



## Agricultural Land Commission Staff Report

**DATE:** September 3, 2009  
**TO:** Vice Chair and Commissioners - Island Panel  
**FROM:** Gordon Bednard

**RE:** Application # 50100  
**PROPOSAL:** Non Farm Use - second dwelling and subdivision into two lots

### PROPOSAL INFORMATION

**Background:** Originally this was an application to allow for the construction of a log home for two of the owners on the Northeast portion of the property. The applicant's  
**Received Date:** subsequently revised the application to request subdivision along the Hemer  
**Applicant:** Park trail which bisects the property.  
**Agent:** June 23, 2009  
**Local Government:** Rhonda Kulai  
Sharon Taylor  
Regional District of Nanaimo

### DESCRIPTION OF LAND

**PID:** 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  
**Civic Address:** 2725 Hemer Road, Nanaimo RD  
**Area:** 14 ha  
**ALR Area:** 14 ha  
**Purchase Date:** May 1, 2003  
**Owners:** Rhonda Kulai  
Robin Taylor  
William Taylor

**Total Land Area:** 14 ha  
**Total ALR Area:** 14 ha  
**Current Land Use:** One dwelling with small pasture clearing on Southwest section, balance undeveloped forest with clearing for second dwelling.

### PROPOSAL DETAILS

**Surrounding Land Uses:**

North Large lot, forested with cleared area developed for farm, in ALR  
East Holden lake, in ALR  
South Hemer Park, in ALR  
West Urban residential, our of ALR

**Official Community Plan**

**Bylaw Name:** RDN Area "A" OCP

**Designation:** Rural Resource

**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** RDN Land Use and Subdivision Bylaw 500

**Zoning Designation:** RU - 4

**Minimum Lot Size:** 2.0 ha

**Zoning Compliance:** Yes

**Local Government Services**

**Type**

Road

**STAFF COMMENTS**

This application is for a second dwelling, and/or subdivision within the ALR.

The property is bisected by an old colliery right-of-way, which is now a developed trail and part of Hemer Provincial park.

The property has seen very limited development for agriculture, especially in the Northeast portion where the second dwelling is proposed.

**ATTACHMENTS**

50100\_ContextMap20k.pdf

50100\_AirphotoMap.pdf

**END OF REPORT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date