



Agricultural Land Commission Staff Report

DATE: August 10, 2009
TO: Vice Chair and Commissioners - Island Panel
FROM: Roger Cheetham

RE: Application # 50181

PROPOSAL: The application involves 5 parcels of land and proposes to exclude 88.5 ha and include a similar amount of land.

PROPOSAL INFORMATION

Background: No previous applications.
Received Date: July 6, 2009
Applicant: 736800 BC Ltd.
Agent: Henning Nielsen
Local Government: Islands Trust Denman Island

DESCRIPTION OF LAND

PID: 026-826-445
Legal Description: Lot 3 Sections 25 and 30 Denman Island, Nanaimo District Plan VIP81780
(See Plan as to Limited Access)
Civic Address:
Area: 134.8 ha
ALR Area: 112 ha
Purchase Date: November 1, 2006
Owner: 736800 BC Ltd.

PID: 003-619-079
Legal Description: The North East 1/4 of Section 27, Denman Island, Nanaimo District
Civic Address:
Area: 65.1 ha
ALR Area: 0 ha
Purchase Date: November 1, 2006
Owner: 736800 BC Ltd.

PID: 006-660-185
Legal Description: The North 1/2 Section 26, Denman Island Nanaimo District
Civic Address:

Area: 127.9 ha
ALR Area: 64 ha
Purchase Date: November 1, 2006
Owner: 736800 BC Ltd.

PID: 006-660-614
Legal Description: Fractional Section 29, Denman Island, Nanaimo District
Civic Address:

Area: 231.8 ha
ALR Area: 142 ha
Purchase Date: November 1, 2006
Owner: 736800 BC Ltd.

PID: 006-660-495
Legal Description: The East 1/2 of Section 28, Denman Island, Nanaimo District
Civic Address:

Area: 132.3 ha
ALR Area: 0 ha
Purchase Date: November 2, 2006
Owner: 736800 BC Ltd.

Total Land Area: 691.9 ha
Total ALR Area: 318 ha
Current Land Use: Vacant

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
88.5	Secondary	On-Site

Inclusion

Area	Agricultural Capability	Agricultural Capability Source
88.5	Secondary	On-Site

Surrounding Land Uses:

North	Vacant
East	Ocean
South	Agriculture
West	Vacant

Official Community Plan

Bylaw Name: Denman Island OCP
Designation: Sustainable Resources
OCP Compliance: No

Zoning

Zoning Bylaw Name: Denman Island Land Use Bylaw 186
Zoning Designation: Forestry, Agriculture A, A1 and Resource
Minimum Lot Size: ha
Zoning Compliance:

Committee Recommendations

Type	Recommendation	Description
Other	No Comment	Forwarded by Trust Committee with no recommendation

STAFF COMMENTS

Please note attached comments from the Regional Planner

ATTACHMENTS

50181_ContextMap20k.pdf
50181_ContextMap50k.pdf
50181 staff report.pdf

END OF REPORT



Signature

10th Aug 09.

Date