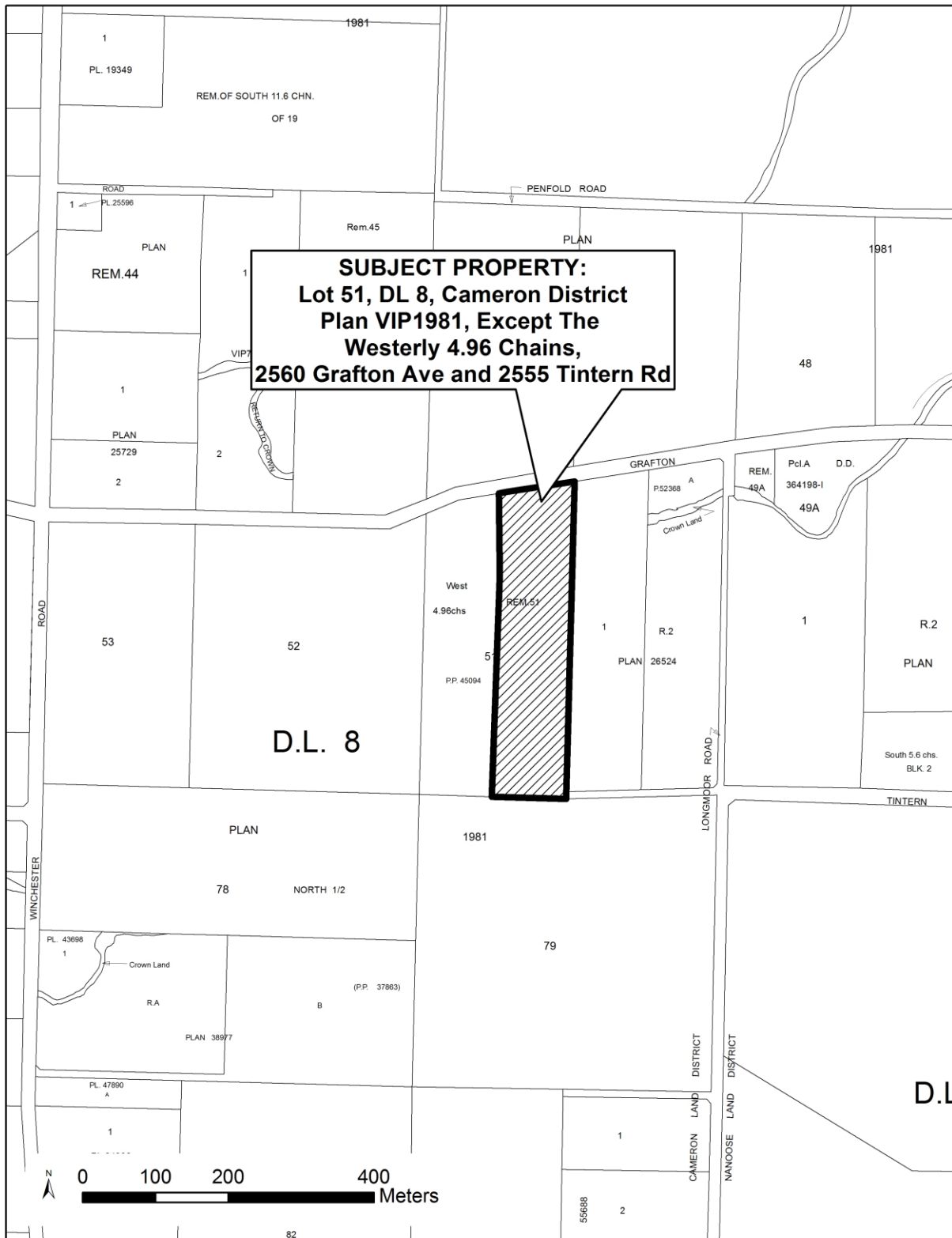
The subject property is designated ‘Resource Lands and Open Spaces’ pursuant to the *“Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011”* (RGS). Further to this, the Regional Growth Strategy encourages enhance economic resiliency and food security by protecting and preserving the agricultural land base through the ALR (Attachments 8 to 10).

Angela Buick, Planner

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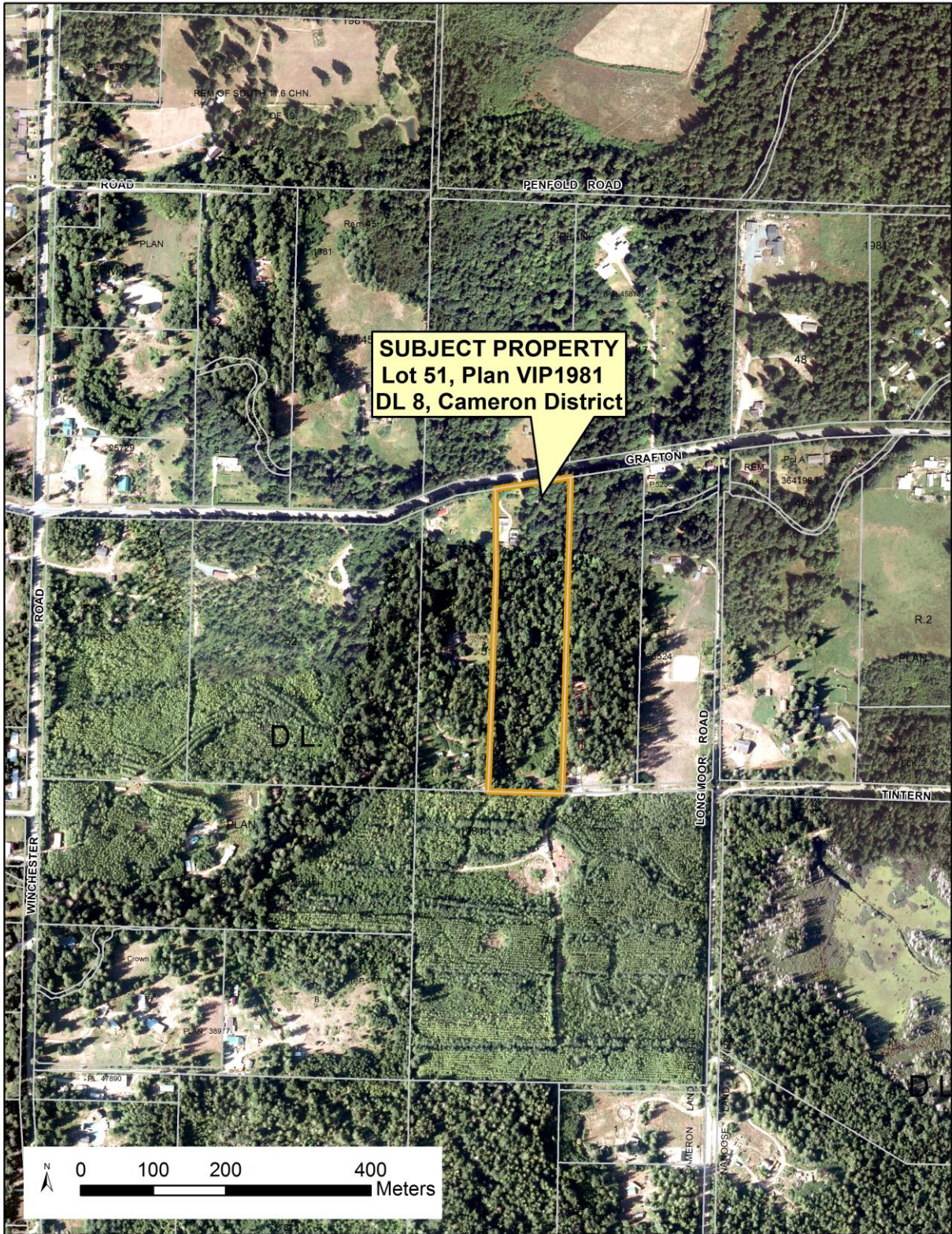
Report Writer

Attachment 1  
Subject Property Map



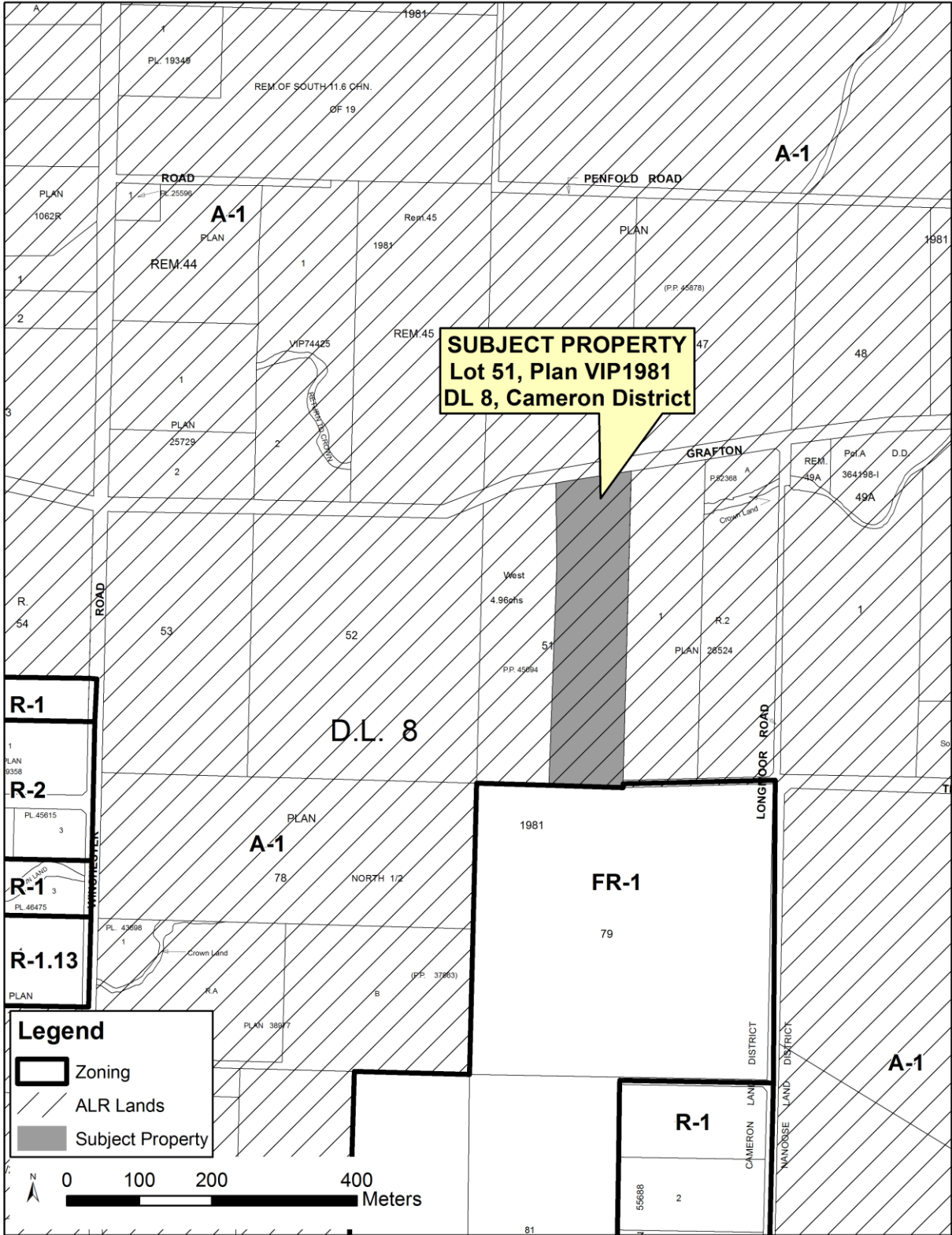


Attachment 2  
2012 Aerial Photo - Map





**Attachment 3  
Zoning of Subject Property and Surrounding Lands - Map**



## Attachment 4 A-1 Zoning



Zones  
Section 4 – Page 1

<b>A-1 – AGRICULTURE 1</b>	<b>SECTION 4.1</b>
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#### 4.1.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Farm Use

#### 4.1.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Farm Business
- c) Home Based Business

Notwithstanding the Permitted Principal Uses listed above, any use designated or permitted pursuant to Section 2 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* or farm use permitted by the Ministry of Agriculture, Food and Fisheries, unless specifically prohibited or regulated by this Bylaw, is permitted within this zone. <sup>1</sup>

#### 4.1.3 Regulations Table

Category	Requirements
a) Maximum Density	2 Dwelling Units per lot, provided that one Dwelling Unit is a Manufactured Home
b) Minimum Lot Size	4 ha
c) Minimum Lot Frontage	100 metres
d) Maximum Lot Coverage	10 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback of all buildings or structures housing livestock or manure from all lot lines and/or watercourses	30 metres
h) General Land Use Regulations	Refer to Section 3 – General Regulations

#### 4.1.4 Regulations

- a) Despite any regulation in this Bylaw, land established as "Agricultural Land Reserve" pursuant to the *Agricultural Land Reserve Act* is subject to the *Agricultural Land Reserve Act* and *Regulations*, and applicable orders of the Land Reserve Commission.
- b) Any parcel existing prior to the date of adoption of this Bylaw, which fails to meet the minimum parcel size requirements contained in this Bylaw, shall not be reason thereof be deemed to be nonconforming, and may be used for any permitted use in the zone in which it is located except that where the zone

<sup>1</sup> Bylaw No. 1285 01, adopted April 13, 2004



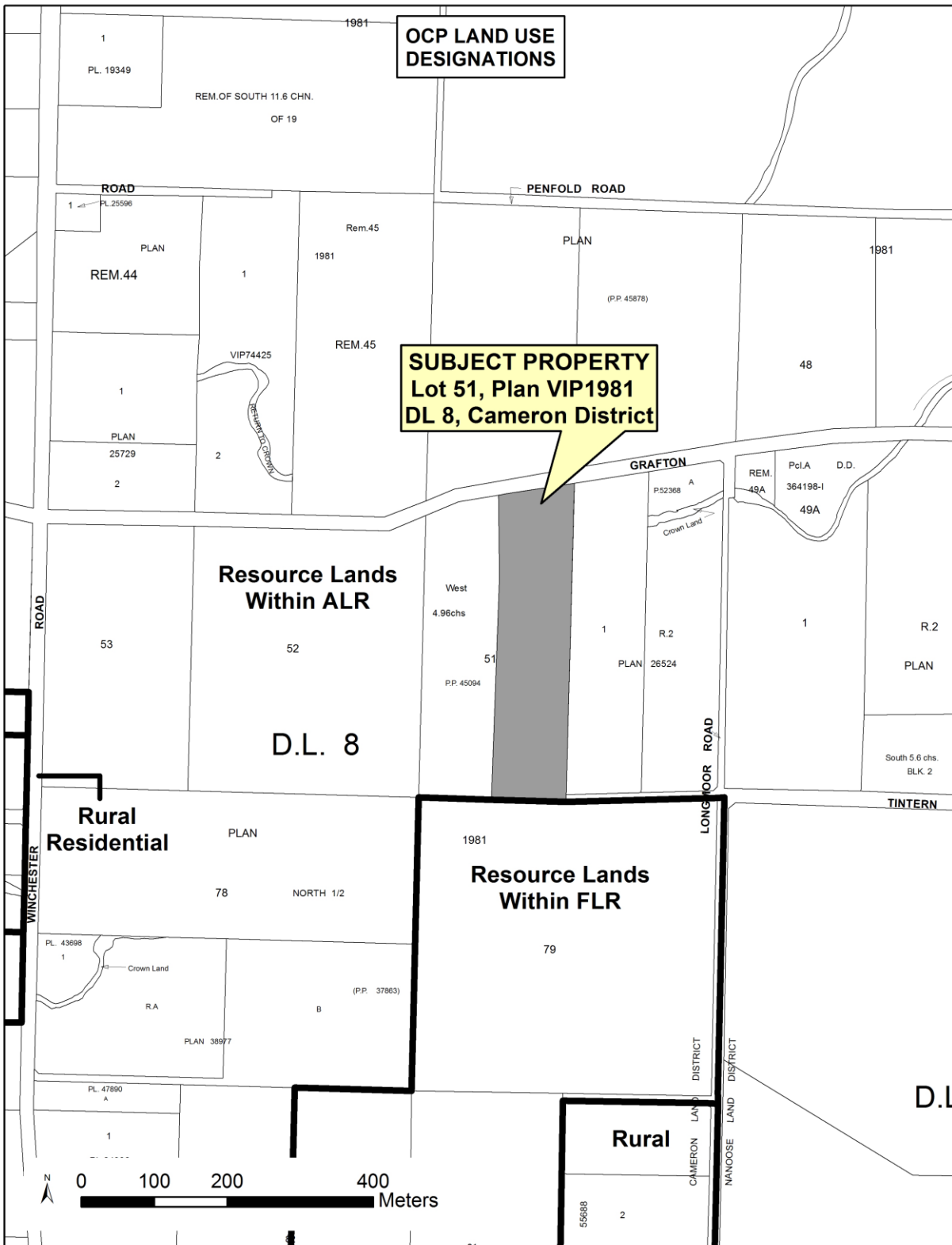
Zones  
Section 4 – Page 2

allows residential use, only one dwelling unit shall be allowed on any such undersized parcel. Permitted uses shall be subject to all other conditions required of that zone.

#### 4.1.5 Additional A-1 Zones

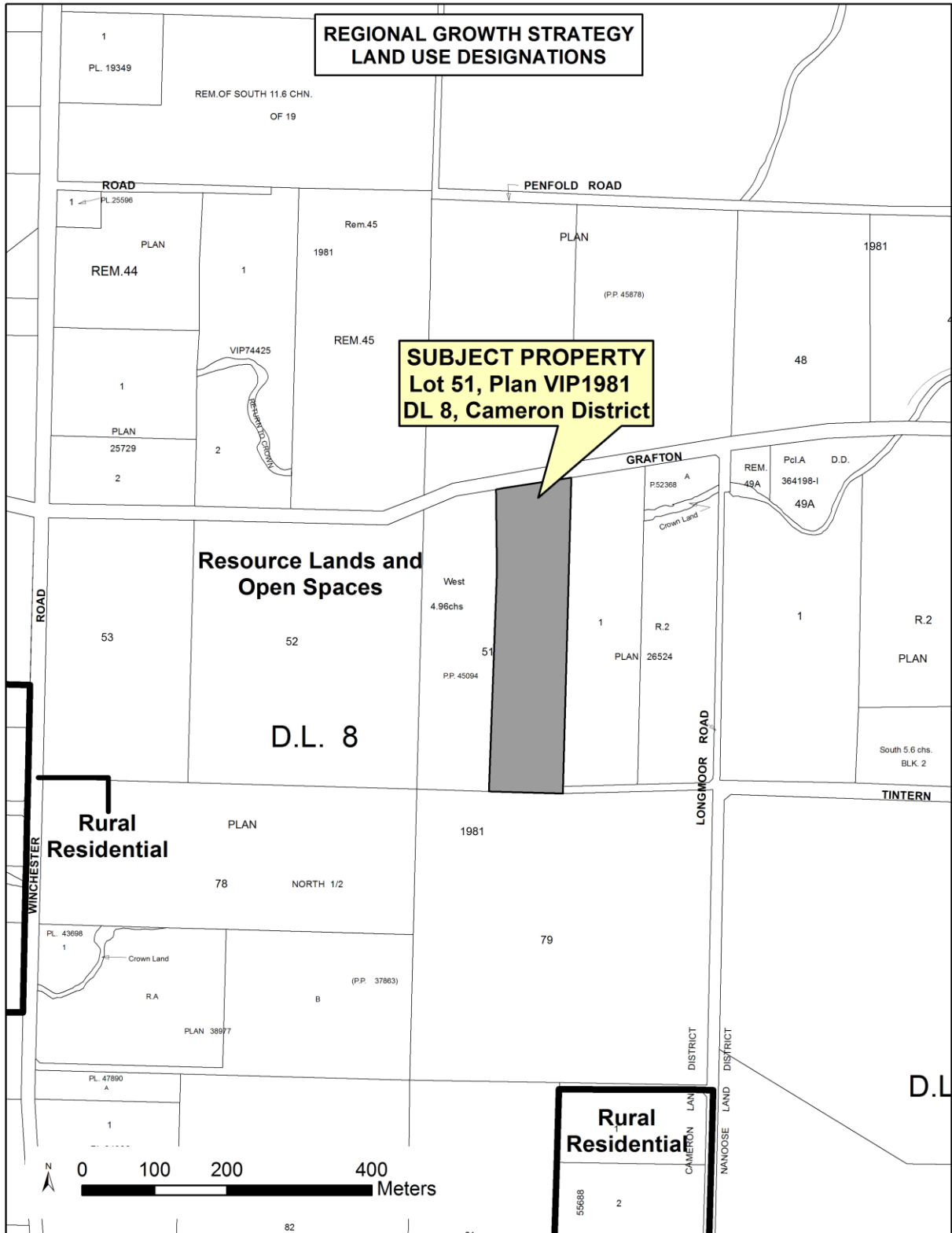
Principal and accessory uses as set out in Section 4.23 (A-1.1 to A-1.19 inclusive) are permitted in addition to those uses permitted in the A-1 zone. <sup>1</sup>

**Attachment 5  
Official Community Plan Land Use Designations - Map**





Attachment 6  
Regional Growth Strategy Land Use Designations - Map



## Attachment 7 Official Community Plan 'Resource lands – Within the ALR' Land Use Designation

*Electoral Area 'F' Official Community Plan Bylaw No. 1152, 1999*

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### **General Policies**

1. Despite the size of current lots in these areas, newly created lots within this designation shall have a minimum permitted parcel size of 2.0 hectares.
2. Permitted uses shall be rural uses, home based businesses, and accessory uses.
3. Residential development shall be permitted at a maximum density of 1 dwelling unit per 1.0 hectare to a maximum of 2 dwelling units per parcel.
4. Additional existing dwelling units may be recognized on certain parcels subject to the conditions outlined in the zoning bylaw and the criteria outlined in this OCP.



### **Resource Lands**

This designation applies to lands that are valued for agriculture, forestry, natural resource extraction or environmental conservation opportunities. This Plan designates as Resource Lands, lands located within the Agricultural Land Reserve, Forest Land Reserve, as well as Crown lands other than lands designated as Park Land. Lands designated Resource Lands are illustrated on Map No. 2.

It is recognized that there is a wide range of home based business activities occurring on ALR lands in Electoral Area 'F'. The Regional District of Nanaimo shall negotiate with the Agricultural Land Commission to obtain a General Order for Electoral Area 'F' to allow for an expanded definition of home based businesses beyond what is normally permitted by the ALC.

### **Objectives**

1. Support the long-term viability of the natural resource land base and protect it from activities and land uses that may diminish its resource value and potential.
2. Ensure that resource operations comply with recognized standards and codes of practice and that unreasonable impacts on the natural environment are avoided.

### **General Policies**

1. For properties within the ALR or FLR, the regulations and policies of the ALC and FLC apply. These properties may also be subject to other local government bylaws.
2. A 4.0-hectare minimum permitted parcel size for future subdivision shall apply to all lands designated Resource and currently situated in the ALR.
3. A 50.0-hectare minimum permitted lot size for future subdivision shall apply to all lands designated Resource and currently situated in the FLR or Crown lands.
4. Future residential development on Resource Lands shall be limited to one dwelling unit per parcel. Two dwelling units per parcel may be permitted where approval has been received from the ALC or FLC, if necessary, and subject to the zoning on the property.
5. Permitted uses shall be associated with those uses supported by the ALC and FLC, such as agriculture, forestry, primary processing and outdoor recreation uses, including campgrounds.
6. Where land is removed from the ALR or FLR, the Resource Lands designation shall remain and the permitted uses shall be limited to rural/resource activities as defined in the OCP and zoning.

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*Land Use Designations Section 2 – Page 6*

## Attachment 8 Regional Growth Strategy 'Resource Lands and Open Space' Land Used Designation

### → Resource Lands and Open Space

The Resource Lands and Open Space land use designation includes:

- Land that is primarily intended for resource uses such as agriculture, forestry, aggregate and other resource development; and
- Land that has been designated for long-term open space uses.

This designation includes:

- Land in the Agriculture Land Reserve;
- Crown land;
- Land designated for resource management or resource use purposes, including forestry, in official community plans;
- Recognized ecologically sensitive conservation areas;
- Provincial parks;
- Regional parks;
- Large community parks;
- Cemeteries;
- Existing public facilities outside of areas planned for mixed-use centre development;

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REGIONAL GROWTH STRATEGY

*Shaping Our Future*

- Destination Resorts; and
- Golf courses.

Resource activities on land in this designation should be encouraged to operate in ways that do not harm the functioning of natural ecosystems. Land use control, and resource management of lands in this designation is shared between landowners, local, provincial and sometimes federal government. Much of the forest land is privately owned. Forest companies, farmers, shellfish aquaculture (and associated research facilities) and aggregate resource development companies are recognized to have the right to operate on land within this designation in compliance with local, provincial and federal government regulations.

No new parcels that are smaller than the size supported by the official community plan in effect at the date of the adoption of this *Regional Growth Strategy* may be created on land in this designation.

**Attachment 9**  
**Regional Growth Strategy Goal 7 – Enhance Economic Resiliency - Agriculture**

→ **Agriculture**

- 7.14 Recognize the importance of agriculture to the region’s economy. To this end, the RDN and member municipalities agree to:
- Support the management of the Agriculture Land Reserve (ALR) by the provincial government;
  - Encourage the provincial government to protect the agricultural land base through the ALR;
  - Support the agricultural use of ALR lands within designated Urban Areas or Rural Village Areas except in instances where urban land uses have already been established at the time of the adoption of this RGS;
  - Recognize that all ALR lands will be subject to the regulations of the Agricultural Land Commission;

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REGIONAL GROWTH STRATEGY

*Shaping Our Future*

- Support the preparation of a study of agriculture in the region for the purpose of identifying the issues and needs (both immediate and future) of the agricultural sector;
- Encourage and support value-added agricultural industries; and
- Enhance opportunities for agricultural activity on lands not in the ALR.

**Attachment 10**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 1 of 4)**

—————→ **Goal 8 - Food Security** - Protect and enhance the capacity of the region to produce and process food.

Most of the food we eat comes from other parts of the world. A study conducted by the Region of Waterloo Public Health in Ontario (M. Xuereb, 2005) found that *'Imports of 58 commonly eaten foods travel an average of 4,497 km to Waterloo Region'*. Although there are currently no regionally specific studies estimating the distance food travels to reach our plates, it is safe to estimate that many of the foods we regularly consume travel on average at least 2,400 km to reach us (a widely quoted figure for North America, based on research conducted in Iowa by R. Pirog, et al 2001).

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**Attachment 10**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 2 of 4)**

Despite ongoing debate about the environmental benefits of 'buying local' food versus making dietary changes (C. Weber and H. Scott Matthews, 2008), it is clear that our dependence on imported foods means that our access to food is vulnerable to the effects of weather and political events that may occur thousands of kilometers away. As well, world energy prices play a large role in the cost of food production and distribution. Greater food security means that more food is grown locally and therefore is not as susceptible to events occurring outside the region.

Local food production generates numerous economic, environmental and social benefits. Agriculture employs almost 3,000 people and generates a flow of income into the region. Local sources of food help reduce the region's carbon footprint by reducing transportation-related GHG emissions. In addition, the nutritional content of locally produced food is often greater than imported food – providing a healthier choice of food for residents.

*The '5 A's' of food security:*

- *Available – sufficient supply*
- *Accessible – efficient distribution*
- *Adequate – nutritionally adequate and safe*
- *Acceptable – produced under acceptable conditions (e.g. culturally and ecologically sustainable)*
- *Agency – tools are in place to improve food security*

*(J. Oswald, 2009)*

Ensuring the long-term viability of farming and agricultural activity in the region requires a coordinated effort on the part of local, provincial and federal authorities. In addition to the provisions of Policy 5.4, the RDN and member municipalities can undertake a number of actions to support and enhance the viability of food production in the region as set out in the following policies (See Map 5 – Agricultural Lands).

Protecting the agricultural land base is a key requirement for enhancing food security. The Agricultural Land Reserve (ALR) established by the Province in 1973 has largely been effective in reducing the loss of agricultural lands. Since 1974 the percentage of land protected under the ALR in the RDN has decreased approximately 12%, from 10.10% of the total land base to approximately 8.85% ([www.alc.gov.bc.ca/alr/stats](http://www.alc.gov.bc.ca/alr/stats)).

The majority of ALR lands in the RDN are located in rural Electoral Areas, with smaller portions located within the boundaries of municipalities. This RGS recognizes and supports the jurisdiction of the ALC over all ALR lands and strongly supports the retention and use of all ALR lands for agriculture. The RDN will continue to endorse the Agricultural Land Commission's efforts in preserving agricultural lands. Other actions that would enhance food security in the region include:

- Supporting improved access to sustainable water supplies for irrigation;
- Encouraging best water management practices in agriculture;
- Providing drainage infrastructure for flood-prone lands that do not include environmentally sensitive areas;

**Attachment 10**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 3 of 4)**

- Improving infrastructure to provide agricultural services and processing; and improving access to markets.

→ **Policies**

The RDN and member municipalities agree to:

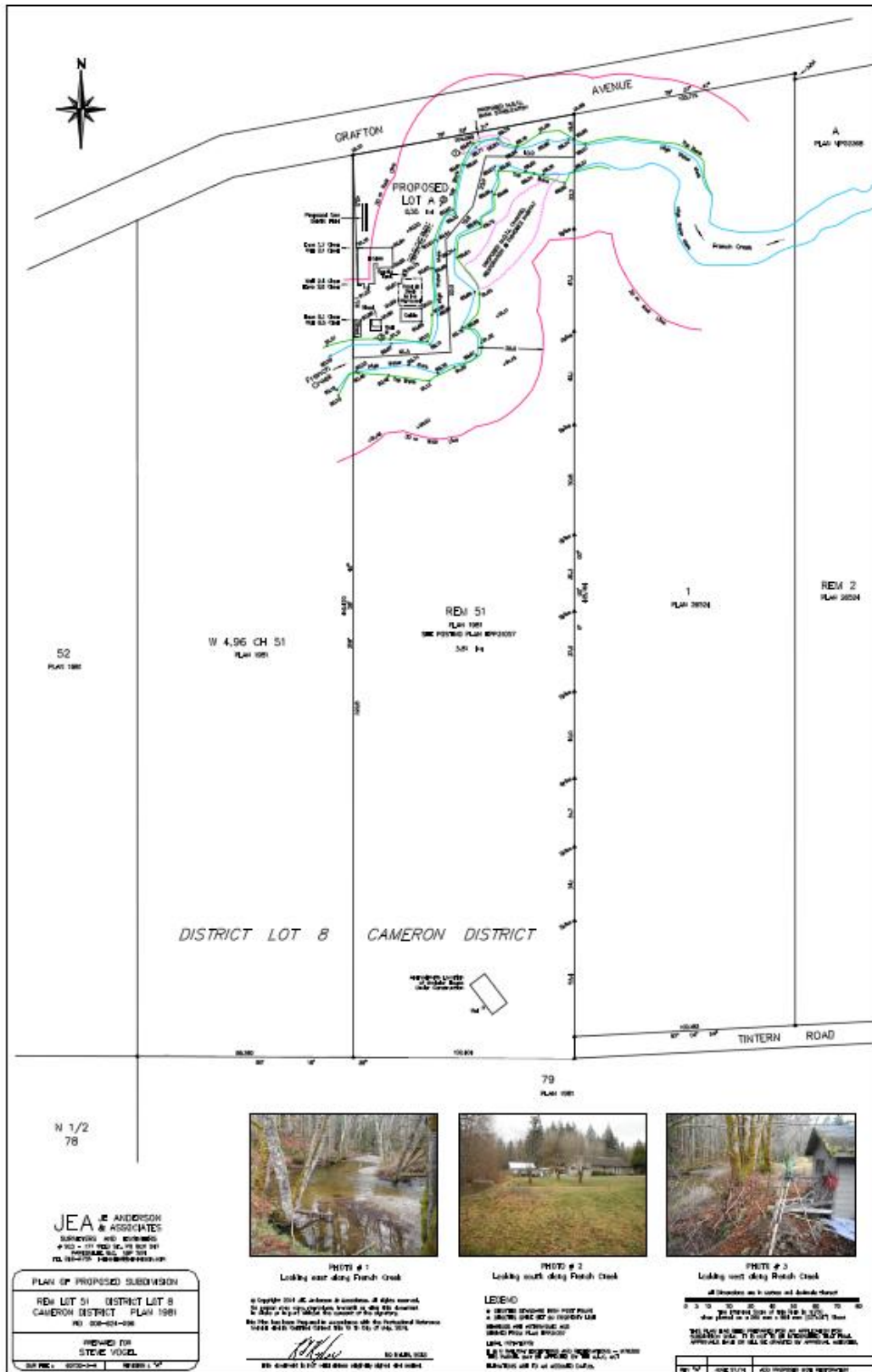
- 8.1 Encourage and support the Agricultural Land Commission in retaining lands within the ALR for agricultural purposes.
- 8.2 Discourage the subdivision of agricultural lands.
- 8.3 Include provisions in their official community plans and zoning bylaws to allow for complementary land uses and activities that support the on-going viability of farming operations.
- 8.4 Establish agriculture as the priority use on land in the ALR.
- 8.5 Minimize the potential impact non-farm land uses may have on farming operations and include policies in their official community plans and zoning bylaws that reduce the opportunity for land use conflicts to occur.
- 8.6 Encourage and support agricultural activity on lands that are not within the ALR. This may include small-scale home-based agricultural businesses.
- 8.7 Recognize the importance of value-added agricultural uses and complementary land use activities for the economic viability of farms. To support complementary farm uses, official community plans should consider:
  - The provision of appropriately located agricultural support services and infrastructure;
  - Reducing impediments to agricultural processing and related land uses;
  - Allowing compatible complementary land use activities (e.g., agri-tourism);
  - Allowing farmers' markets and other outlets that sell local produce to locate in all parts of the community.
- 8.8 Encourage urban agriculture initiatives and support activities and programs that increase awareness of local food production within the region.
- 8.9 Support the appropriate use of water resources for irrigation of agricultural lands.
- 8.10 Support the provision of drainage infrastructure to flood-prone lands that do not lie within environmentally sensitive areas.
- 8.11 Work in collaboration with federal and provincial agencies, adjacent regional districts, and agricultural organizations to improve access to markets for agricultural products.

**Attachment 10**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 4 of 4)**

- 8.12 Support partnerships and collaborate with non-profit groups to enhance the economic viability of farms.
- 8.13 Support farms that produce organic agricultural products and use sustainable farming practices.
- 8.14 Support the production, processing, distribution and sale of locally grown produce (including shellfish).



# Attachment 11 Plan of Proposed Subdivision



N 1/2  
78

**JEA & ANDERSON  
SURVEYING & ASSOCIATES**  
SURVEYING AND ENGINEERING  
430 - 11 100 St., St. John's  
Tel: 609-479-7400 Fax: 609-479-7401

**PLAN OF PROPOSED SUBDIVISION**  
REM LOT 51 DISTRICT LOT 8  
CAMERON DISTRICT PLAN 1981  
NO. 2023-04-006  
PREPARED FOR  
STEVE VOGEL  
DATE PREPARED: 2023-04-10



PHOTO # 1  
Looking east along French Creek

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No portion of this document may be reproduced without the written consent of JEA & Anderson & Associates.  
This plan has been prepared in accordance with the Professional Engineers Act and the Professional Engineers Act of the Province of Ontario.

*Steve Vogel*  
STEVE VOGEL  
2023-04-10



PHOTO # 2  
Looking south along French Creek

**LEGEND**  
= EXISTING PROPOSED NEW PROPERTY  
= EXISTING LOT OR TO BE EXISTING LOT  
= EXISTING AND PROPOSED AND EXISTING PROPOSED PROPERTY  
= EXISTING AND PROPOSED AND EXISTING PROPOSED PROPERTY  
= EXISTING AND PROPOSED AND EXISTING PROPOSED PROPERTY

*Steve Vogel*  
STEVE VOGEL  
2023-04-10



PHOTO # 3  
Looking west along French Creek

All dimensions are in meters and decimal thereof.  
The plan is prepared in accordance with the Professional Engineers Act and the Professional Engineers Act of the Province of Ontario.  
This plan is prepared in accordance with the Professional Engineers Act and the Professional Engineers Act of the Province of Ontario.  
Approved and sealed by the Professional Engineer.

*Steve Vogel*  
STEVE VOGEL  
2023-04-10

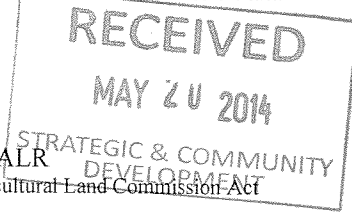


Attachment #12

APPLICATION BY LAND OWNER

Paid May 21/14

NOTE: The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.



TYPE OF APPLICATION (Check appropriate box)

EXCLUSION under Sec. 30(1) of the Agricultural Land Commission Act

SUBDIVISION in the ALR under Sec. 21(2) of the Agricultural Land Commission Act

INCLUSION under Sec. 17(3) of the Agricultural Land Commission Act

Non-farm USE in the ALR under Sec. 20(3) of the Agricultural Land Commission Act

APPLICANT

E A F

Table with applicant details: Registered Owner (ULLRICH STEFAN VOGEL), Agent (KEN KYLER, BCLS), Address (1460 WINCHESTER ROAD), and contact information.

LOCAL GOVERNMENT JURISDICTION (Indicate name of Regional District or Municipality)

REGIONAL DISTRICT OF NANAIMO

LAND UNDER APPLICATION (Show land on plan or sketch)

Table with land details: Title Number (CA3014296), Size of Each Parcel (4.36 Ha.), Date of Purchase (FEB 2013).

Handwritten signature and date: June 27 2014

OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY

(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

Title Number(s): FB49520 N 1/2 Lot 78, Plan 1981

Rem Lot 51 is bi-sected by a major fish bearing stream, French Creek. The portion lying north of the natural boundary of French Creek is approximately 0.45 ha and contains the existing residence, cabin and outbuildings. The portion lying south of French Creek is forested. Construction across French Creek to access the south portion is not practical. To access the south portion, the travel distance from the residence is approximately 5 km, east on Grafton, south on Ward, and west on Tintern.

The proposal is to subdivide the northerly 0.54 ha adjacent to Grafton Avenue along the centre-line of French Creek. It would then be practical to use the south portion for agricultural purposes as a separate parcel.

A similar subdivision was approved two properties to the east in 1991 to create Lot A, Plan VIP52368.

The owner intends to replace the existing septic field, which is close to the bank of French Creek, with a new septic field that will be 30 m away from French Creek.

The owner is willing to register a Covenant to restrict each of the parcels to one dwelling.

**CURRENT USE OF LAND** (Show information on plan or sketch)

List all existing uses on the parcel(s) and describe all buildings  
 PORTION NORTH OF FRENCH CREEK - RURAL RESIDENCE - HOUSE, CABIN, SHOPS  
 PORTION SOUTH OF FRENCH CREKK - UNDEVELOPED


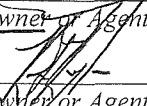
**USES ON ADJACENT LOTS** (Show information on plan or sketch)

North UNDEVELOPED / RURAL RESIDENCE  
 East UNDEVELOPED / RURAL RESIDENCE  
 South UNDEVELOPED / FORESTRY  
 West UNDEVELOPED / RURAL RESIDENCE

*Revised June 27, 2014*

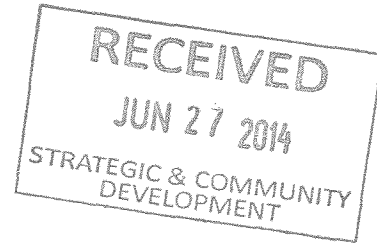
**DECLARATION**

I/we consent to the use of the information provided in the application and all supporting documents to process the application in accordance with the *Agricultural Land Commission Act* and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the accuracy of the information and documents provided.

<u>MAY 20/14</u>		<u>CHRISTOPHER STEFANI VOGEL</u>
Date	Signature of Owner or Agent	Print Name
<u>MAY 20/14</u>		<u>KEN KYLE, BCLS</u>
Date	Signature of Owner or Agent	Print Name
_____	_____	_____
Date	Signature of Owner or Agent	Print Name

**Please ensure the following documents are enclosed with your application:**

- Application fee payable to the Local Government
- Certificate of Title or Title Search Print
- Agent authorization (if using agent)
- Map or sketch showing proposal & adjacent uses
- Proof of Notice of Application \*(See instructions)
- Photographs (optional)



## APPLICATION BY A LAND OWNER

under the Agricultural Land Commission Act to

- **exclude land from the ALR**
- **include land in the ALR**
- **subdivide land in the ALR**
- **use land in the ALR for non-farm purposes**

The *Applicant's Information Package* contains useful information for preparing your application. Before you begin, review this information, particularly the factors the Commission does and does not consider in making its decision and the sample of the plan or sketch required to accompany your application.

Your plan or sketch must identify individual parcels by legal description and must specify the dimensions of each parcel. If you do not have a plan of your property, your local government office may be able to provide one for you.

To avoid delays in processing your application, please ensure that all parts of the form are completed and that all additional documentation and fees are enclosed.

The information required by this form and the documents you provide with it are collected to process an application under the *Agricultural Land Commission Act* and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Commission and ask for the staff member handling the application.

Provincial Agricultural Land Commission  
Room 133, 4940 Canada Way, Burnaby, BC V5G 4K6  
Telephone: (604) 660-7000 Fax: (604) 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

## **INSTRUCTIONS FOR COMPLETING THE APPLICATION FORM**

### **TYPE OF APPLICATION**

**EXCLUSION:** Check this box if you wish to exclude the land from the Agricultural Land Reserve.

**INCLUSION:** Check this box if you wish to include land in the Agricultural Land Reserve.

**SUBDIVISION:** Check this box if you wish to subdivide but keep the land within the Agricultural Land Reserve.

**NON-FARM USE:** Check this box if you wish to use land for non-farm purposes but keep the land within the Agricultural Land Reserve. (Note: If your proposal involves the placement of fill or removal of soil, please complete the Application for Non-farm Use to Place Fill or Remove Soil, instead of this form.)

### **APPLICANT**

This is the registered owner of the land or an agent acting on behalf of the owner. If there is more than one registered owner, all owners' names must be shown. An agent must supply written authorization of all owners.

### **LOCAL GOVERNMENT**

Specify the municipality or regional district in which the property is located.

### **LAND UNDER APPLICATION and INTERESTS IN OTHER LANDS**

Refer to your registered title to complete this part. The size of parcel refers to the entire parcel, not just the area under application. If you do not know the size of your property, your local government office may be able to assist with this information. Copies of the Certificate of Title or Title Search Print must accompany your application.

### **PROPOSAL**

Be clear and precise in describing the proposal and purpose of the application.

If proposing to subdivide, be sure that the number, area and dimensions of the parcels are noted, including the remainder of the parcel. A plan or sketch showing the proposal is required.

If proposing a non-farm use, provide details on the area, buildings, parking, and other physical alteration of the land that the non-farm use will require. Include a plan or sketch if appropriate.

Explain what steps you may be proposing to reduce potential impact on surrounding agricultural lands such as landscape screening, fencing, etc.

### **CURRENT USE OF LAND and ADJACENT USES**

Describe the current use of the whole parcel and the types of activities on adjacent lots. Include any historical use of the property, particularly its use for farming activities. Show this information on a plan or sketch.

### **SIGNATURE(S)**

All registered owners of the land must sign the application or provide written confirmation that they consent to the application. If an agent signs the application form, he/she must provide written authorization to act on behalf of the owner(s).

### **NOTICE OF APPLICATION**

If you are applying to exclude your land from the ALR, your application must be accompanied by proof of the advertising, serving and posting requirements of Section 16 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.

### **SEND COMPLETED APPLICATION and ACCOMPANYING DOCUMENTS TO:**

- the Municipality in which the land is located;
- if not within a Municipality, the Regional District or Islands Trust in which the land is located.

The following **must** be enclosed:

- |   |  |
|---|--|
| ▪ Application fee (\$600) payable to the Local Government | ▪ Map or sketch showing proposal & adjacent uses     |
| ▪ Certificate of Title or Title Search Print              | ▪ Proof of Notice of Application *(See instructions) |
| ▪ Agent authorization (if using agent)                    | ▪ Photographs (optional)                             |

### **INCOMPLETE OR MISSING INFORMATION WILL DELAY YOUR APPLICATION**

*If you have any questions about the application process, contact the Municipal or Regional District or Islands Trust office in which the property is located. You may also contact the Commission's office.*



## APPLICATION BY LAND OWNER

*NOTE: The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.*

### TYPE OF APPLICATION (Check appropriate box)

- EXCLUSION under Sec. 30(1) of the Agricultural Land Commission Act
- SUBDIVISION in the ALR under Sec. 21(2) of the Agricultural Land Commission Act
- INCLUSION under Sec. 17(3) of the Agricultural Land Commission Act
- Non-farm USE in the ALR under Sec. 20(3) of the Agricultural Land Commission Act

### APPLICANT

Registered Owner: ULLRICH STEFAN VOGEL		Agent: KEN KYLER, BCLS	
Address: 1460 WINCHESTER ROAD		Address: PO BOX 247	
QUALICUM BEACH		PARKSVILLE	
BC	Postal Code V9K 1Y2	BC	Postal Code V9P 2G4
Tel. (home) (250 )738-0221 (work) ( )		Tel. (250 ) 248-5755	
Fax ( ) N/A		Fax ( ) N/A	
E-mail N/A		E-mail ken@jeanderson.com	

### LOCAL GOVERNMENT JURISDICTION (Indicate name of Regional District or Municipality)

REGIONAL DISTRICT OF NANAIMO

### LAND UNDER APPLICATION (Show land on plan or sketch)

Title Number	Size of Each Parcel (Ha.)	Date of Purchase	
		Month	Year
CA3014296 Remainder Lot 51, Plan 1981	4.36	FEB	2013

### OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY

(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

Title Number(s): FB49520 N 1/2 Lot 78, Plan 1981

**PROPOSAL** (Please describe and show on plan or sketch)

SEE ATTACHED PROPOSAL

**CURRENT USE OF LAND** (Show information on plan or sketch)

List all existing uses on the parcel(s) and describe all buildings  
PORTION NORTH OF FRENCH CREEK - RURAL RESIDENCE - HOUSE, CABIN, SHOPS  
PORTION SOUTH OF FRENCH CREKK - UNDEVELOPED

**USES ON ADJACENT LOTS** (Show information on plan or sketch)

North        UNDEVELOPED / RURAL RESIDENCE  
East         UNDEVELOPED / RURAL RESIDENCE  
South        UNDEVELOPED / FORESTRY  
West         UNDEVELOPED / RURAL RESIDENCE

**DECLARATION**

I/we consent to the use of the information provided in the application and all supporting documents to process the application in accordance with the *Agricultural Land Commission Act* and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the accuracy of the information and documents provided.

<i>Date</i>	<i>Signature of Owner or Agent</i>	<i>Print Name</i>
<i>Date</i>	<i>Signature of Owner or Agent</i>	<i>Print Name</i>
<i>Date</i>	<i>Signature of Owner or Agent</i>	<i>Print Name</i>

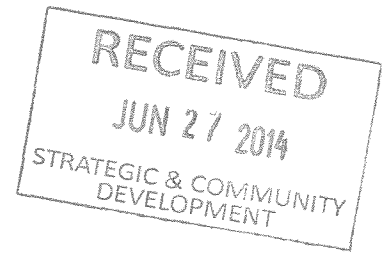
**Please ensure the following documents are enclosed with your application:**

- Application fee payable to the Local Government
- Map or sketch showing proposal & adjacent uses
- Certificate of Title or Title Search Print
- Proof of Notice of Application \*(See instructions)
- Agent authorization (if using agent)
- Photographs (optional)

**APPLICATION BY OWNER  
SUBDIVISION IN THE ALR**

**PROPOSAL**  
CA3014296

Remainder Lot 51, Plan 1981



Rem Lot 51 is bi-sected by a major fish bearing stream, French Creek, which has a significant floodplain along the south side of the creek. After consultations with the Ministry of Transportation, the owner supports the Ministry's plans to stabilize the north bank of French Creek where it is undermining Grafton Road, and to construct a Channel Restoration and Fisheries Habitat area in the floodplain south of the creek.

Due to the elevations and width of the floodplain, construction of an access across French Creek between the two portions of Remainder Lot 51 is not practical.

The portion north of French Creek contains a house and outbuildings, and is accessed from Grafton Avenue. The portion south of French Creek is mainly forested and has a modular home under construction near the south property line, which is accessed from Tintern Road. Accesses between the two portions are approximately 5 km apart, east on Grafton Avenue, south on Ward Road, and west on Tintern Road.

The proposal is to subdivide off the north portion along the centre-line of French Creek. It would then be practical to utilize the south portion for agricultural purposes as a separate parcel. A similar subdivision was approved two properties to the east in 1991 to create Lot A, Plan VIP52368.

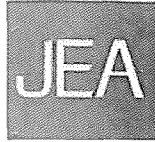
The owner intends to replace the septic field for the existing house, which is near the bank of French Creek, with a new septic field that will be 30 m away from the creek.

The owner is prepared to remove the small cabin and to register a Covenant to restrict the northerly parcel to one dwelling.

If desired by the Regional District of Nanaimo and the Agricultural Land Commission, the owner is prepared to submit an application to remove the 0.55 ha portion north of French Creek from the Agricultural Land Reserve and to rezone to single family use.

The 3.81 ha portion south of French Creek would remain in the ALR as a viable parcel for agricultural purposes.





SINCE 1959  
**J.E. ANDERSON  
 & ASSOCIATES**  
 SURVEYORS - ENGINEERS



To Whom It May Concern:

RE: LOT 51, DISTRICT LOT 8, CAMERON DISTRICT, PLAN 1981,  
 EXCEPT THE WESTERLY 4.96 CHAINS  
 2560 GRAFTON AVENUE, COOMBS, BC

Title No: CA3014296          PID 006-624-596

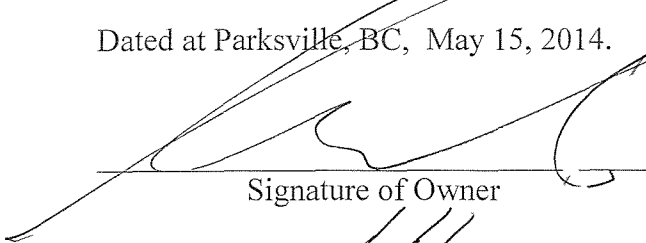
JE Anderson & Associates **File No. 60730**

Dear Sirs

I, ULLRICH STEFAN VOGEL am the registered owner of the above described Lot 51.

I hereby authorize Mr. Ken Kyler, BCLS of JE Anderson & Associates to act as my agent for the purpose of making the required applications for subdivision and development permits that may be required as part of the application to subdivide the above described Lot 51.

Dated at Parksville, BC, May 15, 2014.

  
 \_\_\_\_\_  
 Signature of Owner

ULLRICH STEFAN VOGEL  
 \_\_\_\_\_  
 Print Name

  
 \_\_\_\_\_  
 Signature of Agent

KEN KYLER, BCLS  
 \_\_\_\_\_  
 Print Name

**TITLE SEARCH PRINT**

2014-05-27, 13:29:37

Requestor: kgkyler  
Folio/File Reference:60730

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District** VICTORIA  
Land Title Office VICTORIA

**Title Number** CA3014296  
From Title Number FA47523

**Application Received** 2013-02-28

**Application Entered** 2013-03-06

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: ULLRICH STEFAN VOGEL, BUSINESSMAN  
1460 WINCHESTER ROAD  
QUALICUM BEACH, BC  
V9K 1Y2

**Taxation Authority** NANAIMO/COWICHAN ASSESSMENT AREA

**Description of Land**  
Parcel Identifier: 006-624-596  
Legal Description:  
LOT 51, DISTRICT LOT 8, CAMERON DISTRICT, PLAN 1981 EXCEPT THE WESTERLY  
4.96 CHAINS

**Legal Notations**  
THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND  
COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 5, DEPOSITED  
JULY 26, 1974

**Charges, Liens and Interests**  
Nature: EXCEPTIONS AND RESERVATIONS  
Registration Number: M76300  
Registered Owner: ESQUIMALT AND NANAIMO RAILWAY COMPANY  
Remarks: INTER ALIA  
AFB 9.693.7434A, 216814G, SECTION 172 (3),  
FOR ACTUAL DATE AND TIME OF REGISTRATION SEE  
ORIGINAL GRANT FROM E & N RAILWAY COMPANY

**TITLE SEARCH PRINT**

2014-05-27, 13:29:37

Requestor: kgkyler  
Folio/File Reference:60730

Nature:	MORTGAGE
Registration Number:	FA47524
Registration Date and Time:	2006-04-24 09:46
Registered Owner:	COASTAL COMMUNITY CREDIT UNION

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE