



## Agricultural Land Commission Staff Report

**DATE:** September 3, 2009  
**TO:** Vice Chair and Commissioners - Island Panel  
**FROM:** Gordon Bednard

**RE:** Application # 46028  
**PROPOSAL:** Subdivide into two lots as divided by ravine. Son would purchase smaller lot.

### PROPOSAL INFORMATION

**Background:** Subject property was created in the early 90's as a result of a Commission decision to allow subdivision and reconfiguration of lots along Wilmot road, and a subsequent Section 10 boundary adjustment which led to the present lot size and shape. This was done with the approval of the present owners.  
**Received Date:** Owners plan to sell small lot to son and use money to repair buildings and set up market garden.  
**Applicant:** June 1, 2009  
**Agent:** Ron & Gail Pitcher  
**Local Government:** N/A  
Cowichan Valley Regional District

### DESCRIPTION OF LAND

**PID:** 023-008-032  
**Legal Description:** Lot B, Section 4 and 5, Range 3, Cowichan District, Plan VIP60406  
**Civic Address:** 1885 Wilmot road  
**Area:** 6.7 ha  
**ALR Area:** 6.7 ha  
**Purchase Date:** November 1, 1992  
**Owner:** Ron & Gail Pitcher

**Total Land Area:** 6.7 ha  
**Total ALR Area:** 6.7 ha  
**Current Land Use:** One main dwelling west of the ravine, one mobile home occupied by the applicant's son on the east side. Land is leased for hay production.

### PROPOSAL DETAILS

**Subdivision**

Area	Agricultural Capability	Agricultural Capability Source
6.7	Prime Dominant	BCLI

Number of Lots	Lot Size (ha)
1	0.8
1	5.9

**Surrounding Land Uses:**

North	Large properties in ALR, forage production with forested land beyond
East	Rural and suburban residential, out of ALR
South	Agricultural use on large lots in ALR
West	Agricultural production on large lots in ALR

**Official Community Plan**

**Bylaw Name:** Cowichan Bay OSP  
**Designation:** Agriculture  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Bylaw 1015  
**Zoning Designation:** A-1  
**Minimum Lot Size:** 12.0 ha  
**Zoning Compliance:** Yes

**Local Government Services**

**Type**  
Road

**Committee Recommendations**

Type	Recommendation	Description
Board/Council	Refuse	Existing property is already smaller than MLS, creates parcel size unsustainable as agriculture.

**STAFF COMMENTS**

As both the proposed lot and the present subject parcel have road frontage, the ravine may not be a significant barrier to farming on both sides. Encroaching residential use in the non-ALR to the east may be more of a determining factor as to whether the .8 ha area could be farmed (either as a stand-alone parcel or as part of the whole).  
Agricultural capability on both sides of the class 7 ravine are prime (class 2).

**ATTACHMENTS**

39042-46028 airphoto.pdf  
39042-46028 context map.pdf

**END OF REPORT**

**Signature**

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**Date**

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