

**REGIONAL DISTRICT OF NANAIMO**  
**AGRICULTURAL ADVISORY COMMITTEE**  
**FRIDAY, March 17, 2017**  
**2:00 PM**

*(Board Room)*

**A G E N D A**

**PAGES**

**CALL TO ORDER**

**DELEGATIONS**

**MINUTES**

2 - 4 Minutes of the regular Agricultural Advisory Committee meeting held February 17, 2017

*That the minutes of the Agricultural Advisory Committee meeting held February 17, 2017 be adopted.*

**BUSINESS ARISING FROM THE MINUTES**

**COMMUNICATIONS/CORRESPONDENCE**

5 -14 Agricultural Land Commission Decision (February 28, 2017) on PL2016-158 – ALR Non-Farm Use application – 403 Lowry’s Road – Electoral Area ‘G’

**UNFINISHED BUSINESS**

**REPORTS**

15 - 58 PL2017-013 Non-Farm Use – 3452 Jingle Pot Road – Electoral Area ‘C’

59 - 60 Agricultural Land Commission (ALC) Final Decisions – Verbal Report from RDN staff  
*(Table attached)*

**BUSINESS ARISING FROM DELGATIONS OR COMMUNICATIONS**

**NEW BUSINESS**

**ADJOURNMENT**

Distribution: H. Houle (Chair), J. Fell, T. Westbroek, K. Reid, R. Thompson, C. Watson, M. Ryn, K. Wilson, G. Laird, J. Thony, M. Young, J. Stanhope, B. Veenhoff, P. Carlyle, G. Garbutt, J. Holm, P. Thompson, T. Armet, G. Keller, K. Marks, P. Sherman

**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE  
MEETING HELD ON FRIDAY FEBRUARY 17, 2017 at 2:00 PM  
IN THE RDN BOARD ROOM**

**Present:**

H. Houle	Chairperson
J. Fell	Electoral Area F
M. Ryn	Regional Agricultural Organization
J. Thony	Regional Agricultural Organization
K. Reid	Shellfish Aquaculture Organizations
K. Wilson	Representative District 68
G. Laird	Representative District 68
C. Watson	Representative District 69

**Regrets**

R. Thompson	Representative District 69
-------------	----------------------------

**Also in Attendance:**

P. Thompson	Mgr. Long Range Planning
G. Keller	Acting Mgr. Current Planning
J. Schile	Senior Planner, Long Range Planning
P. Sherman	Recording Secretary

**CALL TO ORDER**

The Chairperson called the meeting to order and respectfully acknowledged the Coast Salish Nations on whose traditional territory the meeting took place.

**MINUTES**

**Minutes of the Agricultural Advisory Committee meeting held on Friday, November 25, 2016**

MOVED K. Reid, SECONDED G. Laird, that the minutes of the Agricultural Advisory Committee meeting held on Friday, November 25, 2016 be adopted.

CARRIED

**BUSINESS ARISING FROM THE MINUTES**

**COMMUNICATIONS/CORRESPONDENCE**

**Agricultural Land Commission Decision (November 21, 2016) on PL2016-034 – ALR Subdivision Application - 2070 Akenhead Rd – Electoral Area ‘A’**

J. Schile provided a summary of Regional District of Nanaimo Application No. PL2016-034 – ALR Subdivision.

**Agricultural Land Commission Decision (December 21, 2016) on PL2016-097 – ALR Non-Farm Use Application - 1888 Kaye Road Electoral Area 'E'**

J. Schile provided a summary of Regional District of Nanaimo Application No. PL2016-097 – ALR Non-Farm Use.

**Agricultural Land Commission Decision (January 30, 2017) on PL2016-096 – ALR Subdivision Application - 6617 Doumont Road - Electoral Area 'C'**

J. Schile provided a summary of Regional District of Nanaimo Application No. PL2016-096 – ALR Subdivision.

**UNFINISHED BUSINESS**

**REPORTS**

**Agricultural Land Commission (ALC) Final Decisions – Verbal Report from RDN staff**

**Islands Agriculture Show, February 3 - 4, 2017 held in Port Alberni, BC – Verbal Report from RDN staff**

J. Schile, J. Thony and Director Fell provided an update on the Islands Agriculture Show, February 3 - 4, 2017 held in Port Alberni, BC.

**Agriculture Advisory Committee (AAC) 2017 Provisional Meeting Dates – Verbal Report from RDN staff**

P. Thompson provided the following tentative dates for the 2017 AAC meetings: May 26, 2017; September 22, 2017; and, November 17, 2017.

A new application was recently received and an additional meeting is scheduled for Friday, March 17, 2017 at 2:00 PM.

**PL2016-189 - Exclusion – 1155 Leffler Road – Electoral Area F**

MOVED Director Fell, SECONDED J. Thony, that ALR Application No. PL2016-189 - Exclusion – 1155 Leffler Road – Electoral Area F be forwarded to the Agricultural Land Commission with a recommendation to approve the exclusion from the Agricultural Land Reserve.

A recorded vote was requested.

The motion was CARRIED with Director Houle, Director Fell, J. Thony, K. Reid and K. Wilson in favour, and G. Laird and M. Ryn opposed.

Recorded Vote: in favour – 5, Opposed - 2

*C. Watson was not present for this motion.*

## **BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS**

### **NEW BUSINESS**

#### **Regional District of Nanaimo Agricultural Area Plan (AAP)**

J. Thony spoke about using the Regional District of Nanaimo Agricultural Area Plan (AAP) as an important resource and noted that the Mid-Island Growers Guide includes 19 action items from the AAP.

#### **Coombs Farmers' Institute**

J. Thony noted that the Coombs Farmers' Institute will be holding its second annual BC Good Agricultural Practices (BC GAP) Workshop on March 15, 2017.

J. Thony informed the Committee that the Coombs Farmers' Institute was successful in their application to the B.C. government's Grow Local Program.

J. Thony noted that the Coombs Farmers' Institute will be hosting its 39<sup>th</sup> Annual Farm Auction on April 23, 2017.

#### **Newly Appointed Agricultural Advisory Committee Member**

Chair Houle advised the Committee that RDN Director Westbroek has been appointed to the Agricultural Advisory Committee and would be invited to the next meeting.

### **ADJOURNMENT**

MOVED J. Thony, SECONDED Director Fell, that this meeting be adjourned.

CARRIED

Time 2:42 pm

---

CHAIRPERSON



**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

February 28, 2017

ALC File: 55827

Morningstar Springs Farm Ltd.  
403 Lowry's Road  
Parksville, BC V9P 2B5

Attention: Clarke Gourlay

**Re: Application to Conduct a Non-Farm Use in the Agricultural Land Reserve (ALR)**

Please find attached the Reasons for Decision of the Executive Committee (Resolution #41/2017) as it relates to the above noted application. A sketch plan depicting the decision is also attached. As agent, it is your responsibility to notify the applicant accordingly.

**Reconsideration of a Decision by an Affected Person**

We draw your attention to [s. 33\(1\) of the Agricultural Land Commission Act](#) which provides a person affected the opportunity to submit a request for reconsideration.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

- (a) evidence not available at the time of the original decision has become available,
- (b) all or part of the original decision was based on evidence that was in error or was false.

Further correspondence with respect to this application is to be directed to Christopher Wilcott at ([Christopher.Wilcott@gov.bc.ca](mailto:Christopher.Wilcott@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink that reads 'C. Wilcott'.

Christopher Wilcott, Land Use Planner

Enclosures: Reasons for Decision (Resolution #41/2017)  
Sketch plan

cc: Regional District of Nanaimo (File: PL2016-158) – Attention: Greg Keller, Senior Planner

55827d1



## **AGRICULTURAL LAND COMMISSION FILE 55827**

### **REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE**

**Application submitted pursuant to s. 20(3) of the *Agricultural Land Commission Act***

**Applicant:** Morningstar Springs Farm Ltd.  
(the "Applicant")

**Agent:** Clarke Gourlay  
(the "Agent")

**Application before the Executive Committee:** Frank Leonard, Chair  
William Zylmans, South Coast Panel  
Richard Mumford, Interior Panel  
Sharon Mielnichuk, Kootenay Panel  
Dave Merz, North Panel  
Gerald Zimmermann, Okanagan Panel



## **THE APPLICATION**

[1] The legal description of the property involved in the application is:

Parcel Identifier: 028-988-876

Lot 2, District Lots 19 and 83, Nanoose Land District, Plan EPP16024

(the "Property")

[2] The Property is 35.6 ha in area.

[3] The Property has the civic address 403 Lowry's Road, Parksville BC.

[4] The Property is located within a designated agricultural land reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "ALCA").

[5] The Property is located within Zone 1 as defined in s. 4.2 of the *ALCA*.

[6] Pursuant to s. 20(3) of the *ALCA*, the Applicant is applying to construct a 141.21 m<sup>2</sup> second dwelling on the Property for farm help (the "Proposal"). The Proposal along with supporting documentation is collectively the application (the "Application").

[7] On January 10, 2017 the Island Panel (the "Panel") referred the Application to the Executive Committee (the "Executive Committee"). The Vice-Chair of the Panel recused herself from deliberation of this application by the Executive Committee.

## **RELEVANT STATUTORY PROVISIONS**

[8] The Application was made pursuant to s. 20(3) of the *ALCA*:

20(3) An owner of agricultural land or a person with a right of entry to agricultural land granted by any of the following may apply to the commission for permission for a non-farm use of agricultural land.



[9] The Executive Committee considered the Application within the context of s. 6 of the ALCA. The purposes of the Agricultural Land Commission (the “Commission”) set out in s. 6 are as follows:

- 6 The following are the purposes of the commission:
- (a) to preserve agricultural land;
  - (b) to encourage farming on agricultural land in collaboration with other communities of interest;
  - (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

#### **EVIDENTIARY RECORD BEFORE THE EXECUTIVE COMMITTEE**

[10] The Executive Committee considered the following evidence:

1. The Application
2. Local government documents
3. Previous application history
4. Agricultural capability map, ALR context map and satellite imagery

All documentation noted above was disclosed to the Agent in advance of this decision.

[11] The Regional District of Nanaimo (the “RDN”) Board Policy B1.8 includes a standing resolution for exclusion, subdivision and non-farm use applications in the ALR as follows:

*All applications under the Agricultural Land Commission (ALC) for exclusion, subdivision or non-farm use of ALR land are to be forwarded to the Agricultural Advisory Committee (AAC) along with a completed ALC local government report in order to allow the AAC to provide comment and recommendation on the application. If the Area Director has provided comments on the application, the Director’s comments will be included with the referral to the AAC. Agricultural Advisory Committee comments and recommendations*





are to be forwarded to the ALC by including the AAC motion in the local government report to the ALC.

[12] At its meeting of November 26, 2016, the RDN's Agricultural Advisory Committee resolved:

*That application No. PL2016-158 – ALR Non-Farm Use Application – Morningstar Springs Farm Ltd. – 395 and 403 Lowry's Road – electoral Area 'G' be forwarded to the Agricultural Land Commission with a recommendation to approve the non-farm use within the ALR.*

[13] The Executive Committee reviewed one previous application involving the Property:

Application ID: 12434  
Legacy File: 32395  
(Kristoff Enterprises Ltd., 1999)

To subdivide a 2 ha lot from the northwest corner of the 29.6 ha property to provide a retirement lot. The applicants would move into an existing small home on the proposed lot and sell the remainder of the farm with all the existing buildings including the large farm house. The Commission did not support the subdivision proposal as it would divide the usable agricultural portion of the property between two lots and create a precedent in the region for similar requests. The application was refused by ALC Resolution #157/99.

\*\*\*\*\*

Reconsideration Request

The Commission received a request for reconsideration of Resolution #157/99 from the applicant on April 20, 1999. The request was based on the comments of a professional agrologist, on behalf of the applicant. The Commission reconfirmed its previous decision that subdivision would divide the usable agricultural portion of



the property between two lots and create a precedent in the region for similar request. The comments made by the professional agrologist were noted; however, the Commission felt that the additional dwelling might be useful for a new owner of the farm. The Commission reconfirmed its decision to refuse the subdivision request by ALC Resolution #364/99.

\*\*\*\*\*

Reconsideration Request      The Commission conducted a site inspection on February 26, 2003 and walked the northern portion of the property with the applicants. The Commission was shown the site for the proposed subdivided lot and small existing house and garage which would be located on the lot. The Commission felt that the allowance of the proposed subdivision would not affect farming of neighboring properties in the future and based on the particular circumstance of the application, allowed the subdivision by ALC Resolution #102/2003.

### **SITE VISIT**

[14] The Executive Committee, in the circumstances of the Application, did not consider it necessary to conduct a site visit to the Property based on the evidentiary record associated with the Application.

### **FINDINGS**

[15] In assessing agricultural capability, the Executive Committee referred in part to agricultural capability mapping and ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The improved



agricultural capability ratings identified on BCLI map sheet 92F.039 for the mapping units encompassing the Property are approximately 80% (8:2A – 2:3A), 10% (2AP), 5% (4P), with the remainder consisting of (2A), (2D), and (5PA) class soils.

Class 2 – land in this class has minor limitations that require good ongoing management practises or slightly restrict the range of crops, or both.

Class 3 – land in this class has limitations that require moderately intensive management practises or moderately restrict the range of crops, or both.

Class 4 – land in this class has limitations that require special management practises or severely restrict the range of crops, or both.

Class 5 – land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

The limiting subclasses associated with this parcel of land are A (soil moisture deficiency), D (undesirable soil structure), and P (stoniness).

[16] The Executive Committee reviewed the BCLI ratings and finds that the Property has good agricultural capability and in its present size, could support a range of agriculture.

[17] The Executive Committee believes that the residential situation should reflect the agricultural needs of the property at present. In this regard, the Executive Committee finds that the Property's agricultural operations are extensive in nature (80 dairy cows, automated milking operation, cheese production, agri-tourism, etc.) and that the twenty-four hour operation of the farm requires that additional farm help must have easy and immediate access to the Property at various times of day.

[18] The Executive Committee finds that the proposed location for the second dwelling, on the edge of the Property, will have minimal impact on the farm's cultivated area.



[19] The Executive Committee finds that the 141.21 m<sup>2</sup> (1,520 ft<sup>2</sup>) size of the proposed second dwelling is reasonable for farm help purposes.

**DECISION**

[20] For the reasons given above, the Executive Committee approves the Proposal to construct a 141.21 m<sup>2</sup> second dwelling for farm help.

[21] The Proposal is approved subject to the following conditions:

- a. the second dwelling be in substantial compliance with the Sketch Plan attached to Resolution #41/2017 so as to minimize impacts on the farm's arable land and agricultural operations;
- b. any expansion of the second dwelling will require a new non-farm use application;
- c. the second dwelling being completed within three (3) years from the date of release of this decision; and,
- d. the decision is void if the Property is sold, and at the time of sale of the Property, construction of the second dwelling has not commenced.

[22] 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.

[23] These are the unanimous reasons of the Executive Committee of the Agricultural Land Commission.

[24] A decision of the Executive Committee is a decision of the Commission pursuant to s. 10(3) of the *Agricultural Land Commission Act*.

[25] This decision is recorded as Resolution #41/2017 and is released on February 28, 2017.



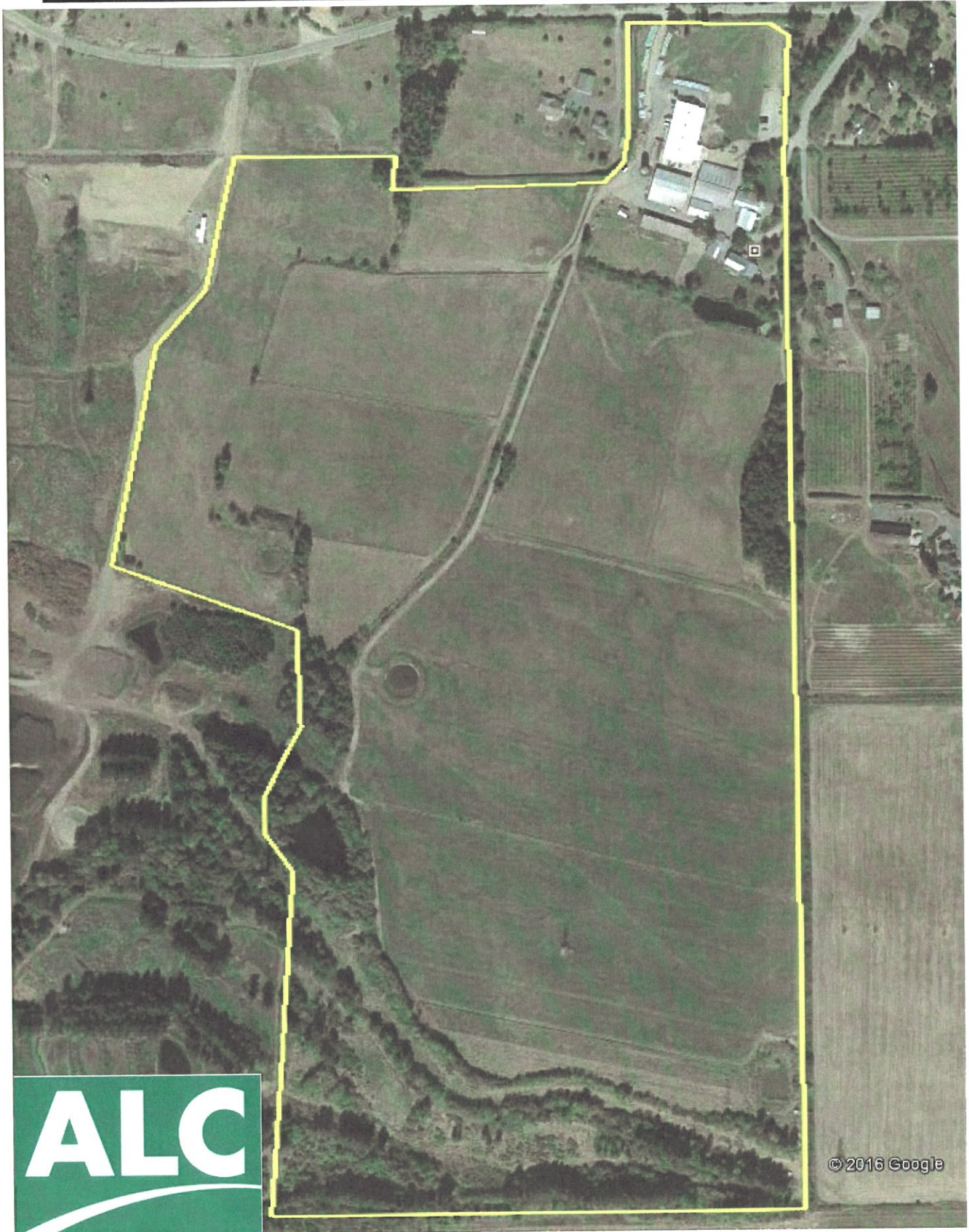
**CERTIFICATION OF DECISION**

A handwritten signature in black ink that reads 'Frank Leonard' with a period at the end.

---

Frank Leonard, Chair, on behalf of the Executive Committee

**END OF DOCUMENT**





Growth Strategy Land Use Designation). Further to this, the RGS encourages the provincial government to protect and preserve the agricultural land base through the ALR (see Attachments 8 and 9 Regional Growth Strategy Goals).

A copy of the applicant's submission package is included in Attachment 10.

### **OFFICIAL COMMUNITY PLAN**

The subject property is currently designated as 'Rural' pursuant to the "Regional District of Nanaimo East Wellington – Pleasant Valley Official Community Plan Bylaw No. 1055, 1997" (see Attachment 6). The policies of this designation support traditional rural activities, including those associated with normal agriculture and silviculture and recognize that where land in the ALR is proposed for non-farm use, approval must first be obtained from the Agricultural Land Commission (ALC). In addition, all subdivision and non-farm uses within the ALR shall comply with the agricultural objectives and policies in Section 3.1 – Agriculture of the OCP. Policy within this section states that the RDN may support the use of agricultural land for non-farm purposes provided the ALC first grants permission for the proposed use and the use is compatible with surrounding land use patterns and development (see Attachment 6 Official Community Plan Land Use Designation).

The parcel is also designated within the Fish Habitat Protection Development Permit Area therefore a development permit may be required prior to development, including alteration of land, vegetation removal or construction of buildings and structures on the subject property.

Amendments to "Regional District of Nanaimo East Wellington – Pleasant Valley Official Community Plan Bylaw No. 1055, 1997" are not required provided the applicant can demonstrate that the proposal is consistent with OCP policies at the time of zoning amendment.

### **ZONING**

The parcel is currently zoned Agriculture 1 Zone (AG1), Subdivision District 'D', pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" (Bylaw 500) (see Attachments 4 and 5 for zoning regulations and minimum parcel size). The AG1 Zone permits Principle Uses including: Farm Use, Agriculture, Residential Use; Accessory Residential Uses: Home Based Business and Secondary Suite and Accessory Farm Uses: Temporary Sawmill, Agricultural Education and Research, Agri-tourism Accommodation, Production of Biological Integrated Pest Management Products and generally allows two dwelling units on parcels greater than 2.0 hectares in area. The applicant proposes to develop a sustainably designed Montessori Farm School offering hands on education in a working agricultural farm setting as shown on the Proposed Site Plan, prepared by the applicant (see Attachment 3 Proposed Site Plan).

Amendments to Bylaw 500 are required to allow the proposed non-farm use.

### **BOARD POLICY AND AAC PROCEDURE**

Regional District of Nanaimo "Board Policy B1.8: Review of ALR Applications" provides an opportunity for the AAC to review and provide comments on ALR applications for exclusion, subdivision and non-farm use, on lands within the ALR. Board Policy B1.8 also includes a standing Board resolution for non-farm use of lands within the ALR which reads as follows:



All applications under the *Agriculture Land Commission (ALC) Act* for exclusion, subdivision, or non-farm use of ALR land are to be forwarded to the Agricultural Advisory Committee (AAC) along with a completed ALC local government report in order to allow the AAC to provide comment and recommendation on the application. If the Area Director has provided comments on the application, the Director's comments will be included with the referral to the AAC. AAC comments and recommendations are to be forward to the ALC by including the AAC motion in the local government report to the ALC.

In accordance with the AAC Terms of Reference, the role of the AAC members is to provide local perspective and expertise to advise the Board (and in this case comment to the ALC) on a range of agricultural issues on an ongoing and as-needed basis, as directed by the Board. In addition to members' local knowledge and-input, comment on ALR applications may be guided by Board-approved policies such as the RDN Agricultural Area Plan, the Board Strategic Plan, the RGS and the applicable OCP along with the relevant land use bylaws. Members of the AAC can also find information related to ALR land use and agriculture in BC, on the Agricultural Land Commission and Ministry of Agriculture websites. Local and contextual information can also be found on the RDN's agricultural projects website at [www.growingourfuture.ca](http://www.growingourfuture.ca).

Comment provided to the ALC from the AAC is consensus based, through Committee adoption of a motion. If an AAC member has comments regarding an application being submitted to the ALC, the appropriate time to provide those comments is in the Committee meeting, during discussion on the application, and prior to the Committee's adoption of its motion. Only motions approved by the Committee will be forwarded to the ALC for its consideration. Comments from individual AAC members will not be included in the Staff Report that is forwarded to the ALC.

The comment provided by the AAC is not an approval or denial of the application and is only a recommendation to the ALC regarding a specific application. As per Policy B1.8 any comment from the AAC is provided in addition to the applicable standing Board resolution and Electoral Area Director's comment (if provided). The ALC is the authority for decisions on matters related to the ALR and will consider comments in making its decision on an application.

#### **ELECTORAL AREA DIRECTOR COMMENT**

As per "Board Policy B1.8 Review of Provincial Agricultural Land Reserve Applications", all applications under the *Agriculture Land Commission Act* for exclusion, subdivision, or non-farm use of ALR land are to be forwarded to the applicable subject property's Electoral Area Director, for comment.

With respect to this application, Director Young provided the following comments:

*I had an opportunity to visit the site with the applicants and AAC members on March 8, 2017 to hear about their proposal for a Montessori Farm School on the property. The Discover Montessori Society offered an excellent presentation of their plans for the hands-on Montessori Farm School which will further education in nature in an agricultural setting as well as promote agriculture for the students, their families and the community. I would like to state that I am in favour of supporting this application.*

---

Kristy Marks  
kmarks@rdn.bc.ca  
March 6, 2017

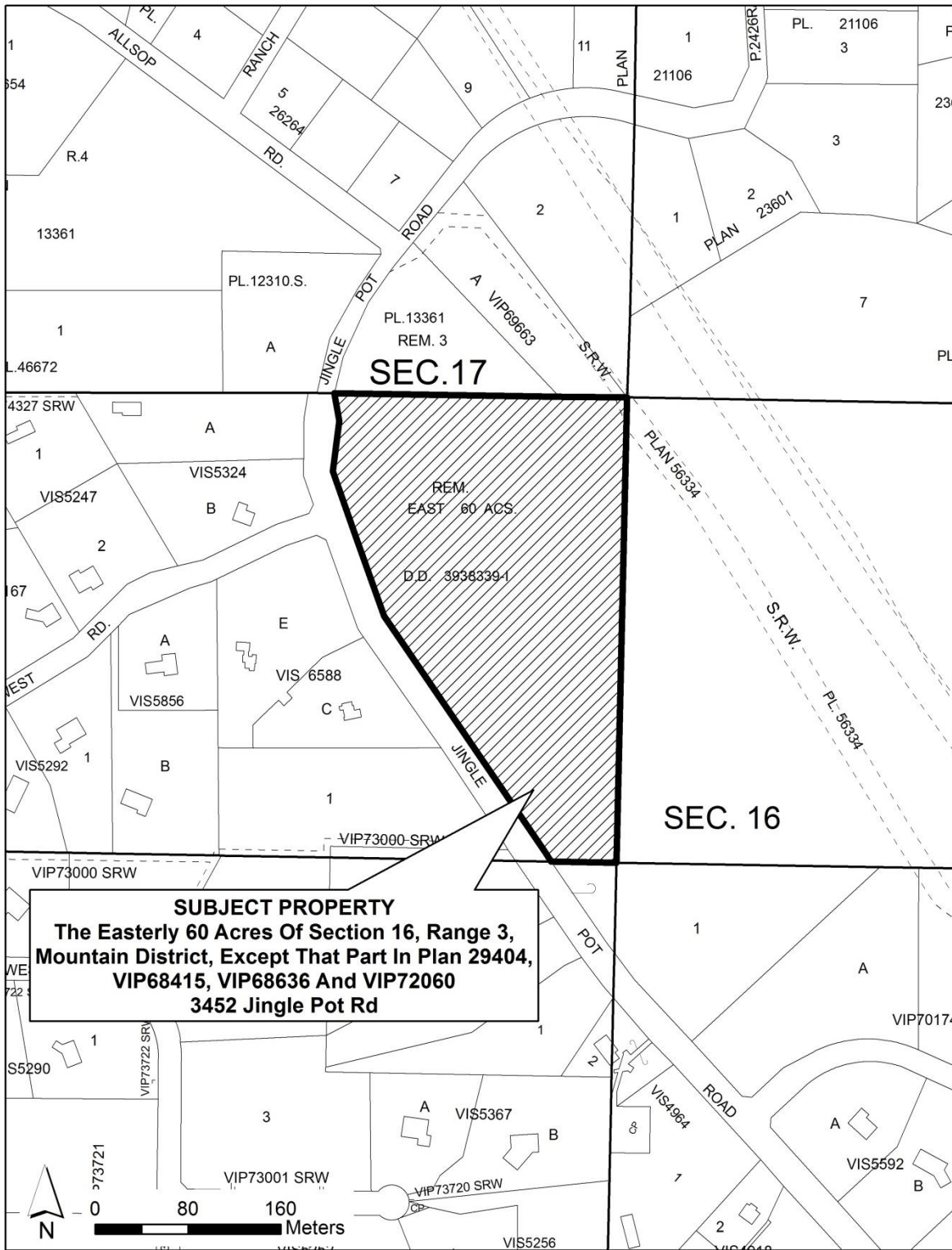
Reviewed by:

- J. Holm, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. 2016 Aerial Photo
3. Proposed Site Plan (Concept Plan)
4. Existing Zoning
5. Bylaw 500, Schedule '4B' Subdivision Districts – Minimum Parcel Size
6. Official Community Plan Land Use Designation
7. Regional Growth Strategy Land Use Designation
8. Regional Growth Strategy Goal 7
9. Regional Growth Strategy Goal 8
10. Applicant's Submission

**Attachment 1**  
**Subject Property Map**



**Attachment 2**  
**2016 Aerial Photo**



**Attachment 3**  
**Proposed Site Plan**  
 (Page 1 of 2)



**Attachment 3**  
**Proposed Site Plan – Detail**  
 (Page 2 of 2)



**Attachment 4  
 Existing Zoning  
 (Page 1 of 3)**

Section 3.4.1

---

**AGRICULTURE 1**

**AG1<sup>3435</sup>**

---

**3.4.1.1 Permitted Uses and Minimum Site Area**

**Permitted Principal Uses**

- a) Farm Use – on lands located in the Agricultural Land Reserve
- b) Agriculture – on lands not located in the Agricultural Land Reserve
- c) Residential Use

**Permitted Accessory Residential Uses**

- a) Home Based Business
- b) Secondary Suite

**Permitted Accessory Farm Uses**

- a) Temporary Sawmill
- b) Agricultural Education and Research
- c) Agri-tourism Accommodation
- d) Production of Biological Integrated Pest Management Products

---

**3.4.1.2 Maximum Number and Size of Buildings and Structures**

- |  |   |       |
|--|---|-------|
| 1) Accessory residential buildings   | combined floor area of 400 m <sup>2</sup> |       |
| 2) Dwelling units/parcel   |   |       |
| a) on a parcel having an area of 2.0 ha or less  |   | 1     |
| <b>For Electoral Areas 'A', 'C', 'E', and 'H'</b>  |   |       |
| b) on a parcel having an area greater than 2.0 ha  |   | 2     |
| <b>For Electoral Area 'G'</b>  |   |       |
| c) on a parcel having an area equal to or greater than twice the minimum parcel size as established by Schedule '4B Subdivision District – Minimum Parcel Sizes' |   | 2     |
| d) Notwithstanding subsection (c), on a parcel located in this zone and created prior to February 22, 2011 and having an area greater than 2.0 ha.               |   | 2     |
| 3) Height (non-farm and accessory farm buildings and structures)   |   | 9.0 m |

---

<sup>34</sup> Bylaw No.500.383, Adopted June 25, 2013

<sup>35</sup> Bylaw No. 500.402, adopted June 28, 2016

**Attachment 4**  
**Existing Zoning**  
**(Page 2 of 3)**



**AGRICULTURE 1 continued**

---

- 4) Parcel coverage
- a) Non-farm buildings and structures 10%
  - b) Farm or agriculture buildings and structures 25%
  - c) Greenhouses 75%
  - d) In no case shall the combined parcel coverage exceed 75%.
  - e) Notwithstanding a), b), c) and d) above or any other regulation in this Bylaw, the following agricultural structures shall be exempt from maximum parcel coverage:
    - i) Permeable detention ponds
    - ii) Support structures used for shading, frost and wind protection, netting, or trellising.
- 

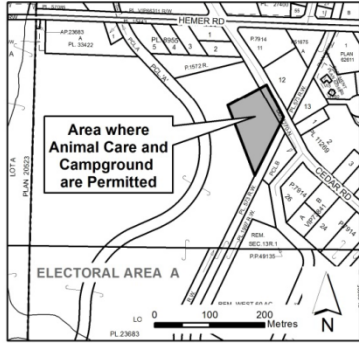
**3.4.1.3 Minimum Setback Requirements**

- 1) All non-farm buildings and structures – All lot lines 8.0 m  
except where:
  - a) the parcel is less than 4000 m<sup>2</sup> in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;
  - b) any part of a parcel is adjacent to or contains a watercourse or the sea then the regulations in Sections 3.3.8 and 3.3.9 shall apply.
- 2) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10.
- 

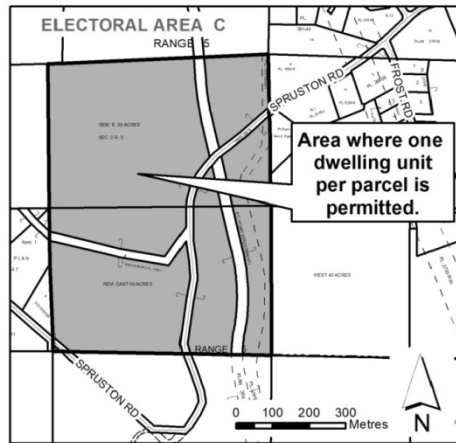
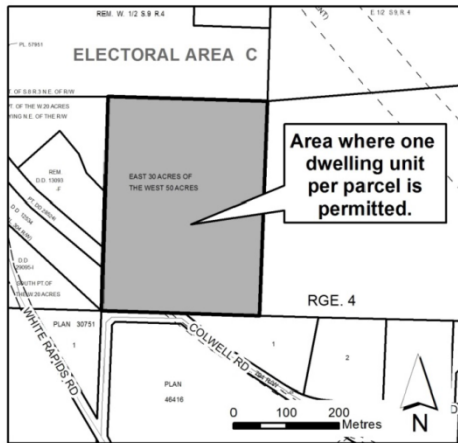
**3.4.1.4 Other Regulations**

- 1) For any part of a parcel in the Agricultural Land Reserve, 'Farm Use' shall be a permitted principal use and for any part of a parcel not located in the Agricultural Land Reserve, 'Agriculture' shall be a permitted principal use.
- 2) Accessory Farm uses are only permitted on that part of a parcel that is within the Agricultural Land Reserve.
- 3) Specific 'Farm' and 'Permitted' uses as defined in the *Agricultural Land Reserve Use, Subdivision, and Procedure Regulation* shall be developed in accordance with Section 3.3.15 and 3.3.16 of this Bylaw.
- 4) Despite any regulation in this Bylaw, land established as "Agricultural Land Reserve" pursuant to the *Agricultural Land Commission Act* is subject to the *Agricultural Land Commission Act* and *Regulations*, and applicable orders of the Land Reserve Commission.

- 5) Animal Care and Campground shall be permitted in the shaded area outlined in bold in the map below.



- 6) Notwithstanding Section 3.4.1.2 Dwelling units/parcel the maximum number of dwelling units permitted in the shaded areas outlined in bold in the maps below shall be limited to one dwelling unit per parcel.



This is an excerpt only from "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" and should not be used for interpretive or legal purposes without reference to the entire Bylaw

**Attachment 5**  
**Bylaw 500, Schedule '4B' Subdivision Districts – Minimum Parcel Size**

Part 4 –Subdivision Regulations '4B' – Subdivision Districts

**REGIONAL DISTRICT OF NANAIMO**

**BYLAW NO. 500**

**SCHEDULE '4B' SUBDIVISION DISTRICTS - MINIMUM PARCEL SIZES**

- 1) The minimum size of any lot created by subdivision shall be determined by the standard of services provided and shall meet the applicable minimal parcel size set out below: <sup>1</sup>

Minimum Parcel Sizes				
Subdivision District	Community Water & Sewer System	Community Water System - No Community Sewer	Community Sewer System - No Community Water	All Other Subdivisions
A	20.0 ha	20.0 ha	20.0 ha	20.0 ha
B	8.0 ha	8.0 ha	8.0 ha	8.0 ha
C	5.0 ha	5.0 ha	5.0 ha	5.0 ha
CC <sup>2</sup>	4.0 ha	4.0 ha	4.0 ha	4.0 ha
D	2.0 ha	2.0 ha	2.0 ha	2.0 ha
E	1.6 ha	1.6 ha	1.6 ha	1.6 ha
F	1.0 ha	1.0 ha	1.0 ha	1.0 ha
G	8000 m <sup>2</sup>	1.0 ha	1.0 ha	1.0 ha
H	5000 m <sup>2</sup>	1.0 ha	1.0 ha	1.0 ha
J <sup>3</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>	1.0 ha	1.0 ha
K	4000 m <sup>2</sup>	4000 m <sup>2</sup>	4000 m <sup>2</sup>	4000 m <sup>2</sup>
L	2000 m <sup>2</sup>	2000 m <sup>2</sup>	4000 m <sup>2</sup>	4000 m <sup>2</sup>
M	2000 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha	1.0 ha
N <sup>4,5</sup>	1600 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha	1.0 ha
P	1000 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha	1.0 ha
Q (EA G only)	700 m <sup>2</sup>	<sup>6</sup> 1.0 ha	1.0 ha	1.0 ha
Q (other EAs)	700 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha	1.0 ha
R	500 m <sup>2</sup>	<sup>7</sup> 1.0 ha	1.0 ha	1.0 ha
S <sup>8</sup>	400 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha	1.0 ha
T <sup>9</sup>	600 m <sup>2</sup>	No further subdivision		
V <sup>10</sup>	50.0 ha	50.0 ha	50.0 ha	50.0 ha
Z	No further subdivision			
CD9 <sup>11</sup>	400 lots with approved pump and haul service connection			

<sup>1</sup> Bylaw No. 500.238, adopted February 10, 1998  
<sup>2</sup> Bylaw No. 500.347, adopted September 22, 2009  
<sup>3</sup> Bylaw No. 500.27, adopted August 9, 1988  
<sup>4</sup> Bylaw No. 500.66, adopted December 12, 1989  
<sup>5</sup> Bylaw No. 500.324, adopted February 28, 2006  
<sup>6</sup> Bylaw No. 500.264, adopted October 10, 2000  
<sup>7</sup> Bylaw No. 500.264, adopted October 10, 2000  
<sup>8</sup> Bylaw No. 500.27, adopted August 9, 1988  
<sup>9</sup> Bylaw No. 500.394, adopted August 25, 2015  
<sup>10</sup> Bylaw No. 500.253, adopted January 11, 2000  
<sup>11</sup> Bylaw No. 500.275, adopted October 9, 2001

**Attachment 6**  
**Official Community Plan Land Use Designation**  
**(Page 1 of 6)**

*Regional District of Nanaimo*  
EAST WELLINGTON - PLEASANT VALLEY OFFICIAL COMMUNITY PLAN - BYLAW NO. 1055

---

**Objectives: Resource**

- *Support and maintain* the long-term viability of the natural resource land base and *protect* it from activities and land uses, which may diminish its resource value or potential.
- *Encourage* the comprehensive management of the resource land base.
- *Minimize* the impact of resource operations and activities on the natural environment and neighbouring land uses and development.

**Policies: Resource**

*Action:*

1. Land within the *Resource* designation as shown on Map No. 3 attached to and forming part of this Plan, shall have a minimum parcel size of 50.0 hectares.<sup>1</sup>
2. On land in the *Resource* designation, residential development shall be limited to one (1) dwelling unit per four (4) hectares, to a maximum of two (2) dwelling units per parcel.
3. Permitted uses within the *Resource* designation shall generally be associated with those activities involving natural resource harvesting or extraction, primary processing and passive recreational uses, including campgrounds. This shall not preclude the Regional District Board from amending the Land Use and Subdivision Bylaw to either include or exclude other uses, which are deemed to be compatible or incompatible with the *Resource* designation.
4. The Regional District may consider the issuance of temporary use permits for the manufacture of asphalt products or soil composting operations on land within the *Resource* designation of this Plan provided that such operations are to be located on parcels greater than 8.0 hectares in area and associated impacts will not adversely impact neighbouring land or development or the natural environment. In the case of soil composting, such activities shall be solely for the purpose of reclaiming mined land.

*Development Activated:*

5. Where land designated as *Resource* is proposed to be subdivided, the Regional District shall encourage the Approving Officer to give due consideration to the protection of any adjacent forestry and/or agricultural lands, including active and *bona fide* farming operations not located within the Agricultural Land Reserve, by encouraging buffers and subdivision road layout designs which minimize intrusive points of access.

**4.2 RURAL**

The Rural designation applies to lands with recognized agricultural or forestry value and which are designated as either Agricultural Land Reserve or Forest Land Reserve. These

---

<sup>1</sup> Bylaw No. 1055.02 adopted January 24, 2006

**Attachment 6**  
**Official Community Plan Land Use Designation**  
**(Page 2 of 6)**

*Regional District of Nanaimo*  
EAST WELLINGTON - PLEASANT VALLEY OFFICIAL COMMUNITY PLAN - BYLAW No. 1055

---

lands, which account for approximately 29% of the Plan Area's land base (950 hectares), significantly contributes to its predominant rural character by supporting traditional rural activities, large parcels and green spaces. FLR lands designated as Rural are generally in close proximity to lands used primarily for residential purposes and presently do not support intensive processing operations. The Rural designation is intended to protect agricultural and forestry lands and associated operations by relieving development pressures.

**Objectives: Rural**

- Support and encourage agricultural activities on productive agricultural lands.
- Support silviculture activities on productive forestry lands.
- Preserve and enhance the Plan Area's rural character and environmental quality.

**Policies: Rural**

*Action:*

1. Land within the *Rural* designation, as shown on Map No. 3 attached to and forming part of this Plan, shall have a minimum parcel size of 2.0 hectares except those lands that as of the date of this amendment are designated as **Crown Lands** (forest) or where for taxation purposes are designated as **Managed Forest Class** shall have a minimum parcel size of 50.0 hectares.<sup>2</sup>
2. On land in the *Rural* designation, residential development shall be limited to one (1) dwelling unit per one (1) hectare, to a maximum of two (2) dwelling units per parcel.
3. On land in the *Rural* designation, the creation of parcels having an area less than two (2) hectares by way of subdivision pursuant to the *Condominium Act* (British Columbia), with the exception of subdivision pursuant to the *Bareland Strata Regulations* (British Columbia), shall not be supported.
4. Permitted uses within the *Rural* designation shall generally be limited to traditional rural activities, including those associated with normal agriculture and silviculture practices. Intensive forestry processing uses shall not be supported on lands designated as *Rural* in this Plan.
5. Where land is removed from the Agricultural Land Reserve or the Forest Land Reserve the *Rural* designation shall remain unless redesignated by amendment to this Plan and permitted uses shall be generally be limited to traditional rural activities.

*Development Activated:*

6. Where land is within the Agricultural Land Reserve and is proposed for subdivision or non-farm use, including the placement of a second dwelling, approval must first be obtained from the Agricultural Land Commission, except where additional dwellings are necessary for farm purposes subject to the

---

<sup>2</sup> Bylaw No. 1055.02 adopted January 24, 2006

**Attachment 6**  
**Official Community Plan Land Use Designation**  
**(Page 3 of 6)**

*Regional District of Nanaimo*

EAST WELLINGTON - PLEASANT VALLEY OFFICIAL COMMUNITY PLAN - BYLAW No. 1055

---

*Agricultural Land Commission Act.* All subdivision and non-farm uses within the ALR shall comply with the agricultural objectives and policies in Section 3.1 - Agriculture of this Plan.

**4.3 RURAL RESIDENTIAL**

The Rural Residential designation reflects lands characterized by large lots and low population density and which are not within the Agricultural Land Reserve or Forest Land Reserve. Traditional rural activities such as agricultural operations, hobby farms and large-lot residential uses predominate. The Rural Residential designation assists in maintaining the rural character of the community and providing large pockets of green space within the community. Approximately 1000 hectares of land are within the Rural Residential designation, representing approximately 30% of the total Plan Area.

**Objectives: Rural Residential**

- *Preserve and enhance* the Plan Area's rural character and environmental quality.
- *Support* traditional rural land uses and activities within the Plan Area.
- *Provide* for some flexibility in the form and character of rural subdivision development.

**Policies: Rural Residential**

*Action:*

1. Land within a *Rural Residential* designation as shown on Map No. 3, attached to and forming part of this Plan shall have a minimum parcel size of 2.0 hectares.
2. On land in the *Rural Residential* designation, residential development shall be limited to one (1) dwelling unit per one (1) hectare, to a maximum of two (2) dwelling units per parcel.
3. Permitted uses within the *Rural Residential* designation shall generally be limited to traditional rural activities and passive recreation.
4. Notwithstanding Regional District regulations and/or policies related to the maximum number of dwellings per parcel, this Plan recommends that the Land Use and Subdivision Bylaw permitting a maximum of two (2) dwelling units on parcels greater than 2.0 hectares be amended as follows:
  - a) residential development shall be permitted to a maximum density of two (2) dwelling units on parcels of greater than 2.0 hectares, which existed prior to the adoption of such an amendment to the Land Use and Subdivision Bylaw;
  - b) residential development shall be limited to a density of not more than one (1) dwelling unit per two (2) hectares, to a maximum of two (2) dwelling units per parcel, for parcels created subsequent to the adoption of such an amendment to the Land Use and Subdivision Bylaw (see Figure 4.1); and
  - c) the creation of parcels having an area less than two (2) hectares by way of subdivision pursuant to the *Condominium Act* (British Columbia), with the

**Attachment 6**  
**Official Community Plan Land Use Designation**  
**(Page 4 of 6)**

*Regional District of Nanaimo*  
EAST WELLINGTON - PLEASANT VALLEY OFFICIAL COMMUNITY PLAN - BYLAW No. 1055

---

**SECTION 3 - NATURAL RESOURCE MANAGEMENT**

The East Wellington - Pleasant Valley Plan Area contains a variety of lands with natural resource value, including those for agriculture, aggregates and forestry. These lands have historically played a significant role in shaping the character of the Plan Area as well as providing important economic benefits. Their long-term viability and productivity is increasingly threatened by urban encroachment and the spread of incompatible uses, necessitating special attention and protective measures. It cannot be overlooked that operations and activities related to these resources can have equally significant consequences on the natural environment and existing residents and development. It is important to achieve a balance.

The policies in this section define the community's intentions and priorities with respect to the long-term management and use of lands with natural resource value. Where stated policies relate to matters beyond the jurisdiction of the Regional District, they are only intended to compliment, guide and assist senior governments in their decision-making processes.

***General Objectives:***

- *Protect* and *maintain* the agricultural, forestry and aggregate land base and associated activities.
- *Minimize* the impact of agriculture, forestry and aggregate-related activities on both the natural environment and other land uses and development.
- *Support* sustainable and best management practices for the resource base.
- *Advocate* comprehensive resource management decision-making where resource lands are in conflict with other lands.

**3.1 AGRICULTURE**

Agriculture plays an integral role in defining the rural character of the Plan Area. Agricultural lands establish limitations on the extent of development, provide buffer areas between established residential areas and represent both a primary and secondary source of income for some Plan Area residents. The Regional District supports and encourages land management practices, which preserve agricultural land and the sustainable production of food.

Approximately 24% of the total area, equating to approximately 790 hectares of land, has been designated Agricultural Land Reserve (ALR) under the provincial *Agricultural Land Commission Act*. The Agricultural Land Commission is one of the main agencies responsible for managing the use and subdivision of ALR lands and, along with the Ministry of Agriculture, is also an important agency for promoting agricultural activities. The ALR's integrity is often threatened at the interface with urbanized development.

***Objectives: Agriculture***

- *Protect* and *maintain* the agricultural land resources of the Plan Area for present and future food production.

**Attachment 6**  
**Official Community Plan Land Use Designation**  
**(Page 5 of 6)**

*Regional District of Nanaimo*  
EAST WELLINGTON - PLEASANT VALLEY OFFICIAL COMMUNITY PLAN - BYLAW NO. 1055

---

- *Recognize and protect* the needs and activities of agricultural operations when considering non-agricultural uses on adjacent lands.
- *Encourage* sustainable and environmentally sound farming practices.
- *Ensure* that the availability and quality of water supply is protected and seek ways and means of improving water availability for irrigation purposes.

***Policies: Agriculture***

*Action:*

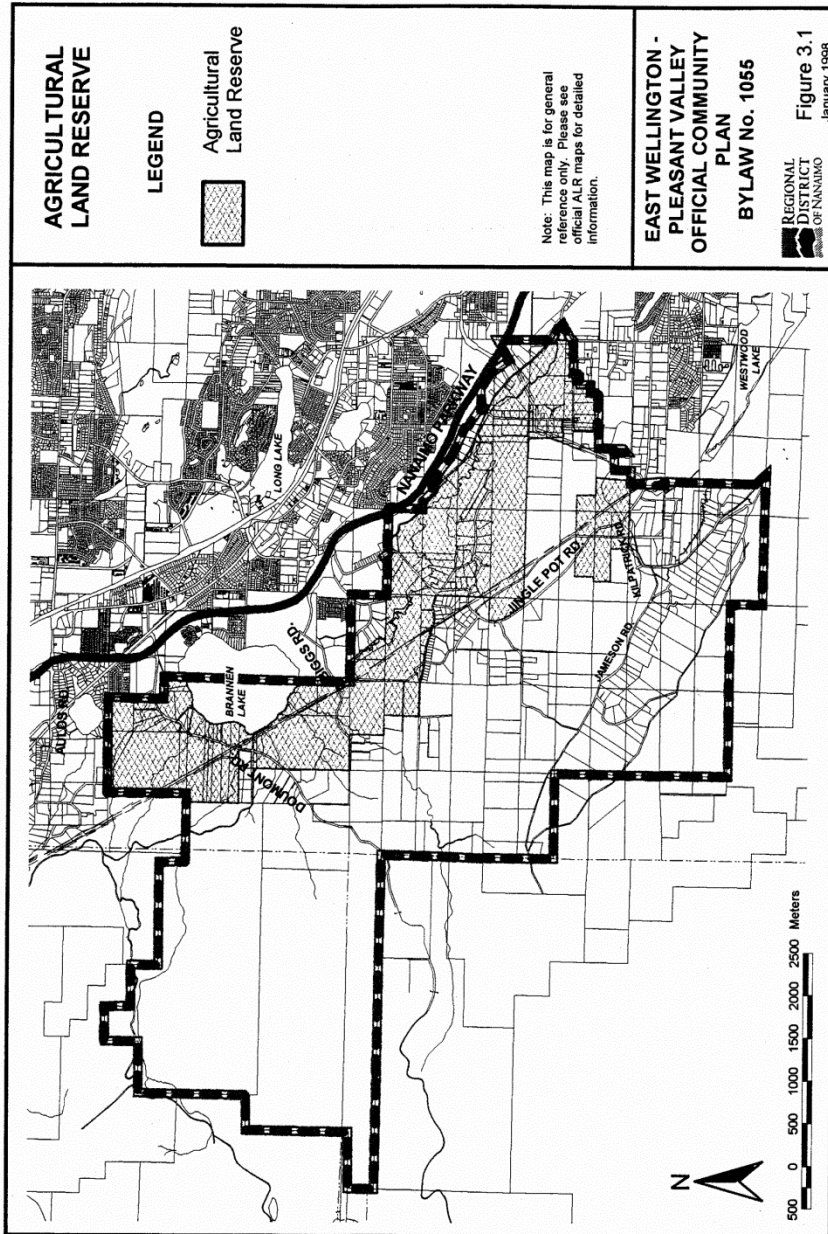
1. Lands within the Agricultural Land Reserve, as well as all other lands considered to be agricultural in character or supportive of agriculture, shall generally be designated as *Rural* in this Plan.
2. Broad-based agricultural activities, including agricultural, livestock and horticultural uses and the processing, production, distribution and sale of locally grown products, shall be encouraged and supported on agricultural lands both within and outside the Agricultural Land Reserve. It is recognized that the regulation of intensive agricultural operations located on land outside the Agricultural Land Reserve, which may that may be detrimental to the natural environment and surrounding lands, may be necessary.
3. The retention of large land holdings within the Agricultural Land Reserve shall be encouraged to maintain the option and feasibility of farm use.
4. The Regional District shall encourage adjacent land uses to be compatible with existing farm uses and to minimize impacts on agricultural lands.
5. The Regional District shall support the Agricultural Land Commission's mandate of preserving and encouraging the use of agricultural land for agriculture. The Regional District may support the use of agricultural land for non-farm purposes provided that the Agricultural Land Commission first grants permission for the proposed use and the use is compatible with surrounding land use patterns and development.



**Attachment 6**  
**Official Community Plan Land Use Designation**  
 (Page 6 of 6)

*Regional District of Nanaimo*  
 EAST WELLINGTON - PLEASANT VALLEY OFFICIAL COMMUNITY PLAN - BYLAW No. 1055

Figure 3.1



## **Attachment 7**

### **Regional Growth Strategy Land Use 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.test

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;
- 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 8**  
**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;
  - 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 9**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 1 of 3)**

**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).

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.

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).

*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)*

**Attachment 9**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 2 of 3)**

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;
- 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.

**Attachment 9**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 3 of 3)**

- 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.
- 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 10**  
**Applicant's Submission**

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 55883

**Application Status:** Under LG Review

**Applicant:** 565832 B.C. LTD., INC.No.BC0565832

**Agent:** Discover Montessori Society

**Local Government:** Nanaimo Regional District

**Local Government Date of Receipt:** 02/03/2017

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm Use

**Proposal:** Discover Montessori Society would like to build a world-class, sustainably designed Montessori Farm School on a portion of the current gravel parking lot. The goal is to offer a hands-on Montessori Education in a working agricultural farm setting. Its an innovative and nature based initiative that could become a working example of educating in harmony with nature, and an experiential, collaborative learning environment for students age birth - 18 years old.

The "Farm School" is a long standing model of Montessori Education. Students in Montessori learn through their 'experiences in the environment'. A Farm School setting links academic education to the land and provides students opportunities for meaningful and purposeful application of key concepts.

Our Farm School will provide environments for students rich opportunities such as (and not limited to):

- Growing and selling agricultural products: vegetables, fruit, herbs, nuts, eggs, wool, jam, hand crafts (Applied Biology, Greenhouse Management, Economics, Arts)
- Entrepreneurship: a student/adult operated farm market, community pumpkin patch (Applied Economics, Financial Management, Leadership)
- Beekeeping and animal husbandry (Applied Biology, Compassion programs, Zoology)
- Running a lunch program using farm produce (Applied Culinary Arts Program, Practical Life, Healthy Lifestyles program)
- Composting and soil management (Applied Earth Sciences, History)
- Stream keeping and riparian zone management (Applied Volunteerism, Land Management, Chemistry, Biology, History)
- Permaculture Design and Gardens (Sustainable Development, Agriculture)
- Renewable Energy Systems: solar, wind, geothermal, biomass
- Machine and tool maintenance / Out-building maintenance (Applied Trades and Technology program)
- The Arts: music and visual arts in a setting that inspires (Applied Self-Expression)

In short, our Montessori Farm School will enable students to learn and practice every aspect of the academic and social curriculum. These experiences build a very deep academic understanding, strong community connections, a collaborative outlook, problem solving skills, critical thinking aptitude, agricultural and ecological awareness, and a meaningful connection to the land.

Our Montessori Farm School will support agriculture in the short and long term. Students and the community can enjoy an agriculturally-based education hub, a place to connect and learn in a natural environment. Agriculture is essential to our approach. Dr. Montessori stated:

"Therefore work on the land is an introduction both to nature and to civilization and gives a limitless field for scientific and historic studies. If the produce can be used commercially this brings in the fundamental mechanism of society, that of production and exchange, on which economic life is based. This means that



there is an opportunity to learn both academically and through actual experience what are the elements of social life. We have called these children the "Erdkinder" because they are learning about civilization through its origin in agriculture. They are the land-children." (Maria Montessori, Childhood to Adolescence, p. 68)

Discover Montessori Societys lease area is 7.01 ha (17.32 acres) of the 8.83 ha (21.82 acres) parcel. We would like to use 1.63 ha (4.03 acres) to develop our Farm School infrastructure. Of this area, just 9.6% will have permanent buildings, and the remainder will be restored or put back into agriculture. (See concept)

Development will consist of:

- A building or group of buildings of approx. 10 x 1,200 sq ft classrooms, additional work spaces in the first phase. Future development of buildings to a maximum of 17,000 sq ft.
- Parking lot will be reduced to accommodate users.
- The rest of this area will return to agricultural use: stream habitat restoration/enhancement of ecologically sensitive areas, invasive species removal, fish habitat restoration, gardens, and a field.

## Agent Information

**Agent:** Discover Montessori Society

**Mailing Address:**

1111 Dufferin Crescent  
Nanaimo, BC  
V9S 2B5  
Canada

**Primary Phone:** [REDACTED]

**Mobile Phone:** [REDACTED]

**Email:** [REDACTED]

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 009-456-295

**Legal Description:** The easterly 60 acres of section 16, range 3, mountain district, except that part in plan 29404, VIP68415, VIP68636 and VIP 72060

**Parcel Area:** 8.8 ha

**Civic Address:**

**Date of Purchase:** 05/12/2005

**Farm Classification:** Yes

**Owners**

1. **Name:** 565832 B.C. LTD., INC.No.BC0565832

**Address:**

#2 - 6421 Applecross Road  
Nanaimo, BC  
V9V 1N1  
Canada

**Phone:** [REDACTED]

**Cell:** [REDACTED]

**Email:** [REDACTED]

## **Current Use of Parcels Under Application**

### **1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

- Self board horse barn, ring, paddocks : .39 ha / .97 acre
- Fallow lands: 4.72 ha / 11.66 acres

*(See image attached)*

### **2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*No major agricultural improvements since 2004 (before the farm market closed).*

*Discover Montessori Society entered into a lease of a 7.5 acre section of the parcel in July 2016. Since then, Discover Montessori School and students have:*

- *Cleared blackberries and invasive plants from around the market building.*
- *Measured and prepared 2 areas for plowing/ planting through a partnership with Nanaimo Vintage Tractor Club (ground has been too saturated unfortunately to complete this work to date).*
- *Repaired vandalism to the farm market building: graffiti, broken windows, new hot water tank installed.*
- *Repaired the water system to working order: new water pump, water sampled and tested.*

*Upcoming Planned Agricultural Improvements include:*

*February 2017:*

- *Repair the poly greenhouse(s) and prepare for indoor and outdoor Spring planting.*

*March 2017:*

- *Students will take the Stream Keepers' Course with Nanaimo Area Land Trust (NALT) to begin to enhance McClure Creek on the property. At the same time, our students will be raising salmon fry for release in collaboration with Department of Fisheries and Oceans.*

*Ongoing:*

- *Prepare gardens for vegetable production: plow, remove invasive plants and rocks, amend soil, plant. Design the permaculture gardens, fruit, nut and berry orchards, problem solve invasive rabbits.*
- *Once permanently on site, we will take over care and feeding of 7 cows with the purpose of increasing the herd and learning about large domesticated ungulates.*
- *The 100 ALR acres in hay to the East of the property allows for potential future agricultural expansion.*

### **3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*A) House (rental): Future Farm Manager accommodations*

*B) The Farm Market building is currently empty.*

## **Adjacent Land Uses**

### **North**

**Land Use Type:** Residential  
**Specify Activity:** Residential

## **East**

**Land Use Type:** Agricultural/Farm  
**Specify Activity:** Hay

## **South**

**Land Use Type:** Residential  
**Specify Activity:** Residential

## **West**

**Land Use Type:** Residential  
**Specify Activity:** Residential

## **Proposal**

### **1. How many hectares are proposed for non-farm use?**

*1.6 ha*

### **2. What is the purpose of the proposal?**

*Discover Montessori Society would like to build a world-class, sustainably designed Montessori Farm School on a portion of the current gravel parking lot. The goal is to offer a hands-on Montessori Education in a working agricultural farm setting. Its an innovative and nature based initiative that could become a working example of educating in harmony with nature, and an experiential, collaborative learning environment for students age birth - 18 years old.*

*The "Farm School" is a long standing model of Montessori Education. Students in Montessori learn through their 'experiences in the environment'. A Farm School setting links academic education to the land and provides students opportunities for meaningful and purposeful application of key concepts.*

*Our Farm School will provide environments for students rich opportunities such as (and not limited to):*

- Growing and selling agricultural products: vegetables, fruit, herbs, nuts, eggs, wool, jam, hand crafts (Applied Biology, Greenhouse Management, Economics, Arts)*
- Entrepreneurship: a student/adult operated farm market, community pumpkin patch (Applied Economics, Financial Management, Leadership)*
- Beekeeping and animal husbandry (Applied Biology, Compassion programs, Zoology)*
- Running a lunch program using farm produce (Applied Culinary Arts Program, Practical Life, Healthy Lifestyles program)*
- Composting and soil management (Applied Earth Sciences, History)*
- Stream keeping and riparian zone management (Applied Volunteerism, Land Management, Chemistry, Biology, History)*
- Permaculture Design and Gardens (Sustainable Development, Agriculture)*
- Renewable Energy Systems: solar, wind, geothermal, biomass*
- Machine and tool maintenance / Out-building maintenance (Applied Trades and Technology program)*
- The Arts: music and visual arts in a setting that inspires (Applied Self-Expression)*

*In short, our Montessori Farm School will enable students to learn and practice every aspect of the academic and social curriculum. These experiences build a very deep academic understanding, strong community connections, a collaborative outlook, problem solving skills, critical thinking aptitude, agricultural and ecological awareness, and a meaningful connection to the land.*

*Our Montessori Farm School will support agriculture in the short and long term. Students and the community can enjoy an agriculturally-based education hub, a place to connect and learn in a natural environment. Agriculture is essential to our approach. Dr. Montessori stated:*

*"Therefore work on the land is an introduction both to nature and to civilization and gives a limitless field for scientific and historic studies. If the produce can be used commercially this brings in the fundamental mechanism of society, that of production and exchange, on which economic life is based. This means that there is an opportunity to learn both academically and through actual experience what are the elements of social life. We have called these children the "Erdkinder" because they are learning about civilization through its origin in agriculture. They are the land-children." (Maria Montessori, Childhood to Adolescence, p. 68)*

*Discover Montessori Society's lease area is 7.01 ha (17.32 acres) of the 8.83 ha (21.82 acres) parcel. We would like to use 1.63 ha (4.03 acres) to develop our Farm School infrastructure. Of this area, just 9.6% will have permanent buildings, and the remainder will be restored or put back into agriculture. (See concept)*

*Development will consist of:*

- A building or group of buildings of approx. 10 x 1,200 sq ft classrooms, additional work spaces in the first phase. Future development of buildings to a maximum of 17,000 sq ft.*
- Parking lot will be reduced to accommodate users.*
- The rest of this area will return to agricultural use: stream habitat restoration/enhancement of ecologically sensitive areas, invasive species removal, fish habitat restoration, gardens, and a field.*

### **3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.**

*This proposal could theoretically be accommodated on non-ALR lands, however:*

- 1) This property is superior because it IS PROTECTED by the ALR, ensuring the agricultural nature of the Farm School is protected in perpetuity. Additionally, the 100 ALR acres in hay to the East of the property ensures that it remains agricultural, and allows the potentiality of agricultural expansion should the school grow in the future.*
- 2) This property is superior because of the VARIOUS ECO-SYSTEMS it offers for students to learn from. Streams, wetlands, fields on one parcel make the perfect learning environment to understand the interconnectedness of the Earth's systems.*
- 3) This property is superior because of the VARIOUS EXISTING INFRASTRUCTURE it offers. This means that the arable lands will not be further disturbed through new construction. New building and development will occur on the current parking lot.*
- 4) This property is superior because it is located OUTSIDE OF CITY LIMITS, making it affordable and accessible for families to reach, from Ladysmith to Qualicum Beach. Being outside of city limits is also important because it requires and empowers us to design a school that is 'light on the land'. Our design will reuse and collect water for domestic and agricultural uses, manage waste in a sustainable way, apply passive and solar heating systems, and more, to become a world-class example of sustainable design and green-design that is achievable.*
- 5) Finally, Discover Montessori Society has been searching for the right property for over 10 years. This is the most suitable property we have found for a Montessori Farm School setting in Nanaimo. The need for classroom space and agricultural space, is a specific requirement that is uniquely challenging. The parcel at 3452 Jingle Pot Road is our best choice for creating a Farm School.*

### **4. Does the proposal support agriculture in the short or long term? Please explain.**

*Our proposal will return agriculture to this land, which has been fallow for the past 8 years. We shall reestablish greenhouse operations, enhance ecologically sensitive areas, educate, and grow food on the land.*

*We will return .85 ha (2.03 acres) to agriculture that was previously unused, and build upon less than 10% of the non-farm application area (up to 17,000 sq ft max.) which is currently a gravel parking lot.*

*Our proposal encourages and enhances both agriculture and agribusiness. Students will be taught, with the help of resident experts, how to work with the land and learn from its systems. Our Farm School will 'normalize' agriculture for our students, as part of the "preparation for life" that Dr. Montessori envisioned for education.*

*Farm-based education of the youth of our communities could prove to be one of the best provincial initiatives to support the key ALC objective of encouraging farming in British Columbia.*

*We have the opportunity to foster generations of alumni who understand, and have intimately worked with land and water systems; who know how to grow food and care for animals; who understand where their food comes from, and understand the importance of farmers and farming in our communities. Our Montessori Farm School is a sustainable way to support agriculture well into the future.*

## **Applicant Attachments**

- Agent Agreement - Discover Montessori Society
- Other correspondence or file information - Current Agricultural Uses
- Other correspondence or file information - Site Photos
- Other correspondence or file information - Farm/ Non-Farm Areas
- Proposal Sketch - 55883
- Certificate of Title - 009-456-295

## **ALC Attachments**

None.

## **Decisions**

None.

**AGENT AUTHORIZATION LETTER**

I (we) 565832 BC LTD., INC.NO BC 0565832  
*Printed/ typed name(s) of landowner(s)*

hereby appoint Diana Gail Chalmers (of Discover Montessori Society) to  
*Printed/ typed name of agent*

make application to the Agricultural Land Commission as agent on my/our behalf with respect to  
the following parcel (s): Insert legal description for each parcel under application

Parcel Identifier: **009-456-295**  
Legal Description: **The easterly 60 acres of section 16, range 3, mountain district, except that part in plan 29404, VIP68415, VIP68636 and VIP 72060**  
Parcel Area: **8.83 ha**  
Civic Address: **3452 Jingle Pot Road, Nanaimo, BC, Canada**

I Diana Gail Chalmers understand that as  
*Printed/ typed name of agent*

agent, I am required to ensure that all landowners are provided with information being  
submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):

Tanis Milver  
Signature

Tanis Milver  
Printed Name

JAN 24 / 17  
Date

D Chalmers  
Signature

Diana Chalmers  
Printed Name

Jan 24 / 17  
Date


LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR2215064

Karen Barker  
1111 Dufferin Crescent  
Nanaimo BC V9S2B5  
Pick up by: Karen Barker

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://stc.ltsa.ca/stc> (access code 699254).

I certify this to be an accurate reproduction of title number **EX49848** at 14:04 this 16th day of January, 2017.

  
REGISTRAR OF LAND TITLES



---

<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA
<b>Title Number</b> From Title Number	EX49848 ES19108
<b>Application Received</b>	2005-05-04
<b>Application Entered</b>	2005-05-13
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	565832 B.C. LTD., INC.NO. BC0565832 C/O #2 - 6421 APPLCROSS ROAD NANAIMO, BC V9V 1N1
<b>Taxation Authority</b>	NANAIMO/COWICHAN ASSESSMENT AREA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR2215064

**Description of Land**

Parcel Identifier: 009-456-295  
Legal Description:  
THE EASTERLY 60 ACRES OF SECTION 16, RANGE 3, MOUNTAIN DISTRICT  
EXCEPT THAT PART IN PLAN 29404, VIP68415, VIP68636 AND VIP72060

**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

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE EP76343

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE ET43579

**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 SECTION 172(3) 233975G  
FOR ACTUAL DATE AND TIME OF REGISTRATION  
SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY

Nature: STATUTORY RIGHT OF WAY  
Registration Number: EH5450  
Registration Date and Time: 1994-01-17 10:24  
Registered Owner: TERASEN GAS (VANCOUVER ISLAND) INC.  
Transfer Number: EV127085

Nature: STATUTORY RIGHT OF WAY  
Registration Number: EH155209  
Registration Date and Time: 1994-11-30 09:52  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: EH155210  
Registration Date and Time: 1994-11-30 09:52  
Registered Owner: BC TEL  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: ET47109  
Registration Date and Time: 2002-05-01 10:35  
Registered Owner: REGIONAL DISTRICT OF NANAIMO



LAND TITLE OFFICE

## STATE OF TITLE CERTIFICATE

Certificate Number: STSR2215064

Nature: MORTGAGE  
Registration Number: FA79958  
Registration Date and Time: 2006-06-30 09:02  
Registered Owner: CANADIAN WESTERN BANK

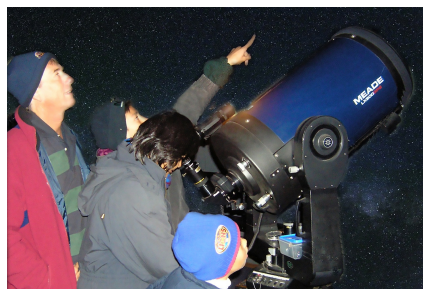
Nature: ASSIGNMENT OF RENTS  
Registration Number: FA79959  
Registration Date and Time: 2006-06-30 09:02  
Registered Owner: CANADIAN WESTERN BANK

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



# Discover Montessori Farm School Concept

Draft

3452 Jingle Pot Road

Draft



## Current Agricultural Uses:



**Horse Barn, Ring, Paddocks**

3937.87 m<sup>2</sup> | 0.00 km<sup>2</sup> | 0.97 acres | 0.39 hectares | 42386.89 feet<sup>2</sup> | 0.00 square miles | 0.00 square nautical miles



**Fallow land**

47205.19 m<sup>2</sup> | 0.05 km<sup>2</sup> | 11.66 acres | 4.72 hectares | 508112.41 feet<sup>2</sup> | 0.02 square miles | 0.01 square nautical miles



**Photo #1.** Parking lot facing north. Left side, beyond the sign, is the vehicle entrance from Jingle Pot Road. Farm Market building is on right. The gravel parking lot covers approximately .95 ha (2.34 acres). Proposed non farm uses on the gravel area located to the left of the farm market before the trees.



**Photo #2.** Parking lot facing east from Jingle Pot Road. Left side is the vehicle entrance from Jingle Pot Road. Farm Market building centre frame. The gravel parking lot covers approximately .95 ha (2.34 acre). Proposed non farm uses on the gravel area and the fill area located to the left of the farm market, before the trees.



**Photo #3.** Parking lot facing east, beside the farm market, showing road access to the neighbouring hay fields. Road access to field to be preserved for the farmer.



**Photo #4.** Gravel parking lot facing north-east beside the farm market, showing road access to hay fields. Beyond the trees is a steep bank drop off to the creek. The area is made up of stony fill and is proposed site for non farm use.



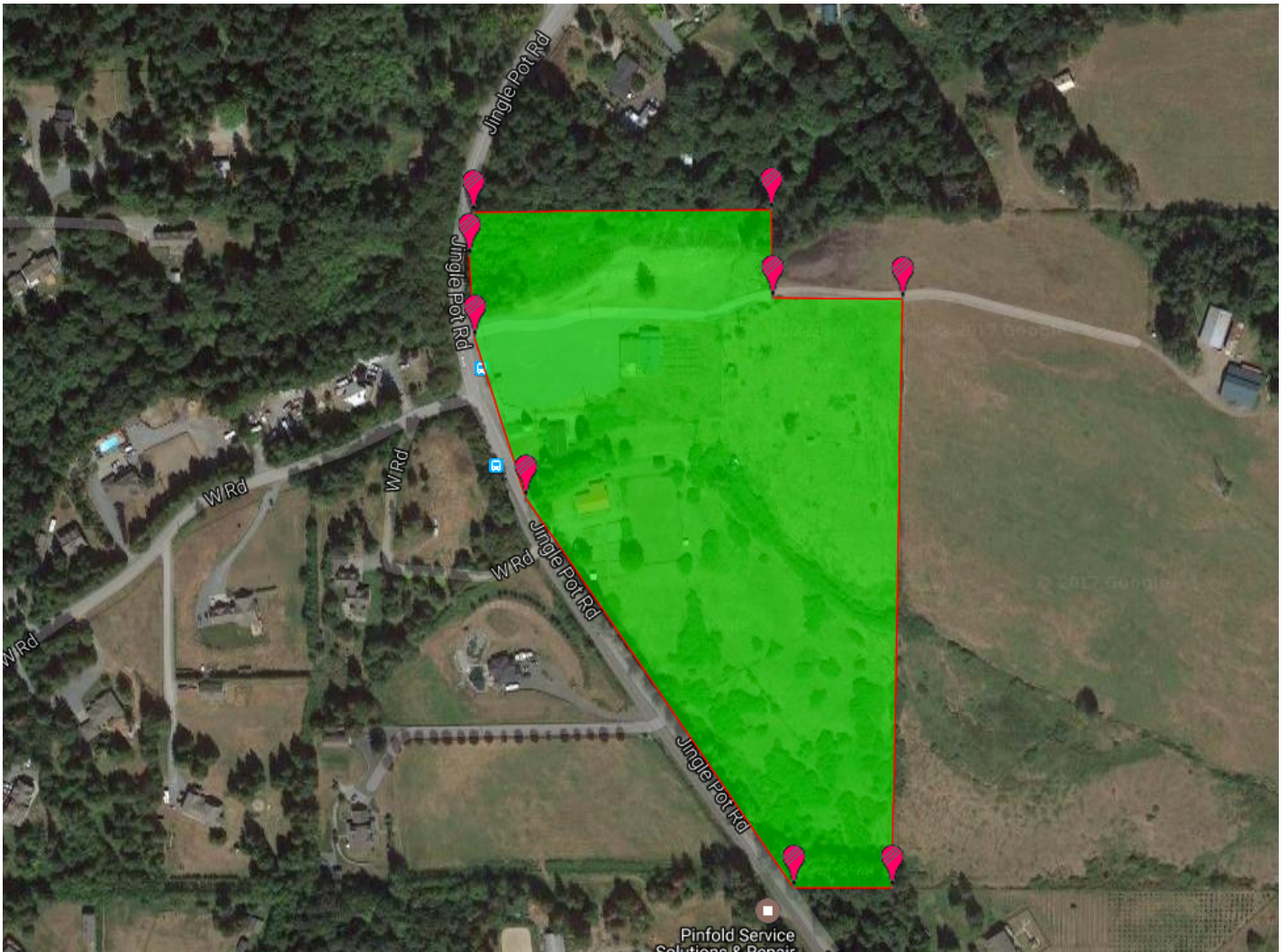
**Photo #5.** Photo taken from Jingle Pot side of the gravel lot, facing north-east. Above the grade change is the driveway for existing house. Access road to the hay field is on left, beyond the blue car. The area is made up of stony gravel and is proposed site for non farm use.



**Photo #6.** Road to hay field facing west. Farm market on left, stony gravel area to steep slope to creek on the right. Beyond trees, on the right side, is the creek. This area is part of the proposed site for non farm use.

**Total Discover Montessori Society Lease portion:** 17.32 acres / 7.01 ha

Of the 21.82 acre / 8.83 ha parcel (PID 009-456-295), Discover Montessori Society is leasing 17.32 acres / **7.01** ha portion.



70079.60 m<sup>2</sup> | 0.07 km<sup>2</sup> | 17.32 acres | 7.01 hectares | 754330.56 feet<sup>2</sup> | 0.03 square miles | 0.02 square nautical miles

# Proposed Non-Farm Use Application Area: 4.03 ac / 1.63 ha

Includes parking lot, access road, area to McClure Creek and farm stand building



16311.60 m<sup>2</sup> | 0.02 km<sup>2</sup> | 4.03 acres | 1.63 hectares | 175576.62 feet<sup>2</sup> | 0.01 square miles | 0.00 square nautical miles





**Area to be Returned to Agriculture (Area "A"): 2.09 acres / .85 ha Total Area to be in Agriculture on entire lease property (A+B): 15.57 acres / 6.38 ha**

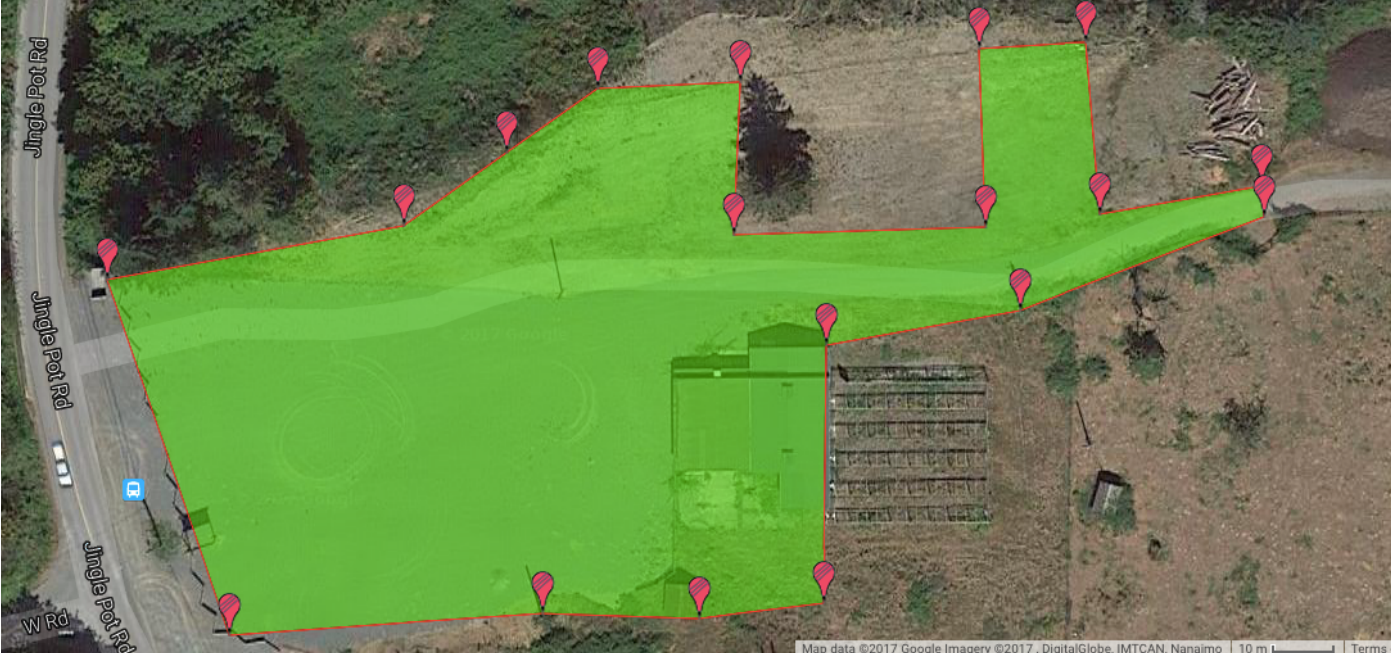


A = 8477.71 m<sup>2</sup> | 0.01 km<sup>2</sup> | 2.09 acres | 0.85 hectares | 91253.32 feet<sup>2</sup> | 0.00 square miles | 0.00 square nautical miles

B = 55300.26 m<sup>2</sup> | 0.06 km<sup>2</sup> | 13.66 acres | 5.53 hectares | 595247.06 feet<sup>2</sup> | 0.02 square miles | 0.02 square nautical miles

**Buildings, Parking Area, Access Road total proposed:** approx. 1.93 acres / .78 ha

**New Buildings:** maximum 17,000 sq ft in total (ie: main buildings and workshops). This represents 9.6% of the entire non-farm use application.



7825.09 m<sup>2</sup> | 0.01 km<sup>2</sup> | 1.93 acres | 0.78 hectares | 84228.61 feet<sup>2</sup> | 0.00 square miles | 0.00 square nautical miles

### AAC Comment and ALC Decisions – February 2014 to March 17, 2017

AAC has been providing comment on applications to the Provincial ALC in accordance with RDN Board Policy B1-08 *Review of Provincial Agricultural Land Reserve Applications* since February 2014. In that time the AAC has provided comment on 19 applications to the ALC. For information on recent and archived ALC applications and decisions, visit the ALC webpage at <http://www.alc.gov.bc.ca/alc/content/applications-and-decisions/search-for-applications-and-decisions>. The applications, AAC comment and ALC decisions are summarized in the following table:

Application No	Application Type	Agent, Owner	Civic Address , Property Legal	EA	AAC Recommendation	ALC File No	ALC Decision
PL2014-005	Inclusion	C & F Land Resource Consultants Ltd; 0848214 BC LTD	Island Highway, Lot A District Lot 90 and of Block 359 Newcastle District Plan Vip67156	H	None provided	53673	Approved 06/06/2014
PL2014-010	Subdivision	Ken and Shannon Carifelle, and Shirley Daines	2455 Holden Corso Road & 1617 Rugg Road, East 40 Acres Of Section 16, Range 2, Cedar District, Except Part In Plan 29623 And 42171	A	Approval	53680	Refused 04/28/2015
PL2014-013	Subdivision	Donna and Walter Paravicini	531, 533, 539 Parker Road West, Lot 10, District Lot 78, Newcastle District, Plan 2047	G	None provided	53681	Refused 08/31/2015
PL2014-017	Subdivision	Turner Land Surveying; Dennis Paugh	2670 McLean's Road, The East 20 Chains Of Section 7, Range 3, Cranberry District, Except That Part In Plan 36845	C	Approval	54215	Refused 06/03/2016
PL2014-027	Subdivision	Fern Road Consulting Ltd; Maz-Can Investments Ltd.	2729 Parker Road, Lot 3, District Lot 67, Nanoose District, Plan 29941, Except Part In Plan Epp51762	E	Approval	53723	Approved 05/13/2015
PL2014-051	Subdivision	J. E. Anderson & Associates; Steve Vogel	2560 Grafton Ave. & 2555 Tintern Road, Lot 51, District Lot 8, Cameron District, Plan 1981 Except The Westerly 4.96 Chains	F	Approval	53789	Refused 05/07/2015 Reconsider and Refuse 11/14/2016
PL2015-057	Nonfarm Use	John, Allan and Joan Wild	640 Grovehill Road, LOT 9 (DD 51005N), District lot 90, Newcastle District, Plan 1874, Except Part in Plan VIP52920 AND Plan VIP73941	H	Approval	54288	Approved 11/05/2015
PL2015-160	Subdivision	Wendy Hutbatch	2116 Alberni Highway, Lot 12, Salvation Army Lots, Nanoose District, Plan 1115, Except Part In Plan 734 RW	F	None provided	55109	Refused 08/25/2016
PL2015-177	Subdivision	Elizabeth Puckering; Howard Fowler	Virginia Road, That Part of Lot 1, District Lot 141, Nanoose and Newcastle Districts, Plan 2273	F	None provided	54599	Refused 09/09/2016
PL2016-034	Subdivision	RDN; Eric and Betty Hodgson,	2070 Akenhead Road, Section 12, Range	A	Approval	54876	Refused

		Sucha Ollek	8, Cranberry District, Except Parcel A				11/21/2016
PL2016-035	Nonfarm Use	Sims and Associates/Fern Road Consulting; Earthbank Resource Systems Ltd.	1330 Hodge's Road, Lot 1, Plan EPP16024 & Lot C, Plan VIP80909	G	Approval	54982	Refused 08/24/2016
PL2016-042	Nonfarm Use	Corinna Kral, Victor Lassam, Doreen Lassam, Tammy Raynor, Shane Lassam	2602 Holden Corso Road, That Part Of Section 17, Range 3, Cedar District, Lying To The West Of The Westerly Boundary Of The West 5 Chains Of The East 60 Acres of Said Section, Except The South 10 Chains of The West 12 Chains of Said Section, And Except Part In Plans 16643, 18872	A	Approval	55086	Refused 08/08/2016
PL2016-064	Nonfarm Use	Arbor Memorial Inc.	2347 & 2419 Cedar Road, Lot A Sections 8, 9 And 10 Range 1 Cedar District Plan Vip76153	A	Approval Area 1 Non Approval Area 2	55251	Approved Area 1 11/21/2016 Refused Area 2 11/21/2016
PL2016-096	Subdivision	Rodney Edwards & Laurie Kallin	6617 Doumont Road, That Part of Lot 1, District Lot 35, Wellington District, Plan 3225	C	Non Approval	55410	Refused 01/30/2017
PL2016-097	Nonfarm Use	Culverden Holdings Ltd. / Seven Springs Camp and Retreat Centre	1888 Kaye Rd, Lot 1, District Lot 171 and Block 564, Nanoose District, Plan VIP71158	E	Approval	55354	Refused 12/21/2016
PL2016-151	Exclusion	Mazzoni & Associates Planning; Ezra Cook Holdings Ltd. Inc. No. 458302	7955 Island Highway West, District Lot 14, Newcastle District, Except The Esquimalt And Nanaimo Railway Company Right Of Way As Said Right Of Way Is Shown Coloured Red On DD 4433n	H	Approval	55717	Pending
PL2016-155	Non-Farm Use (Placement of Fill)	Dean Kauwell, Erica Rudischer	2642 Maxey Road, Lot 2, Sections 17, And 18, Range 5, Mountain District, Plan 40319	C	Approval	55804	Pending
*PL2016-158	Non-Farm Use	Clarke Gourlay, Morningstar Springs Farm Ltd.	403 Lowry's Road, Lot 2, District Lots 19 & 83, Nanoose District, Plan EPP16024	G	Approval	55827	Approved 02/28/2017
PL2016-189	Exclusion	Cox Taylor; Gene and Gloria Martini	1155 and 1169 Leffler Road, Lot 1, District Lot 139, Nanoose District, Plan 18583	F	Approval	55899	Pending

\*New decision (one) since last AAC meeting of February 17, 2017.