Agricultural Land Commission
Staff Report

DATE: March 24, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 50220
PROPOSAL: Subdivision

PROPOSAL INFORMATION

Background: Applicant's wish to subdivide some large forested parcels as divided by the Inland Island Highway .
Received Date: July 7, 2009
Applicant: TimberWest Forest Corporation
Agent: Rob Howat
Local Government: Comox Valley Regional District

DESCRIPTION OF LAND

PID: 000-869-589
Legal Description: The West 1/2 of Section 26, Township 7, Comox District, Plan 552F Except Part in Plan VIP69340
Civic Address: Hamm Road/Black Creek Property
Area: 104.4 ha
ALR Area: 0 ha
Purchase Date: August 9, 1999
Owner: TimberWest Forest III Ltd.

PID: 000-869-562
Legal Description: Section 34 Township 7 Comox District Plan 552F Except Part in Plan VIP70186
Civic Address: south of Campbell River
Area: 192.3 ha
ALR Area: 0 ha
Purchase Date: February 4, 2000
Owner: TimberWest Forest Corporation

PID: 000-873-136
Legal Description: Block 29, Comox District Plan 691F, Lying Southerly of Plan 206 RW Being Part of the Area Containing 10,440 Acres more or less, and shown Outlined in Pink on Plan Deposited under DD 1044IN Except Part in Plan VIP70186 and VIP72903

Civic Address:	south of Campbell River
Area:	3443 ha
ALR Area:	350 ha
Purchase Date:	October 31, 2001
Owner:	TimberWest Forest Corporation

PID:	000-869-546
Legal Description:	The South West 1/4 of Section 35, Township 7, Comox District, Plan 552F Except Part in Plan VIP70186
Civic Address:	south of Campbell River
Area:	57.3 ha
ALR Area:	21 ha
Purchase Date:	February 4, 2000
Owner:	TimberWest Forest Corporation

Total Land Area:	3797 ha
Total ALR Area:	371 ha
Current Land Use:	vacant, forested land

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
921.0	Mixed Prime and Secondary	BCLI

Number of Lots	Lot Size (ha)
1	52.0
1	53.0
1	816.0

Surrounding Land Uses:

North	Vacant, forested
East	Farm
South	Vacant , forested
West	Vacant, forested

Official Community Plan
Bylaw Name:
Designation:
OCP Compliance:

Zoning
Zoning Bylaw Name:
Zoning Designation:
Minimum Lot Size:
Zoning Compliance:

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Supports proposal subject to riperian area setback along Black Creek

STAFF COMMENTS

This would make administration and land use on the properties much simpler for both the Commission and future owners.

ATTACHMENTS

END OF REPORT

Signature **Date**