



Staff Report
Application # A – 38722
Applicant: Ilona Garcia
Agent: Ray Weber

DATE RECEIVED: December 16, 2008

DATE PREPARED: March 13, 2009

TO: Chair and Commissioners – Island Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: To include a 3.5 ha portion of the subject project into the Agricultural Land Reserve to satisfy a condition of approval under Resolution #550/2008. (Application #A-38228).

This application is made pursuant to section 17(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Regional District of Alberni-Clayoquot

Legal Description of Property:

PID: 001-044-991
Lot 1, District Lot 165, Alberni District, Plan 37269

Purchase Date:

1991

Location of Property:

7300 Kerry Road, Port Alberni

Size of Property:

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

Present use of the Property:

Residence, garage, chicken house, forest, garden

Surrounding Land Uses:

WEST: Logged/Vacant
SOUTH: Rural Residential
EAST: Rural Residential
NORTH: Rural Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 92F.036
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

Agriculture

Zoning Bylaw and Designation:

Alberni-Clayoquot Regional District
Rural (A2)
Minimum Lot Size: 2.0 ha

PREVIOUS APPLICATIONS:

Application #38228-0

Applicant: Garcia, Ilona
Decision Date: September 10, 2008
Proposal: To subdivide a combination of 1.72 ha of Agricultural Land Reserve and 3.53 ha of non-Agricultural Land Reserve land to create a lot of 5.25 ha from the parent 14.71 ha property.
Decision: Approved in principle, subject to inclusion of the remainder of the property into the ALR, and the final configuration of the subdivision to come back for further approval from the Commission.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Alberni-Clayoquot Board: Support application, provided restrictive covenant along Truman Creek is maintained.

Local Government Staff: Support application, provided restrictive covenant along Truman Creek is maintained.

STAFF COMMENTS:

Staff recommends that the application be approved as it was a condition of approval of a previous application.

ATTACHMENTS:

- ALC Context Map
- Minutes of Res. #550/2008 (File #38228)
- Sketch of area to be included

END OF REPORT

Signature

Date