



**Staff Report**  
**Application # S – 37664**  
**Applicant: Jeff McCallum**

**DATE RECEIVED:** September 6, 2007

**DATE PREPARED:** September 26, 2007

**TO:** Chair and Commissioners – Island Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** Subdivision for a Relative: To subdivide the two existing subject properties (total area 6.4 ha) into a 3.4 ha lot, a 2 ha lot and a 1 ha lot.

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

**BACKGROUND INFORMATION:**

The applicant wishes to adjust the lot line between Lots 13 and 14 by adding 0.1 ha from Lot 14 to Lot 13. The new lot 13 would now be 3.0 ha in size. They would then subdivide Lot 13 into a 1.0 ha parcel, and a 2.0 ha parcel that would meet the zoning requirements for minimum lot size. Lot 14 would remain, less the 0.1 ha portion, and be approximately 3.4 ha in area. Once this two phase subdivision is completed the applicant states that his daughter would move onto the 1.0 ha parcel and continue with a smaller scale agricultural operation and that this would mean that both lots 13 and 14 are used for bona fide farming activities.

**Local Government:**

Regional District of Nanaimo

**Legal Description of Property:**

1. PID: 003-123-731  
Lot 13, Section 17, Township 4, Mountain District, Plan 23601
2. PID: 003-123-740  
Lot 14, Section 17, Range 4, Mountain District, Plan 23601

**Purchase Date:**

2000

**Location of Property:**

2736 Munro Road, Nanaimo

**Size of Properties:**

6.4 ha (The entire property is in the ALR).

**Present use of the Property:**

Both lots used for mixed hay/cattle operation

**Surrounding Land Uses:**

**WEST:** Rural - Agricultural Land Reserve  
**SOUTH:** Rural - Agricultural Land Reserve  
**EAST:** Rural - Agricultural Land Reserve  
**NORTH:** Rural - Agricultural Land Reserve

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92.F020(digital)  
The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Official Community Plan and Designation:**

OCP: Bylaw No. 1055 (1997)  
Designation: Rural

**Zoning Bylaw and Designation:**

Zoning: Bylaw No. 500 (1987)  
Designation: Rural 1 (RU1)  
Minimum Lot Size: 2.0

**RELEVANT APPLICATIONS:**

**Application #29161-0**

**Applicant:** Dockree, Tex & Christine  
**Decision Date:** October 5, 1994  
**Proposal:** Second residence for farm help. The agent on the applicant already operate an existing greenhouse which they propose to move to the subject property.  
**Decision:** Refused as proposed on the grounds that a second dwelling was not needed at this time, as no agricultural development had occurred. In addition there was concern that a second permanent dwelling would be used as justification for subdivision in the future.

**Application #13787-0**

**Applicant:** Bajich, Joe  
**Decision Date:** February 3, 1982  
**Proposal:** To subdivide the 20 parcel into 8 lots of approximately 2.5 ha each.  
**Decision:** Refused on the grounds that the land has a high capability for agriculture and could support a wide range of crops. The Commission is opposed to the fragmentation of such lands and believes that a hobby farm type subdivision such as that proposed reduces the possibility of utilizing potential farm land for commercial agricultural use sometime in the future.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

No comments or recommendations as per policy

**ATTACHMENTS:**

- Letter from the applicant describing the proposal
- Sketch of proposed subdivision (submitted by the applicant)
- ALC Context Map - 1:50,000 - 92F.020 - (created by ALC Staff)
- Airphoto - 1:5000 (created by ALC Staff)

END OF REPORT

Simone Rivers  
Signature

Sept 26, 2007  
Date