



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 102485
Application Type: Subdivide Land in the ALR
Status: Submitted to L/FNG
Name: Frueh et al.
Local/First Nation Government: Cowichan Valley Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description PARCEL A (DD 861711) OF SECTION 20, RANGE 1, SHAWNIGAN DISTRICT
Approx. Map Area 1.68 ha
PID 004-147-189
Purchase Date Apr 20, 2005
Farm Classification Yes
Civic Address n/a
Certificate Of Title TITLE-EX42466-PID-004-147-189.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Janice Frueh	Not Applicable			Not Applicable
Steven Frueh	Not Applicable			Not Applicable

Parcel #2

Parcel Type	Fee Simple
Legal Description	PARCEL N (DD 86171I) OF THE SOUTH 1/2 OF SECTION 1, RANGE 1, COWICHAN DISTRICT
Approx. Map Area	3.94 ha
PID	004-142-021
Purchase Date	Apr 20, 2005
Farm Classification	Yes
Civic Address	n/a
Certificate Of Title	TITLE-EX42465-PID-004-142-021.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Janice Frueh	Not Applicable			Not Applicable
Steven Frueh	Not Applicable			Not Applicable

Parcel #3

Parcel Type	Fee Simple
Legal Description	LOT 8, SECTION 1, RANGE 2, COWICHAN DISTRICT, AND OF SECTION 20, RANGE 2, SHAWNIGAN DISTRICT, PLAN 1202
Approx. Map Area	3.4 ha
PID	004-147-308
Purchase Date	Apr 20, 2005
Farm Classification	Yes
Civic Address	n/a
Certificate Of Title	TITLE-EX42471-PID-004-147-308.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
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Janice Frueh	Not Applicable	Not Applicable
Steven Frueh	Not Applicable	Not Applicable

Parcel #4

Parcel Type	Fee Simple
Legal Description	LOT 9, SECTION 1, RANGE 2, COWICHAN DISTRICT, AND SECTION 20, RANGE 2, SHAWNIGAN DISTRICT, PLAN 1202, EXCEPT PART IN PLAN 18353
Approx. Map Area	1.76 ha
PID	007-920-326
Purchase Date	Apr 20, 2005
Farm Classification	Yes
Civic Address	Forrest Rd
Certificate Of Title	TITLE-EX42469-PID-007-920-326.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Janice Frueh	Not Applicable			Not Applicable
Steven Frueh	Not Applicable			Not Applicable

Parcel #5

Parcel Type	Fee Simple
Legal Description	LOT 10, SECTION 1, RANGE 2, COWICHAN DISTRICT, AND SECTION 20, RANGE 2, SHAWNIGAN DISTRICT, PLAN 1202, EXCEPT PART IN PLAN 18353
Approx. Map Area	2.46 ha
PID	007-920-431
Purchase Date	Apr 20, 2005
Farm Classification	Yes
Civic Address	Forrest Rd

Certificate Of Title	TITLE-EX42468-PID-007-920-431.pdf			
Land Owner(s)	Organization	Phone	Email	Corporate Summary
Janice Frueh	Not Applicable			Not Applicable
Steven Frueh	Not Applicable			Not Applicable

Parcel #6

Parcel Type	Fee Simple			
Legal Description	LOT 11, SECTION 1, RANGE 2, COWICHAN DISTRICT, AND SECTION 20, RANGE 2, SHAWNIGAN DISTRICT, PLAN 1202, EXCEPT PART IN PLAN 18353			
Approx. Map Area	2.72 ha			
PID	007-920-491			
Purchase Date	Apr 20, 2005			
Farm Classification	Yes			
Civic Address	2190 Forrest Rd			
Certificate Of Title	TITLE-EX42467-PID-007-920-491.pdf			
Land Owner(s)	Organization	Phone	Email	Corporate Summary
Janice Frueh	Not Applicable			Not Applicable
Steven Frueh	Not Applicable			Not Applicable

Parcel #7

Parcel Type	Fee Simple			
Legal Description	LOT 1, SECTION 20, RANGE 2, SHAWNIGAN DISTRICT, PLAN 18353			
Approx. Map Area	5.34 ha			
PID	003-734-501			

Purchase Date	Apr 20, 2005
Farm Classification	Yes
Civic Address	Forrest Rd
Certificate Of Title	TITLE-EX42464-PID-003-734-501.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Janice Frueh	Not Applicable			Not Applicable
Steven Frueh	Not Applicable			Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? Yes

Describe the other parcels including their location, who owns or leases them, and their use. 007-909-896, 007-909-934, 007-919-981, 007-920-024, 007-920-059, 007-920-091 and 007-910-088 being Lots 1-7 , Plan 1202. These parcels form the remaining area of the working farm.

3. Primary Contact

Type	Third-Party Agent
First Name	David
Last Name	Symonds
Organization (If Applicable)	Kenyon Wilson Professional Land Surveyors
Phone	2507464745
Email	dsymonds@kenyonwilson.ca

4. Government

Local or First Nation Government: Cowichan Valley Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).	Parcel 1, 2 , 3, 4, 5, 6 are mainly grass/hay production, some periodic grazing for cows. Part of Parcel 3 has a slope that is left natural down to the Koksilah River. Parcel 7 has a residence (10%) and areas for grazing or grass/hay production (50%) and slopes of natural vegetation and Koksilah River (40%).
Describe all agricultural improvements made to the parcel(s).	Fencing around the residence, water collection in the pond. Much of the properties are cleared for grass/hay production or grazing or left natural on the steeper slopes.
Describe all other uses that currently take place on the parcel(s).	residence on Parcel 7. Residence removed from Parcel 6

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	grass fields and natural vegetated lands
East	Agricultural / Farm	fields and farm buildings (dairy farm)
South	Agricultural / Farm	fields and residence
West	Residential	One parcel with a residence, one parcel used as the camp for the Girl Guides

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	3
2	Lot	3.5
3	Lot	3.2
4	Lot	3

5	Lot	2.5
6	Lot	3
7	Lot	3.1

What is the purpose of the proposal?	<p>The Frueh family has owned these parcels for many years and have used them for their dairy farm. In 1965, they (the previous generation) decided to subdivide off the parcel to create Lot 1, Plan 18353 (Parcel 7) and sold it off. The opportunity arose to purchase it back and since then have built the current residence. Currently, Parcel A (Parcel 1) is land locked and Parcel N (Parcel 2) has access to road only by the end of the width of Forrest Rd. 3 of the parcels lost their access to the Koksilah River when the subdivision occurred in 1965.</p> <p>The owners desire to realign the parcel boundaries so that the 7 affected parcels are of roughly equal areas and all have access to both road and the Koksilah River.</p> <p>The agricultural activities will not be affected by the boundary realignment.</p>
Why do you believe this parcel is suitable for subdivision?	<p>This boundary realignment proposal falls under the subdivision umbrella. The proposal is not introducing any new parcels. The ALC regulations allow for boundary realignments but only when up to 4 parcels are considered. This proposal is considering 7 parcels.</p>
Does the proposal support agriculture in the short or long term? Please explain.	<p>yes, the proposal supports agriculture in the short term. There is no intent to change the workings of the current dairy farm. The realignment in the long term provides opportunity for the Frueh family to provide land to their children and continue to operate the dairy farm.</p>
Proposal Map / Site Plan	24-9208-PR2.pdf
Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?	No

7. Optional Documents

Type	Description	File Name
Other files that are related	BC Assessments	BC Assessments.pdf
Other files that are related	Google Earth location	Frueh Farm.kml