



Provincial Agricultural Land Commission - Staff Report

Application: 52038

Applicant: Shepherd Holdings Ltd
Local Government: Islands Trust Salt Spring Island

Proposal: INCLUSION & SUBDIVISION - the proposal is to subdivide a 63.7 ha. property of which 18.0 ha. is located within the ALR to create 5 additional lots. Of the new lots one will be totally within and one will be partially within the ALR. The other three parcels will be located entirely outside the ALR. In addition it is proposed to include 7.1 ha. into the ALR.

BACKGROUND INFORMATION

The proposal will result in the inclusion into the ALR of actively farmed land that is at present outside the ALR. The two lots within the ALR will be retained by the family and be used for active farming.

PROPERTY INFORMATION

PID: 004-416-821
Legal Description: Lot 1, District Lots 14 and 15, North Salt Spring Island, Cowichan District, Plan 14508, Except that Part in Plans 22745 and 45167
Property Area: 63.7 ha
ALR Area: 18.0 ha
Purchase Date: August 31, 1988
Location: 820 Mount Maxwell Road, Ganges, Salt Spring Island
Owner: Shepherd Holdings Ltd

LAND USE

Current Land Use:
 Hay production and grazing

Surrounding Land Uses:

North: Farm / Forested
 East: Farm
 South: Farm/ Forested
 West: Forested

RELEVANT APPLICATIONS

Application ID: 38062 **Legacy #:** 22723
Applicant: IT Kimball
Proposal: To subdivide the 8 ha subject property in half. As only 3.5 ha is in the ALR, the proposal would create lots that are comprised of ALR and non-ALR lands.

Decision:

Resolution #	Decision Date	Decision Description
1250/1988	December 12, 1988	Refused on the grounds that the subdivision would split the agricultural component of the subject property and effectively reduce the area's agricultural potential. Furthermore, if allowed, the possibility still exists for subdivision along the ALR boundary thereby creating even smaller lots.

RELEVANT APPLICATIONS

Application ID: 14286

Legacy #: 32770

Applicant: Harry & Joan Walls

Proposal: To place a second dwelling on the subject property for farm help.

Decision:

Resolution #	Decision Date	Decision Description
632/1999	September 27, 1999	Refused on the grounds of limited agricultural activity to warrant the need for an additional dwelling.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: OCP Bylaw # 434

Zoning:

Zoning Bylaw Name: Land Use Bylaw #335

Zoning Designation: Agriculture 1 (ALR area)

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

The Agricultural Advisory Committee strongly supports the proposal

Other

The Local Trust Committee strongly supports the proposal.

Planning Staff

The Planning staff strongly support the proposal.

ALC STAFF COMMENTS

Staff suggests the Commission consider the following:

- The area proposed to be included into the ALR is part of the land that is farmed and comprises a part of the farm unit.
- The area to be included has prime agricultural capability.
- The farm has been in the ownership of the family for 50 years.
- The application is strongly supported by the Local Trust Committee, the Agriculture Advisory Committee and the staff of the Trust .
- The Commission may like to give consideration to requiring a restrictive covenant for the three residential parcels to be created along the ALR boundary to ensure adequate protection for land within the ALR.

ATTACHMENTS

52038itreport.pdf

52038_ContextMap20k.pdf

52038_AgCapabilityMap.pdf

52038_AirphotoMap20k.pdf

END OF REPORT

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