



Agricultural Land Commission Staff Report

DATE: August 31, 2009
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 45974
PROPOSAL: Dean Wilson would like to subdivide the subject 2.8 ha property into 1.3 and 1.5 ha lots.

PROPOSAL INFORMATION

Background: Previous application for a former owner allowed subdivision of a 0.1 ha lot across Lothian Road.
Received Date: May 6, 2009
Applicant: Dean Wilson
Agent: Jim McManus
Local Government: Alberni-Clayoquot Regional District

DESCRIPTION OF LAND

PID: 002-901-331
Legal Description: Lot 2, District Lot 162 and 163, Alberni District, Plan 25238, EXCEPT Part in Plan VIP84739
Civic Address: 6400 Smith Road
Area: 2.8 ha
ALR Area: 2.8 ha
Purchase Date: January 1, 1998
Owners: Christie MacDonald
Dean Wilson

Total Land Area: 2.8 ha
Total ALR Area: 2.8 ha
Current Land Use: Forested with minimal clearing and an old barn.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
2.8	Prime	BCLI

Number of Lots	Lot Size (ha)
1	1.3
1	1.5

Surrounding Land Uses:

North	Rural residences, larger cleared and farmed properties, in ALR.
East	Larger forested lands in ALR
South	Rural small lot residential in ALR
West	Mixture of small lot residential out of ALR to southwest and large lot forested ALR to northwest.

Official Community Plan

Bylaw Name: Beaver Creek OCP
Designation: Agriculture
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw 15
Zoning Designation: A-2
Minimum Lot Size: 2.0 ha
Zoning Compliance: No

Local Government Services

Type
Road

PREVIOUS APPLICATIONS

Application #: 22275
Applicant: George & Gail McDonald
Proposal: Subdivision along Lothian road to create 0.2 ha lot across road.

Decisions:

Resolution Number	Decision Date	Decision Description
680	October 28, 1981	Allowed

RELEVANT APPLICATIONS

Application #: 45032
Applicant: Troy and Kelli Avender
Proposal: Subdivision for a Relative: To subdivide the 6 ha subject property to create three (3) lots of approximately 2 ha.

**Decisions:
Resolution**

Number	Decision Date	Decision Description
558	September 10, 2008	Refused as proposed.

Committee Recommendations

Type	Recommendation	Description
Planning Staff	No Comment	No recommendation but concerns expressed in planning report.
Board/Council	No Comment	Forwarded without recommendation
Agricultural Advisory Committee	Approve	Forward with comment that small lot size is good for agriculture
Advisory Planning Committee	Approve	Support application in principle

STAFF COMMENTS

Commission has recently refused an application for subdivision on a property across Smith Road. While the subject property has not been used for agriculture in some time (if ever) the agricultural capability rating indicates there would be few limitations for these lands. The previous application was recently completed by the present owner.

ATTACHMENTS

38999_AgCapabilityMap.pdf
38999_ContextMap20k.pdf

END OF REPORT

Signature

Date