



Provincial Agricultural Land Commission - Staff Report

Application: 51909

Applicant: W.R. Addison Lumber Co. Ltd
Agent: Helen Sims
Local Government: Regional District of Nanaimo

Proposal: SUBDIVISION - subdivide along Inland Island Highway

BACKGROUND INFORMATION

Land has never been farmed. Property was split by Inland Island Highway in early 1990's. Addison Lumber is being dissolved and the assets sold. Agent states that prospective buyers are not willing to buy the property as divided, saying it is too difficult to farm as one unit. Agent states that it is believed that the property would have a better chance of being sold and farmed if separated into two lots.

PROPERTY INFORMATION

PID: 005-469-708
Legal Description: Lot 5 (DD51008N) District Lot 90 Newcastle District Plan 1874 EXCEPT Part in VIP57077 & VIP57998
Property Area: 58.3 ha
ALR Area: 58.3 ha
Purchase Date: January 10, 1994
Location: Qualicum Bay
Owner: W.R. Addison Lumber Co. Ltd

LAND USE

Current Land Use:
 Forest land, used as part of active woodlot by owner.

Surrounding Land Uses:

North: Forested, in ALR
 East: Large Rural Holding, forested, in ALR
 South: Large Rural Holding, Forested, in ALR
 West: Rural Residential, some cleared but mostly forest covered lots, in and out of ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 58.3 ha

Number of Lots	ALR Area of Lot (ha)
1	27.5
1	34.1

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: BCLI

Mapsheets: 92F.037

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 8388

Legacy #: 18776

Applicant: Agricultural Land Commission

Proposal: Block Application - Application to the Lieutenant Governor in Council by the ALC for the exclusion and inclusion of land from the ALR of the Regional District of Nanaimo

Decision:

Resolution #	Decision Date	Decision Description
528/1986	May 16, 1986	The Commission recommended inclusion into the ALR and exclusion of land from the ALR based on the land's agricultural capability

Note: Fine tuning review which included a portion of this lot into the ALR (the balance was already in the ALR)

Application ID: 4689

Legacy #: 30331

Applicant: Ministry of Transportation & Highways

Proposal: To dedicate a new road R/W (Vancouver Inland Island Highway) 4.2 km through the ALR (6.9 km total) which requires 41 ha of ALR (approx. 85 ha total).

Decision:

Resolution #	Decision Date	Decision Description
54/1996	January 11, 1996	The Commission allowed the R/W as proposed on the grounds that it had previously agreed in principle to the alignment.

Note: Approval for dedication and construction of Inland Island Highway

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: OCP Bylaw 1335

Designation: Resource Lands

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw 500

Zoning Designation: Agriculture/Silviculture

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

RDN Board does not comment on ALC applications.

ALC STAFF COMMENTS

There is no access to the highway from either portion of this property. Access across the highway is via the Horne lake interchange 500 m to the northwest of the property. The owner has several other holdings in the area (some adjacent) and consolidation may be considered by the Commission as a way of dividing the property as proposed, without increasing the number of parcels in this area.

END OF REPORT

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