



# Provincial Agricultural Land Commission - Staff Report

## Application: 51974

**Applicant:** Darlene Coulson  
**Local Government:** Alberni-Clayoquot Regional District

**Proposal:** SUBDIVISION - to subdivide a 3.012 ha property into two lots to provide a lot for the applicant's daughter. The proposed lots would be approx. 0.4 and 2.6 ha in size

### BACKGROUND INFORMATION

The proposed lot is for the applicant's daughter who lives with her family in a mobile home around which the proposed small lot would be created. There are no previous applications for this property, and it is assumed that the MH was sited on the property under the Regulations which allow for a MH for a family member.

### PROPERTY INFORMATION

**PID:** 005-787-114  
**Legal Description:** Lot 4, District Lot 151, Alberni District, Plan 6735, Except that Part in Plan 8775  
**Property Area:** 3.2 ha  
**ALR Area:** 3.2 ha  
**Purchase Date:** February 25, 2005  
**Location:** 6130 & 6144 Drinkwater Road  
**Owner:** Darlene Coulson

### LAND USE

**Current Land Use:**

Two single family dwellings (one is a mobile home), horse stables for boarding horses, a corral and outdoor riding arena

**Surrounding Land Uses:**

North: Residential / Farm - active agriculture on large property, in ALR  
 East: Residential - mixture of rural residential and hobby farms on various sized lots, in ALR  
 South: Residential - mixture of rural residential and hobby farms on various sized lots, in ALR  
 West: Residential - large lot rural residential, mostly forested, in ALR

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 3.0 ha

Number of Lots	ALR Area of Lot (ha)
1	0.4

**Agricultural Capability:**

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

**Source:** BCLI

**Mapsheet:** 92F.026

### RELEVANT APPLICATIONS

## RELEVANT APPLICATIONS

**Application ID:** 42034

**Legacy #:** 36034

**Applicant:** John Madsen

**Proposal:** To adjust the boundary of a 0.2 ha parcel and a 0.9 ha parcel to create a 0.6 ha parcel and a 0.5 ha parcel.

**Decision:**

Resolution #	Decision Date	Decision Description
378/2005	July 5, 2005	Allow as requested, no impact to agriculture.

**Note:** 2 lot Boundary adjustment - Allowed

**Application ID:** 15466

**Legacy #:** 33163

**Applicant:** Assemi Holdings Ltd

**Proposal:** Propose to subdivide the 21.5 ha property into 2 lots of 8 ha and a remainder. both properties would have an existing home located on them.

**Decision:**

Resolution #	Decision Date	Decision Description
252/2000	May 25, 2000	Refuse based on no agricultural benefit to be derived from subdivision of house permitted for farm help.

**Note:** Subdivision refused

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** Beaver Creek OCP

**Designation:** Agriculture

**OCP Compliance:** Yes

### Zoning:

**Zoning Designation:** Rural A2 District

**Minimum Lot Size:** 0.3 ha

**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Agricultural Advisory Committee**

Recommended the application be forwarded to the Commission

#### **Board/Council**

Forward to Commission noting RD staff has concerns with the application

#### **Planning Staff**

Proposal effectively limits agricultural potential of property and conflicts with objectives of Community Plan.

## ALC STAFF COMMENTS

This area has prime agricultural capability ratings.

The allowance under the Regulations for the siting of a mobile home on a property for a family member was intended to be of a temporary nature and not to facilitate the creation of additional lots in the ALR. There are large areas of non-ALR land to the south and west of the subject property with lots of various sizes, which could accommodate the need for a separate property for the applicant's daughter.

## END OF REPORT

**Prepared by:** gb