



Agricultural Land Commission Staff Report

DATE: July 16, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 51827

PROPOSAL: SUBDIVISION - subdivide each of Lots A through D into two 1.05 ha lots, and to build one house upon each newly created lot

PROPOSAL INFORMATION

Background: Commission previously approved the creation of Lots A-D and refused their further subdivision following a reconsideration request.
Received Date: July 15, 2010
Applicant: H & F Ventures Ltd
Agent: N/A
Local Government: Regional District of Nanaimo

DESCRIPTION OF LAND

PID: 028-093-895
Legal Description: Lot A Block 668 Nanoose District Plan VIP87327
Civic Address:
Area: 2 ha
ALR Area: 2 ha
Purchase Date: October 22, 2009
Owner: H & F Ventures Ltd

PID: 028-093-909
Legal Description: Lot B Block 668 Nanoose District Plan VIP87327
Civic Address:
Area: 2.4 ha
ALR Area: 2.4 ha
Purchase Date: October 22, 2009
Owner:

PID: 028-093-917
Legal Description: Lot C Block 668 Nanoose District Plan VIP87327
Civic Address:
Area: 2.1 ha

ALR Area: 2.1 ha
Purchase Date: October 22, 2009
Owner: H & F Ventures Ltd

PID: 028-093-925
Legal Description: Lot D Block 668 Nanoose District Plan VIP873727
Civic Address:
Area: 2.1 ha
ALR Area: 2.1 ha
Purchase Date: October 22, 2009
Owner:

Total Land Area: 8.6 ha
Total ALR Area: 8.6 ha
Current Land Use: Vacant, forested land

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
8.6	Mixed Prime and Secondary	BCLI

Number of Lots	Lot Size (ha)
8	1.0

Surrounding Land Uses:

North Vacant land, large farm operation beyond, in ALR
East A mix of residential dwellings and undeveloped 2 ha lots, out of ALR
South Vacant land outside the ALR
West Residential dwellings on a mix of 1 ha & 2 ha lots, outside the ALR

Official Community Plan

Bylaw Name: Nanoose Bay OCP
Designation: Resource lands in ALR
OCP Compliance:

Zoning

Zoning Bylaw Name: Bylaw 500
Zoning Designation:
Minimum Lot Size: 2.0 ha
Zoning Compliance:

PREVIOUS APPLICATIONS

Application #: 39797

Applicant: H & F Ventures Ltd

Proposal: H&F is requesting the Commission allow 6 lots to be created in this property instead of the 5 allowed by resolution # 123/2003.

Decisions:

**Resolution
Number**
175

Decision Date
April 30, 2003

Decision Description

Refuse reconsideration - land requested for further subdivision has good agricultural capability and is adjacent to large farm parcels of similar capability.

RELEVANT APPLICATIONS

Application #: 43358

Applicant: H & F Ventures Ltd

Proposal: To subdivide four lots of 2 to 2.5 ha each with a remainder of approximately 9.5 ha as per application S-34466. To construct two residences on each lot by way of a building strata on the four lots of 2+ha.

Decisions:

**Resolution
Number**
454

Decision Date
September 6, 2006

Decision Description

Refused as undesirable from agricultural perspective - parcels too small for agriculture.

Committee Recommendations

Type

Board/Council

Recommendation

No Comment

Description

Nanaimo RD board does not comment on ALR applications

STAFF COMMENTS

The original subdivision application for 8 - 1 ha lots and a 9 ha remainder on this land (from present owner) was refused but an alternative was allowed which created 4 - 2.1 ha lots and a 9 ha remainder (the present configuration). Reconsideration was requested and refused.

The second application was substantially the same as the reconsideration request and was refused.

This present application is the third consideration for the same project.

This land was included into the ALR based on its agricultural capability in response to an application in 1981.

ATTACHMENTS

END OF REPORT

Signature

Date