



# Agricultural Land Commission Staff Report

**DATE:** July 19, 2010  
**TO:** Vice Chair and Commissioners - Island Panel  
**FROM:** Gordon Bednard

**RE:** Application # 51828  
**PROPOSAL:** SUBDIVISION - to subdivide the subject property into 2 lots; Lot 1 is proposed to be 3.00 ha and Lot 2 is proposed to be 2.00 ha.

## PROPOSAL INFORMATION

**Background:** Two existing houses on property, shallow soils underlain with sandstone.  
**Received Date:** July 15, 2010  
**Applicant:** Wayne McStravick  
**Agent:** N/A  
**Local Government:** Regional District of Nanaimo

## DESCRIPTION OF LAND

**PID:** 003-041-484  
**Legal Description:** Lot 1, Section 3, Range 3, Cedar District, Plan 24625  
**Civic Address:** 2949 Rosalie Road  
**Area:** 5 ha  
**ALR Area:** 5 ha  
**Purchase Date:** September 20, 2007  
**Owner:** Wayne McStravick

**Total Land Area:** 5 ha  
**Total ALR Area:** 5 ha  
**Current Land Use:** Two houses, heavily treed, man-made pond in low-lying area

## PROPOSAL DETAILS

### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
5.0	Secondary	BCLI

Number of Lots	Lot Size (ha)
1	2.0
1	3.0

**Surrounding Land Uses:**

North Farm, pasture land north of Quennel Road, in ALR  
East Residential, 2-5 ha lots in ALR  
South Residential, 2-5 ha lots in ALR  
West Residential, 2-5 ha lots with larger farm lots beyond, all in ALR

**Official Community Plan**

**Bylaw Name:** Area A OCP  
**Designation:** Rural Resource lands  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Bylaw 500  
**Zoning Designation:** Rural 4  
**Minimum Lot Size:** 2.0 ha  
**Zoning Compliance:** Yes

**Committee Recommendations**

Type	Recommendation	Description
Board/Council	No Comment	Nanaimo Regional District board does not comment on ALR applications

**STAFF COMMENTS**

Previous application for exclusion in 1979 was refused based on agricultural capability. Onsite by Soils Branch rated the property class 4 (2 ha) and class 6 (remainder). Pending an onsite to consider the location, capability and agricultural suitability of the property, staff has no further comment.

**ATTACHMENTS**

**END OF REPORT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date