



Provincial Agricultural Land Commission - Staff Report

Application: 52031

Applicant: Wesley & Janet Dutton
Agent: Jim McManus
Local Government: Alberni-Clayoquot Regional District

Proposal: SUBDIVISION - to subdivide a 5.84 ha property into two lots. The proposed lots would be approx. 2.0 ha and 3.8 ha in size

BACKGROUND INFORMATION

The present parent parcel was created as the result of an application (and subsequent reconsideration) to the Commission in 1989 in order to facilitate the construction of two dwellings for the co-owners of the fallow deer farm. Two lots were allowed on the basis of poor capability and division into lots consistent with surrounding properties. Subsequently, the other parcel thus created was subdivided into two lots based on limited agricultural potential.

The agent states that the deer farm is unprofitable and the owners are ready to retire.

PROPERTY INFORMATION

PID: 014-477-238
Legal Description: Lot 2, "The Loop Farms" Alberni District, Plan 48839
Property Area: 6.1 ha
ALR Area: 6.1 ha
Purchase Date: October 12, 1989
Location: 6999 Granville Road
Owner: Wesley & Janet Dutton

LAND USE

Current Land Use:

Single family dwelling, pastureland (deer) and ancillary buildings

Surrounding Land Uses:

North: Deer Farm (3 ha lots), in ALR
East: Esquimalt and Nanaimo Railway Railroad & large Forestry lot, in ALR
South: Small rural lot uses and farm, in ALR
West: Poplar farm (Pacifica Poplars), in ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 6.1 ha

Number of Lots	ALR Area of Lot (ha)
1	2.0
1	3.8

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92F.036

PREVIOUS APPLICATIONS

Application ID: 38020

Legacy #: 21846

Applicant: Dutton/Dekens

Note: Allowed subdivision into two lots - created present parent parcel

RELEVANT APPLICATIONS

Application ID: 42731

Legacy #: 36477

Applicant: Peter & Tryntje Dekens

Proposal: To subdivide the 5.8 ha subject property into two lots of 2.9 ha each. One lot would contain the existing single family dwelling and accessory buildings and the other lot would contain a new smaller home, pasture area, and deer handling facility.

Decision:

Resolution #	Decision Date	Decision Description
83/2006	March 7, 2006	Approved having regard to the poor agricultural potential of the property and the support of the AAC for the proposal

Note: Allowed subdivision of adjacent lot to north (similar to present proposal).

Application ID: 42367

Legacy #: 19143-1

Applicant: ALC

Proposal: Include 803.6 ha. Legacy ID is 19143

Decision:

Resolution #	Decision Date	Decision Description
1291/1990	October 24, 1990	This resolution number is used to enter statistical information relating to the area approved for inclusion and subsequent decision by Cabinet. 803.6 ha was approved for inclusion into the ALR by OIC.

Note: Fine tuning application - included area to the north and east of the subject lands.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Beaufort OCP

Designation: Agriculture

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: RDAC Bylaw 15

Zoning Designation: Rural A-2

Minimum Lot Size: 2.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

Forward to Commission noting staff concerns

Board/Council

Forwarded to Commission for their adjudication.

ALC STAFF COMMENTS

This proposal is similar to one which was approved in 2006 for the adjacent property. This being said, if the property has poorer agricultural capability, as stated by the applicant, then that may be all the more reason to keep the property in a larger size to allow for more agricultural options.

Properties to the North and East were included into the ALR as part of a fine tuning exercise in 1985.

ALC STAFF COMMENTS

It is suggested that the Commission view the property and meet with the applicants first hand prior to making a decision.

END OF REPORT

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