



Provincial Agricultural Land Commission - Staff Report

Application: 52720

Applicant: Allsbrook Estates Ltd Inc. No. BC0912782
Agent: Fern Road Consulting Ltd
Local Government: Nanaimo EA

Proposal: Non-farm Use - To use 0.5 ha for a road dedication. The proposed road is 274 m long.

BACKGROUND INFORMATION

The proposed road adjoins Allsbrook Road with an unnamed road that will allow access to proposed subdivision lots outside of the ALR boundary.

PROPERTY INFORMATION

PID: 009-421-769
Legal Description: District Lot 115 Nanoose District Except the Easterly 10 Chains Except that Part Outlined in Red on Plan 515 RW
Property Area: 46.4 ha
ALR Area: 16.7 ha
Purchase Date: July 25, 2011
Location: Allsbrook Road, east of the City of Parksville
Owner: Allsbrook Estates Ltd Inc. No. BC0912782

Total ALR Area:

LAND USE

Current Land Use:

Vacant, recently logged

Surrounding Land Uses:

North: Non-ALR - 2 ha parcels and homes, Rural RU1 Zoning
Non-ALR/ALR - 63.75 ha vacant land, FR-1 Zoning
East: ALR - 15 ha with home and outbuildingss, with A1 and R1 Zoning
ALR - 0.5 ha residential parcel with home
South: Non-ALR - 24.2 ha vacant land
West: Non-ALR/ALR - 63.75 ha vacant land, FR-1 Zoning
Non-ALR - 8 ha parcels, Rural P2 Zoning, undeveloped

PROPOSAL DETAILS

Non- Farm Use Area: 16.7 ha
Non- Farm Use Type: Transportation/Utilities: Roads

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92F.029

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: OCP Bylaw No. 1152, 1999
Designation: Rural and Resource Lands within the ALR
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning and Subdivision Bylaw No. 1285, 2002
Zoning Designation: Agriculture (A-1) & Rural 1 (R-1)
Minimum Lot Size: 4.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Board of the Regional District of Nanaimo does not comment on ALR applications.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The improved BCLI rating of area of proposed road dedication on the subject property is 5(PA).

ATTACHMENTS

52720_ContextMap5k_Subdivision_Plan.pdf
52720_ContextMap35k.pdf
52720_AirphotoMap10k.pdf

END OF REPORT

Prepared by: Liz Sutton (May 16, 2012)