



Provincial Agricultural Land Commission - Staff Report

Application: 52219

Applicants: Ogden Lake Holdings Ltd, Malgorzata Santor
Agent: Peter Mason
Local Government: Islands Trust Lasqueti Island

Proposal: Subdivision - Proposal: Boundary adjustment between Lot 2 (8.75 ha) and Lot 3 (18.5 ha). The proposal would consolidate Lot 2 with a portion of ALR Lot 3 (3.482 ha). The new Lot A formed by this consolidation would be 12.23 ha (split ALR/non-ALR land), and the remainder of Lot 3 would be 15.0 ha (the majority within the ALR).

BACKGROUND INFORMATION

A subdivision along the ALR boundary was approved in 2010 which allowed Lot 1 and 2 outside of the ALR and the ALR land remained wholly within Lot 3.

PROPERTY INFORMATION

PID: 028-289-293
Legal Description: Lot 2 Section 19 Lasqueti Island Nanaimo District Plan VIP88059

Property Area: 8.7 ha
ALR Area: 0.0 ha
Purchase Date: August 30, 2010
Location: Millicheap Road
Owner: Malgorzata Santor

PID: 028-289-307
Legal Description: Lot 3 Section 19 Lasqueti Island Nanaimo District Plan VIP88059

Property Area: 18.5 ha
ALR Area: 14.1 ha
Purchase Date: June 16, 2010
Location: Millicheap Road
Owner: Ogden Lake Holdings Ltd

Total Land Area: 27.2 ha
Total ALR Area: 14.1 ha

LAND USE

Current Land Use:
Vacant, no buildings

Surrounding Land Uses:

North: Residential
East: Millicheap Road
South: Main Road
West: Residential

PROPOSAL DETAILS

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Subdivision - ALR Area: 14.1 ha

Number of Lots	ALR Area of Lot (ha)
1	3.5
1	10.6

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92F/8

RELEVANT APPLICATIONS

Application ID: 50144

Applicant: Ogden Lake Holdings Ltd

Proposal: Road dedication - upgrade and dedicate to 20 m

Decision:

Resolution #	Decision Date	Decision Description
1205/2009	September 15, 2009	Allow with 3 year time limit to complete road dedication/subdivision

Note: Adjacent property to west.

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Board/Council

Recommended that the Lasquiti Island Local Trust Committee forward the application to the ALC for consideration.

Planning Staff

Recommended that the Lasquiti Island Local Trust Committee forward the application to the ALC for consideration.

ALC STAFF COMMENTS

The agricultural capability of the ALR portion of the subject properties is identified as 60% Class 3, 40% Class 7 with limitations of inundation and excess water. The Non-ALR portion of the subject properties is identified as Class 7 with limitations of bedrock and topography.

There is a covenant registered on the subject properties consisting of a Geotechnical Hazards Assessment that was required for the previous 3-lot subdivision which determined there were safe development sites on the proposed lots. The report describes the lands as varied and complex, dominated by bedrock and steep slopes. Some of the flatter areas of the property were observed to vary from poorly-graded sand to silty sand.

The proposed Lot 2 would create a lot with the ALR boundary running through the middle of the property. This would allow an additional lot to be created along the ALR boundary as per ALC Regulations Part 5, Section 10(d).

END OF REPORT

Prepared by: Terra Kaethler