



Staff Report
Application # J – 38138
Applicant: Peter and Colin Rigby

DATE RECEIVED: April 25, 2008

DATE PREPARED: June 24, 2008

TO: Chair and Commissioners – Island Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: To include 5 ha into the Agricultural Land Reserve as per approval of Application J-37841.

This application is made pursuant to section 17 of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The subject inclusion application was a condition of the application #J-37841, in which the Commission approved a subdivision of one 10.0 ha parcel on the condition that the subject area be included into the ALR.

Local Government:

Cowichan Valley Regional District

Legal Description of Property:

PID: 009-664-131

Section 2, Range 6, Quamichan District, EXCEPT Part in Plan 34842

Purchase Date:

1940-01-01

Location of Property:

2920 Mountain Road

Size of Property:

5.0 ha (The entire property is in the ALR).

Present use of the Property:

Residence, farming buildings, outbuildings

BACKGROUND INFORMATION (Cont.):

Surrounding Land Uses:

WEST: Vacant Land
SOUTH: Forestry
EAST: Residential/farming
NORTH: Residential and Mountain Road

Agricultural Capability:

Data Source: Agricultural Capability Map # 92B/12
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

Cowichan-Kokeilah OCP
Designation: Forestry

Zoning Bylaw and Designation:

Area "E" Zoning
Designation: Primary Forestry
Minimum Lot Size: 80 ha

PREVIOUS APPLICATIONS:

Application #37841-0

Applicant: Rigby, Peter
Decision Date: January 17, 2008
Proposal: Subdivision for a Relative: To subdivide the 36.9 ha subject property into one 10.1 ha parcel and a remainder of 26.8 ha.
Decision: Allowed subdivision as proposed subject to an inclusion application being submitted for approximately 5.0 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Cowichan Valley Regional District Board: The Regional Board forwarded the application with the recommendation of support

ATTACHMENTS:

- ALC Context Map
- Aerial Photo
- Agricultural Capability Map
- Minutes from ALC file # J-37841

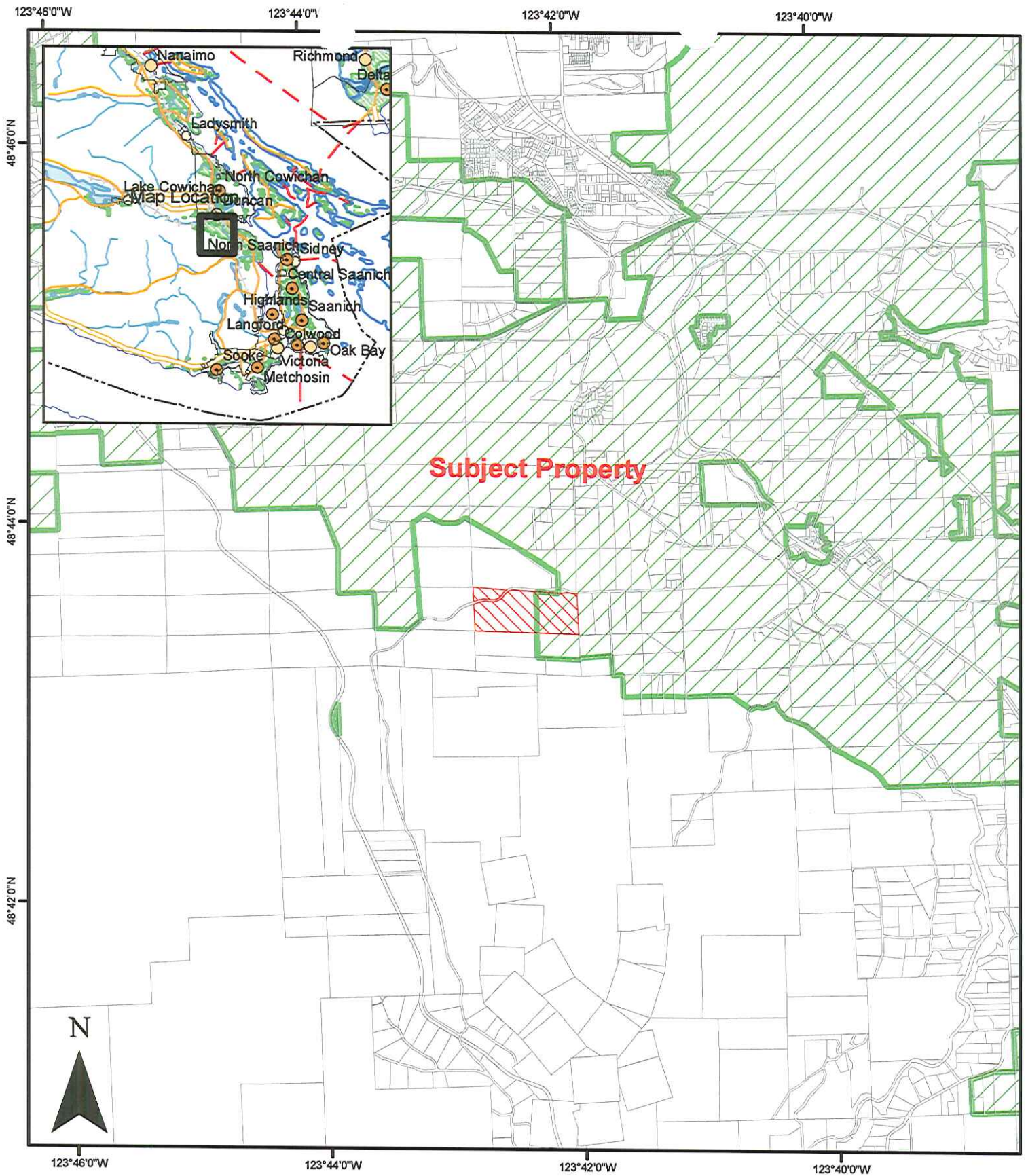
END OF REPORT



Signature



Date



Subject Property



ALC File #:	11-2008-38138
Mapsheet #:	92B.012
Map Produced:	June 17, 2008
Regional District:	Cowichan

ALC Context Map
 Map Scale: 1:50,000

