



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 58437

**Application Status:** Under LG Review

**Applicant:** Rhonda Kulai

**Local Government:** Nanaimo Regional District

**Local Government Date of Receipt:** 01/01/2019

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

**Proposal Type:** Subdivision

**Proposal:** The purpose of the division, is to develop the land on the Hemer rd side. This property has been in the Taylor family for 4 generations, that being said 2 separate families live on each side. On the hemer side are my son's that have inherited the land from there father, who passed 4 yrs ago. They are still young men and it is my hope and desire to help them develop the land, to sustain them for the future. As well to be able to put a small home there myself. They have been raised there most of there lives, and have no desire to leave.

That being said, the rugg rd side is family as well. The boys Uncle and Aunt who live there are at retirement age and are happy just to be there. So if any improvements are going to be made to the land, borrowing money from a financial institution has to be agreed upon by all owners.

Which if the hemer side to develop the property, it will need to be cleared and prepped which will take money. The boys are financially unable to meet this goal, without borrowing money. It is our desire on both sides to keep the land in the family, but as family grows it will be more and more difficult to make it work, as they will want to leave there side of the land to their children and so on. We only want it in half at the obvious division. There is no intention for the land to be sold on either side. The land is currently divided by a legal clause.

**Mailing Address:**



Canada

**Primary Phone:**



## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 004-946-855

**Legal Description:** Section 14, Range 2, Cedar District, Except the Westerly 60 Acres Thereof, and Except Parcel B (DD 6974N) of Said Section

**Parcel Area:** 14 ha

**Civic Address:**



**Date of Purchase:** 12/19/2016

**Farm Classification:** No

**Owners**

**Applicant:** Rhonda Kulai

1. **Name:** Rhonda Kulai

**Address:**



**Phone:**



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

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

*no agricultural farm use*

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

*no agricultural improvements*

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

*no non-agricultural activity*

### **Adjacent Land Uses**

#### **North**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** farm land (hay)

#### **East**

**Land Use Type:** Recreational

**Specify Activity:** Park land (lake)

#### **South**

**Land Use Type:** Recreational

**Specify Activity:** Park land

#### **West**

**Land Use Type:** Residential

**Specify Activity:** single family dwellings

### **Proposal**

**1. Enter the total number of lots proposed for your property.**

8 ha

6 ha

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

*The purpose of the division, is to develop the land on the Hemer rd side. This property has been in the Taylor family for 4 generations, that being said 2 separate families live on each side. On the hemer side*

**Applicant:** Rhonda Kulai

*are my son's that have inherited the land from there father, who passed 4 yrs ago. They are still young men and it is my hope and desire to help them develop the land, to sustain them for the future. As well to be able to put a small home there myself. They have been raised there most of there lives, and have no desire to leave.*

*That being said, the rugg rd side is family as well. The boys Uncle and Aunt who live there are at retirement age and are happy just to be there. So if any improvements are going to be made to the land, borrowing money from a financial institution has to be agreed upon by all owners.*

*Which if the hemer side to develop the property, it will need to be cleared and prepped which will take money. The boys are financially unable to meet this goal, without borrowing money. It is our desire on both sides to keep the land in the family, but as family grows it will be more and more difficult to make it work, as they will want to leave there side of the land to their children and so on. We only want it in half at the obvious division. There is no intention for the land to be sold on either side. The land is currently divided by a legal clause.*

**3. Why do you believe this parcel is suitable for subdivision?**

*The land is suitable for subdivision as there is a public trail that runs through the property, which used to be a railroad many years ago. This is a natural division as it divides the property approximately in half. The land on the rugg rd side has been mostly taken over by the lake and swamp area. It cannot be accessed from one side to another without going onto public roads or the neighbouring property. As well the parks do not want the trail crossed (attached letter from the parks board)*

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

*the subdivision will support agriculture in the long term as it will take time and money to prep the land*

**5. Are you applying for subdivision pursuant to the ALC Homesite Severance Policy? If yes, please submit proof of property ownership prior to December 21, 1972 and proof of continued occupancy in the "Upload Attachments" section.**

*No*

## **Applicant Attachments**

- Proposal Sketch - 58437
- Site Photo - other title page
- Professional Report - agent authority
- Professional Report - agent authority
- Site Photo - map division
- Site Photo - map lake/swamp
- Site Photo - lake, swamp south facing nw
- Site Photo - lake swamp
- Site Photo - lake swamp
- Professional Report - parks board
- Site Photo - trail pic
- Site Photo - trail pic
- Site Photo - future non agriculture site facing N
- Site Photo - future agri site W facing E
- Site Photo - future home site for mom
- Site Photo - future agri site
- Site Photo - future agri site N facing S
- Site Photo - map of site proposals
- Certificate of Title - 004-946-855

**Applicant:** Rhonda Kulai

## **ALC Attachments**

None.

## **Decisions**

None.

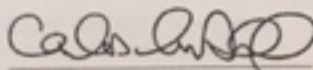
LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR2196683

MONT & WALKER LAW CORPORATION  
201 SELBY STREET  
NANAIMO BC V9R 2R2

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.bsa.ca/stc> (access code 891123).

I certify this to be an accurate reproduction of title number **CA5655978** at 22:45 this 19th day of December, 2016.

  
REGISTRAR OF LAND TITLES



**Land Title District**  
Land Title Office

VICTORIA  
VICTORIA

**Title Number**  
From Title Number

CA5655978  
CA4342613

**Application Received**

2016-11-17

**Application Entered**

2016-12-03

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

ROBIN JOHN TAYLOR, WELDER  
SHARON CAROL TAYLOR, RETAIL SALES  
[REDACTED]  
[REDACTED]

AS TO AN UNDIVIDED 150/400 INTEREST AS JOINT TENANTS

Registered Owner/Mailing Address:

KOLTON WILLIAM TAYLOR, MILLWORKER  
[REDACTED]  
[REDACTED]

AS TO AN UNDIVIDED 125/400 INTEREST

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR2196683

Registered Owner/Mailing Address: BRAYDEN JOHN TAYLOR, TRADES  
1895 S [REDACTED]  
[REDACTED]  
[REDACTED]  
AS TO AN UNDIVIDED 125/400 INTEREST

**Taxation Authority**

NANAIMO/COWICHAN ASSESSMENT AREA  
NORTH CEDAR IMPROVEMENT DISTRICT

**Description of Land**

Parcel Identifier: 004-946-855

Legal Description:  
SECTION 14, RANGE 2, CEDAR DISTRICT, EXCEPT THE WESTERLY 60 ACRES THEREOF,  
AND EXCEPT PARCEL B (DD 6974N) OF SAID SECTION

**Legal Notations**

THIS CERTIFICATE OF TITLE MAY BEE AFFECTED BY THE AGRICULTURAL  
LAND COMMISSION ACT, AGRICULTURAL LAND RESERVE PLAN NO. 5,  
DEPOSITED 26/07/1974

**Charges, Liens and Interests**

Nature: EXCEPTIONS AND RESERVATIONS  
Registration Number: M76300  
Registered Owner: ESQUIMALT AND NANAIMO RAILWAY COMPANY  
Remarks: INTER ALIA  
A.F.B. 9.693.7434A  
71497G, SECTION 172 (3)  
FOR ACTUAL DATE AND TIME OF REGISTRATION  
SEE ORIGINAL GRANT FROM E&N RAILWAY COMPANY

Nature: MORTGAGE  
Registration Number: CA5655979  
Registration Date and Time: 2016-11-17 16:13  
Registered Owner: COAST CAPITAL SAVINGS CREDIT UNION  
INCORPORATION NO. FI 146

**Duplicate Indefeasible 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 Chap  
250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*





AGENT AUTHORIZATION LETTER

I (we) Brayden Taylor, Kolton Taylor  
Printed typed name(s) of landowner(s)

hereby appoint Rhonda Kulai 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

Section 14, Range 2, Cedar District, Except the westerly 60 acres thereof, and Except Parcel 3 (00 6974N) of said Section

I Rhonda Kulai 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):

Brayden Taylor Brayden Taylor  
Signature Printed Name Date

K. Taylor Kolton Taylor  
Signature Printed Name Date



...containing

**AGENT AUTHORIZATION LETTER**

I (we) Sharon Taylor, Robin Taylor  
Printed typed name(s) of landowner(s)

hereby appoint Rhonda Kulai 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

Section 14, Range 2, Cedar District, Except the Westerly 60 acres  
thereof, and Except Parcel B (0P6774N) of said Section.

I, Rhonda Kulai 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):

Robin J Taylor Robin Taylor  
Signature Printed Name Date

Sharon B Taylor SHARON C. TAYLOR.  
Signature Printed Name Date























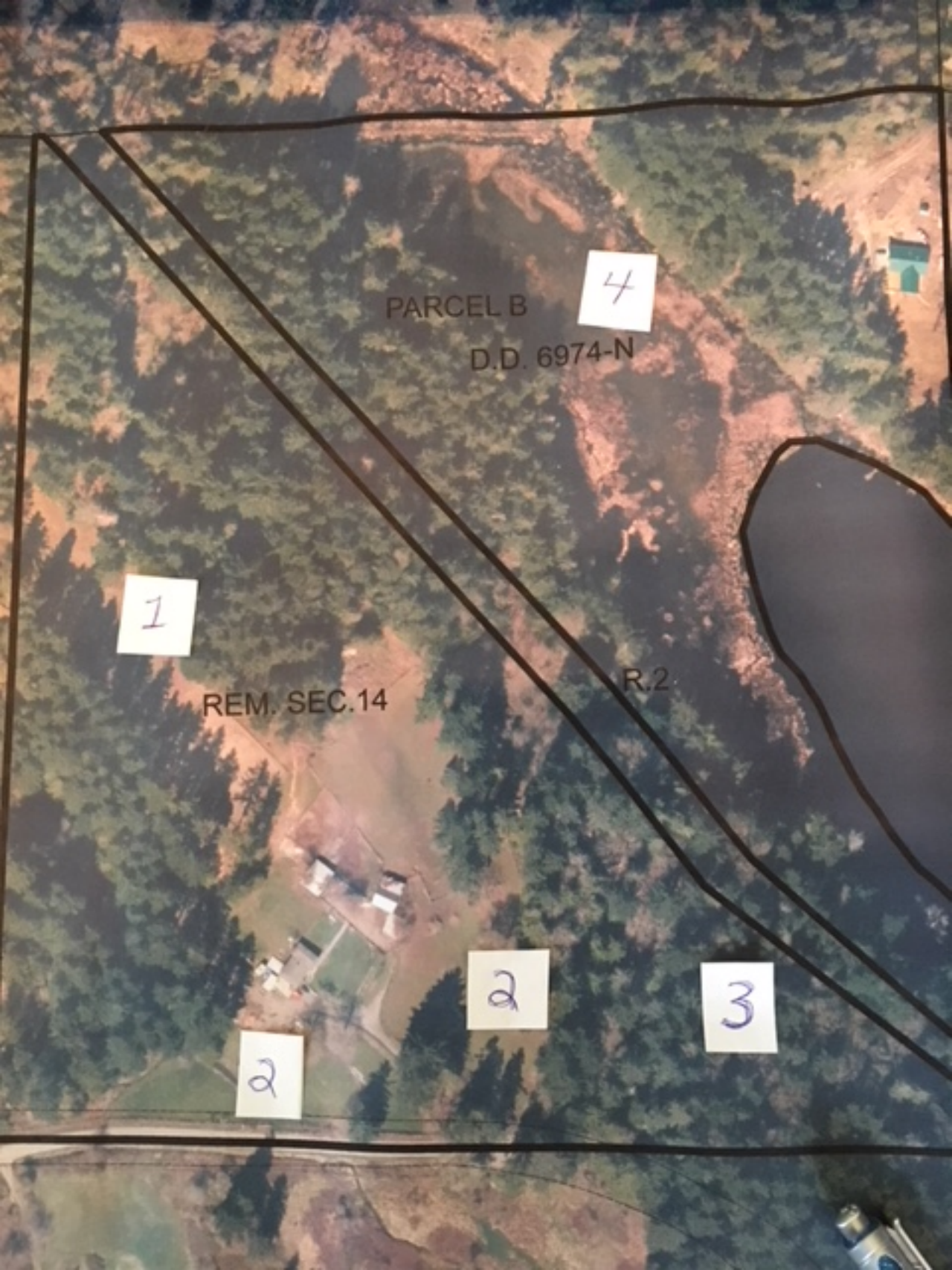












PARCEL B

An aerial photograph of a wooded area with several handwritten numbers on white markers. The markers are numbered 1, 2, 3, and 4. The map includes labels for 'PARCEL B', 'D.D. 6974-N', 'REM. SEC.14', and 'R.2'. A road is visible at the bottom, and a body of water is on the right side.

D.D. 6974-N

1

REM. SEC.14

R.2

2

2

3

PARCEL B

D.D. 6974-N


Proposed  
DIVISION

REM. SEC. 14

R.2





An aerial photograph overlaid with a map. A thick white line starts from the top center, curves left, then diagonals down to the right, ending near a pond on the right side. The map is divided into sections by black lines. Labels include 'PARCEL B' and 'D.D. 6974-N' in the upper middle, 'REM. SEC.14' in the lower left, and 'R.2' in the lower right. A small building is visible in the lower left, and a pond is on the right.

PARCEL B

D.D. 6974-N

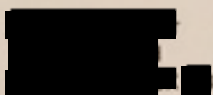
REM. SEC.14

R.2





14 May 2012



Dear Ms. Taylor:

Re: **1813 Rugg Rd and the Morden Colliery Regional Trail**

As requested, this is to confirm that:

1. the Regional District of Nanaimo has a licence of occupation from the Provincial Crown for PID 008-919-623 (Parcel B (DD 6974N) of Section 14, Range 2, Cedar District) for the purpose of a regional trail known as the Morden Colliery Regional Trail (see attached map);
2. PID 008-919-623 bisects your family's parcel at 1813 Rugg Rd (PID 004-946-855 Section 14, Range 2, Cedar District, except the westerly 60 Acres thereof and except Parcel B (DD 6974n) of said section);
3. under the Regional District of Nanaimo's Park Use Regulation Bylaw 1399, vehicular access to or across the Regional Trail is prohibited; and
4. while you are able to make application to the Regional District for vehicular access across the regional trail lands under the special use provision of Bylaw 1399 (minimum annual fee of \$500), I note that it would be most unlikely that the Region would support such an application.

Sincerely,

Joan Michel  
Parks and Trails Coordinator

Attach (1)

c.c. D. Palidwor, RDN Acting Manager Parks Services

**REGIONAL DISTRICT OF NANAIMO  
Parks and Trails Department**

HEAD OFFICE:  
Oceanside Place  
33 West Island Highway  
Parksville, BC  
V9P 2B4  
(250) 248-3252  
Fax: (250) 248-3159  
Toll Free: 1-888-829-2069

Seaside Aquatic Centre  
717 Jones Street  
Qualicum Beach, BC  
V9K 1S4  
(250) 752-5014  
Fax: (250) 752-5019

Website: [www.rdn.bc.ca](http://www.rdn.bc.ca)





Provincial  
Park



Boundary

Notice

