



Agricultural Land Commission Staff Report

DATE: May 27, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 51602
PROPOSAL: Exclusion - property to be developed for commercial purposes

PROPOSAL INFORMATION

Background: Pacific Rim Centre and Extra Foods were constructed on Lot 1 and Lot 2 - granted by the ALC for Exclusion subject to conditions. The city proposes to exclude remainder of Lot 1 to accommodate commercial development

Received Date: February 16, 2010
Applicant: City of Port Alberni
Agent: City of Port Alberni
Local Government: City of Port Alberni

DESCRIPTION OF LAND

PID: 024-574-082
Legal Description: Lot 1, District Lot 14, Alberni District, Plan VIP69369, Except Part in Plan VIP75261
Civic Address: At corner of Johnston Rd (Hwy 4) and Cherry Creek Rd, inside City
Area: 6.7 ha
ALR Area: 6.7 ha
Purchase Date: June 9, 2003
Owner: City of Port Alberni

Total Land Area: 6.7 ha
Total ALR Area: 6.7 ha
Current Land Use: Vacant

PROPOSAL DETAILS

Exclusion Area	Agricultural Capability	Agricultural Capability Source
6.7	Prime	BCLI

Surrounding Land Uses:

North Pasture and forest (within ALR)
 East Forested, owned by BC Hydro (within ALR)
 South Pacific Rim Centre, Extra Foods, Wal-Mart
 West Single family residential (Established)

Official Community Plan

Bylaw Name:

Designation: Highway commercial

OCP Compliance: Yes

Zoning

Zoning Bylaw Name:

Zoning Designation: A1 Market Garden

Minimum Lot Size:

Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 20667

Applicant: Port Alberni

Proposal: The City of Port Alberni is requesting the removal from the ALR of a 1.6 ha area of city-owned property adjacent to an area approved in principle for removal (application #32376). The intended purchaser of the previously excluded area needs additional area for the proposed retail/commercial development as the demand for space has exceeded the initial area available.

Decisions:

Resolution

Number

Decision Date

Decision Description

623

November 5, 2002

Allow with conditions- see minutes

Application #: 12372

Applicant: Port Alberni

Proposal: Block Application - The exclusion of approximately 5.6 ha of land within the City of Port Alberni for commercial development in order to satisfy development proposals requiring lands of a size greater than 0.4 ha. The application for exclusion is consistent with the City of

Decisions:

Resolution

Number

Decision Date

Decision Description

379

June 18, 1999

Allowed provided the excluded part is for commercial use only and provided the zoning designation for the remainder be ammended to a zone more conducive to agriculture. In addition, the Commission requests that the City pursue more agricultural leases of the lowland which is suitable for agriculture.

RELEVANT APPLICATIONS

Application #: 40997

Applicant: Tyrone Smith

Proposal: 624662 BC Ltd (Tyrone Smith) is requesting exclusion of 3 ha from the ALR within the city of Port Alberni to facilitate the second phase of a planned shopping centre.

**Decisions:
Resolution**

Resolution Number	Decision Date	Decision Description
194	April 29, 2004	Allow subject to donation of building materials to City for farm market.

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Support removal of this city owned property for RV campground or expansion of adjacent commercial mall.
Agricultural Advisory Committee	Refuse	"... the AAC unanimously oppose the removal of the land...from the ALR..."

STAFF COMMENTS

This is the latest in a series of applications regarding city owned land in this area. The City is pursuing exclusion to allow development (RV Park or retail mall).

The Commission was firm in its last decision on this area to retain the land in the ALR and required several actions on the part of the city regarding the agricultural future of the land, many of which have not been fulfilled.

The Commission has already excluded three areas of land to facilitate retail development in this area. See attached:

- previous exclusion decisions in area and on subject lands
- report from Pt Alberni regarding proposed exclusion

ATTACHMENTS

END OF REPORT

Signature

Date