



Agricultural Land Commission Staff Report

DATE: August 28, 2009
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 50332

PROPOSAL: To transfer ownership of a 0.4 ha parcel on the northern portion of the property to the Regional District so it can be added to Walker Island Park, specifically to extend the current ball field area.

PROPOSAL INFORMATION

Background: See previous application listing.
Received Date: July 30, 2009
Applicant: Devon Girard
Agent: Central Coast Regional District
Local Government: Central Coast Regional District

DESCRIPTION OF LAND

PID: 005-704-341
Legal Description: The East 1/2 of the South East 1/4 of Section 4 Township 2 Range 3 Coast District Except that Part in Plans 31451, Plan 44560, Plan VIP61085, and Plan 2369RW
Civic Address: Walker Island Road
Area: 22.9 ha
ALR Area: 22.9 ha
Purchase Date: November 30, 2008
Owner: Devon Girard

Total Land Area: 22.9 ha
Total ALR Area: 22.9 ha
Current Land Use: Cabin, barn, shed, chicken coop

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.4	Prime Dominant	CLI

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
22.9	Prime Dominant	CLI

Number of Lots	Lot Size (ha)
1	0.4
1	22.5

Surrounding Land Uses:

North	Nature Park with ball field, playground and bbq pit
East	Rodeo grounds & private residence
South	Private residence
West	Walker Island Road & private residence

Official Community Plan

Bylaw Name: Bylaw No. 302 - Bella Coola OCP
Designation: Recreational & Agricultural
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw no. 71
Zoning Designation: P-1 Public Assembly & A-1 Agricultural
Minimum Lot Size: 1.9 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 36894

Applicant: Ministry Lands, Parks, Housing

Proposal: To establish 0.3 ha of the property for road purposes and to grant remainder of the subject property to the Central Coast Regional District for use as a Regional Park. However, the Ministry wished to exclude the existing road from the area to be granted.

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: Legacy Application # 19580
Resolution # 1027/1985
Decision Date: October 17, 1985

Decision: Allowed the request to establish 0.3 ha as road right-of-way. The Commission also stated that it had no objections to the granting of the remainder of lot 3, plan 31451 for park purposes. The existing road right-of-way is to be consolidated with adjacent property so as to establish a single right-of-way which includes the existing travelled road.

Application #: 36889

Applicant: Michael Michalko
Proposal: Proposal: To subdivide a 4.8 ha parcel from the 32 ha property. The proposed lot would be used for a community gymkhana ground, horse pasture, rodeo ground and riding club.

Decisions:
Resolution Number **Decision Date** **Decision Description**

Note: Legacy Application # 19147
Resolution # 551/1985
Decision Date: June 19, 1985

Decision: Allowed

Application #: 22752

Applicant: MISTY INLET TIMBER LTD.

Proposal: Proposal: To subdivide a 0.4 ha and a 1.2 ha parcel. The 0.4 ha lot was to be consolidated with an adjoining park and the 1.2 ha parcel was to be designated as either a Regional or Class C park.

Decisions:
Resolution Number **Decision Date** **Decision Description**

Note: Legacy Application # 10421
Resolution # 1045/1980
Decision Date: June 17, 1980

Decision: Allowed subject to the consolidation of the 0.4 ha parcel with the adjacent park to the north

Application #: 22632

Applicant: DRANEY & SON CO. LTD.

Proposal: To use approximately 1 ha of the properties for a new road allowance into private lands and the Snootli Creek Provincial Park

Decisions:
Resolution Number **Decision Date** **Decision Description**

Note: Legacy Application # 03377
Resolution # 5719/1977
Decision Date: March 4, 1977

Decision: Allowed

Application #: 1467

Applicant: Michael MICHALKO

Proposal: Proposal: To subdivide approximately 4 ha of land to expand the existing community gymkhana, rodeo and riding club.

Decisions:
Resolution Number **Decision Date** **Decision Description**

Note: Legacy Application # 27646
Resolution # 849/1993
Decision Date: September 2, 1993

Decision: Approved subject to the new lot' s consolidation with is adjacent parcel to the north

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Central Coast Regional District Board: The Regional Board passed a resolution stating that the application be forwarded to the Commission for consideration
Agricultural Advisory Committee	Approve	The AAC recommended that the application be forwarded to the Commission for consideration and recommended approval subject to consolidation of the 0.4 ha piece with the legal parcel containing the existing Walker Island Park ball field.

STAFF COMMENTS

The Agricultural Advisory Committee recommended approval of this proposal for the following reasons:

1. The area requested for subdivision is a small piece separated from the remainder of the parcel by roads.
2. The proposed non-farm use is consistent with the OCP and Zoning Bylaw
3. there is a "no building" covenant on the property
4. this subdivision and non-farm use would have no impact on existing or potential future farm enterprises because of its location across a road and adjacent to the existing ball field and other park uses.
5. There is a long identified community need for ballpark expansion.

ATTACHMENTS

- 50332_AgCapabilityMap.pdf
- 50332_ContextMap20k.pdf
- 50332_AirphotoMap.pdf
- 50332proposal sketch.pdf

END OF REPORT

Signature

Date