



## Agricultural Land Commission Staff Report

**DATE:** September 2, 2009  
**TO:** Vice Chair and Commissioners - Island Panel  
**FROM:** Gordon Bednard

**RE:** Application # 50227  
**PROPOSAL:** Subdivision of a 122 ha property into two lots of approximately equal size

### PROPOSAL INFORMATION

**Background:** Proposed lots were consolidated to create the subject property in 1991.  
**Received Date:** July 13, 2009  
**Applicant:** Donald & Elizabeth Shannon  
**Agent:** N/A  
**Local Government:** Alberni-Clayoquot Regional District

### DESCRIPTION OF LAND

**PID:** 017-677-858  
**Legal Description:** Lot A, District Lot 54 & 265, Alberni District, Plan VIP53095 Except Part in Plan VIP79278  
**Civic Address:** 8951 Marlowe Road, near Stamp Falls park, North of Port Alberni, Alberni

### PROPOSAL DETAILS

#### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
125.7	Prime	BCLI

Number of Lots	Lot Size (ha)
1	60.2
1	62.2

#### Surrounding Land Uses:

North	Large forested and agricultural lots (adjacent owned by applicants) in ALR
East	Agricultural properties owned by Shannon Dairy, in ALR. Forested and some rural residential (non-ALR beyond).
South	Forested ALR land and Stamp River. Stamp Falls park.
West	Stamp River.

Clayoquot RD

**Area:** 125.7 ha  
**ALR Area:** 125.7 ha  
**Purchase Date:** July 14, 1988  
**Owner:**

**Total Land Area:** 125.7 ha  
**Total ALR Area:** 125.7 ha  
**Current Land Use:** Dairy farm - fields and farm buildings

### **Official Community Plan**

**Bylaw Name:** Beaufort OCP  
**Designation:** Agriculture  
**OCP Compliance:** Yes

### **Zoning**

**Zoning Bylaw Name:** RDAC Bylaw 15  
**Zoning Designation:** Rural A2 District  
**Minimum Lot Size:** 2.0 ha  
**Zoning Compliance:** Yes

### **Local Government Services**

**Type**  
Road

## **PREVIOUS APPLICATIONS**

**Application #:** 41297

**Applicant:** Donald & Elizabeth Shannon

**Proposal:** Donald and Elizabeth Shannon are requesting subdivision of three lots from their 126 ha property. One lot would be for the owners and the other two would be for the sons who work on the farm. The owners wish to do this for estate planning purposes and to ensure the succession and continuity of the farm.

### **Decisions:**

<b>Resolution Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
319	July 21, 2004	Allowed sub of 126 ha property into three

**Note:** Subdivision created for sons/daughters of applicants for estate planning purposes.

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Planning Staff	Approve	Subject to ALC approval and local subdivision requirements
Board/Council	Approve	Subject to conditions as per planning staff recommendation
Agricultural Advisory Committee	Approve	Forward to Commission with support
Advisory Planning Committee	Approve	Approve subject to AAC and Staff recommendations

**STAFF COMMENTS**

Staff questions the wisdom of creating smaller parcels from this large acreage dairy farm. Staff is uncertain regarding the history of the reasons behind the consolidation of the two lots to form the subject parcel in 1991.

The Commission has previously accommodated the wishes of the applicants for subdivision for "estate planning" by the creation of 3 small lots out of the present subject parcel.

Staff suggests a meeting with the applicants or an onsite/meeting by one of the Commissioners prior to consideration of the application.

**ATTACHMENTS**

- 50227\_AirphotoMap.pdf
- 50227\_ContextMap20k.pdf

**END OF REPORT**

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Signature

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Date