



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

June 28, 2006

Reply to the attention of Gordon Bednard

Leroy Ward
PO Box 582
Coombs, BC V0R 1M0

Dear Sir:

RE: Application #S-36609
PID: 005-607-10
Lot A, District Lot 148, Nanoose District, Plan 44480

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide a 2 ha lot from the 13.7 ha subject property. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you and Mr. Ken Kyler for taking the time to meet with its representatives on June 5, 2006 at the property. The Commission found the meeting and site visit informative.

The Commission is not inclined to introduce increased numbers of small lots in this area. The subject property has good agricultural potential based on the Commission's observations during the onsite inspection, and the prime agricultural capability rating for the land. The Commission is concerned that allowance of small lots would increase non-farm land use expectations to the detriment of potential farm development.

For these reasons, the Commission refused your application as proposed.

The decision noted above is recorded as Resolution # **294/2006**.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Regional District of Manaimo - Attn: Greg Keller
JE Anderson Associates - Attn: Ken Kyler, PO Box 247, Parksville, BC - V9P 2G4

GB/lv/36609d1



Staff Report
Application # S – 36609-0
Applicant: Leroy Ward
Agent: J E Anderson & Associates

DATE RECEIVED: April 11, 2006

DATE PREPARED: May 29, 2006

TO: Chair and Commissioners – Island Panel

FROM: Ron Wallace, Regional Research Officer

PROPOSAL: To subdivide a 2 ha lot from the 13.7 ha subject property.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicant notes that soil testing indicates that most areas have 25-30 centimetres of organic soils over impermeable clay. Near surface groundwater exists in parts of the northeast and southwest corners of Lot A. Soil testing also indicates the existence of a small gravelly ridge with 50 to 75 centimetres of soils suitable for on-site sewage disposal in the south-central part of Lot A. This is where the proposal new 2 ha lot would be located.

Proposed enhancements to proposed Lot 1 would include clearing the westerly portion for grazing and ditching to reduce ground water levels in the wet areas. Proposed enhancements on the remainder of Lot A would include additional clearing in the southwesterly corner for grazing and ditching to reduce ground water levels in wet areas.

Local Government:

Regional District of Nanaimo

Legal Description of Property:

PID: 005-607-10
Lot A, District Lot 148, Nanoose District, Plan 44480

Purchase Date:

November 1993

Location of Property:

Palmer Road, Coombs

BACKGROUND INFORMATION (continued):

Size of Property:

13.7 ha (the entire property is in the ALR)

Present use of the Property:

Mainly undeveloped, recent logging in north-central area, approximately 1 ha in the northwest corner has been cleared for a building site, approximately 3 ha in the southwest corner has been cleared for grazing, no buildings exist on the lot (much of the property was logged in the 1990's).

Surrounding Land Uses:

WEST: Agricultural - hobby farm
SOUTH: Undeveloped (forestry) and rural subdivision
EAST: Undeveloped - forestry
NORTH: Agriculture (Salvation Army lots)

Agricultural Capability:

Data Source: Agricultural Capability Map # 92F.028 and 92F.038
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Regional District of Nanaimo Electoral Area 'F' Official Community Plan Bylaw No. 1152 (1999)
Designation: Resource Lands Within the ALR

Zoning Bylaw and Designation:

Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285 (2002)
Designation: Agriculture 1 (A-1)
Minimum Lot Size: 4 ha

PREVIOUS APPLICATIONS:

Application #20905-0

Applicant: Alson Investments Ltd
Decision Date: March 19, 1987
Proposal: To subdivide the 13.7 ha subject property into six (6) 2 ha lots and one (1) 0.7 ha lot.
Decision: Refused - the property is comprised of good agricultural capability lands and subdivision would reduce the range of agricultural options that could be pursued.

Application #22320-0

Applicant: Alson Investments Ltd
Decision Date: August 8, 1988
Proposal: To subdivide the 13.7 ha subject property into seven (7) 1.9 ha lots.
Decision: Refused - the property is comprised of lands with good agricultural capability. While the Commission acknowledged that the current state of the property may limit agricultural use, it felt the implementation of appropriate farm management practices would greatly improve the overall agricultural potential. The Commission was of the opinion that parcelization would substantially reduce the agricultural potential of the subject property.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Nanaimo Electoral Area 'F' Board: Passed a resolution dated November 26, 2002 stating that the Agricultural Land Commission should determine whether lands should be in the ALR or not.

STAFF COMMENTS:

Staff suggests the Commission consider the following:

- The proposed enhancements could be done without subdivision.
- Subdividing a 2 ha lot would potentially reduce the agricultural capability of both the remainder and the new lot.

END OF REPORT

Signature

Date

