



Agricultural Land Commission Staff Report

DATE: August 13, 2009
TO: Vice Chair and Commissioners - Island Panel
FROM: Roger Cheetham

RE: Application # 46050
PROPOSAL: To exclude and include land from and into the ALR to better reflect agricultural capability and enable the development of a winery and vineyard

PROPOSAL INFORMATION

Background: Not in ATS
Received Date: June 9, 2009
Applicant: SBJ Properties Inc.
Agent: Henning Nielsen
Local Government: Islands Trust

DESCRIPTION OF LAND

PID: 006-662-307
Legal Description: Section 31 and Part of 32, Denman Island, Nanaimo District, The Whole of Said Land Being the Area Shown Outlined in Red on Plan 1656-R, EXCEPT That Part of Section 32 Included in Plan 16663 and Except Part Plan VIP61295
Civic Address:
Area: 88.2 ha
ALR Area: 57.7 ha
Purchase Date: November 15, 2006
Owner: SBJ Properties Inc.

Total Land Area: 88.2 ha
Total ALR Area: 57.7 ha
Current Land Use: Vacant

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
17.0	Secondary	On-Site

Surrounding Land Uses:

North Residential (Komas Ranch)
East Ocean
South Vacant Land
West Agriculture (Komas Ranch)

Official Community Plan

Bylaw Name: Denman Island OCP (Bylaw 185)
Designation: Sustainable Resources and Rural
OCP Compliance: No

Zoning

Zoning Bylaw Name: Denman Island Land Use Bylaw 186
Zoning Designation: Rural Residential, Agriculture and Resource
Minimum Lot Size: 15.0 ha
Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Other	No Comment	Denman Island Trust Committee forwarded without comment

STAFF COMMENTS

The comments of staff are attached

ATTACHMENTS

39059_ContextMap20k.pdf
39059_ContextMap50k.pdf
46050 background report.pdf

END OF REPORT

Signature

Date