



Agricultural Land Commission Staff Report

DATE: February 5, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 51007
PROPOSAL: Subdivision

PROPOSAL INFORMATION

Background: Subdivide into 2 parcels
Received Date: November 23, 2009
Applicant: Joseph & Betty Barton
Agent: McElhanney Associates
Local Government: Regional District of Nanaimo

DESCRIPTION OF LAND

PID: 000-430-137
Legal Description: Lot 2, Section 10, Ranges 2 and 3, Cedar District, Plan 36897
Civic Address: 2549 Tiesu Road
Area: 18.5 ha
ALR Area: 18.5 ha
Purchase Date: October 23, 1986
Owner: Joseph & Betty Barton

Total Land Area: 18.5 ha
Total ALR Area: 18.5 ha
Current Land Use: Lot 2 is currently used as a residential lot and hay fields. There is a house, trailer and two barns on the property.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
18.5	Prime	BCLI

Number of Lots	Lot Size (ha)
1	10.0
1	8.5

Surrounding Land Uses:

North	Mix of Private Parcel Residential (Not in ALR) and pasture fields in ALR
East	Residential Private Parcel (Not in ALR)
South	ALR lands - Forested and Small Produce Farms
West	ALR Lands - Tree Farms and pasture fields; Organic Produce Farm

Official Community Plan

Bylaw Name: OCP 1240
Designation: Rural Resource
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Land Use Bylaw 500
Zoning Designation: Rural 4
Minimum Lot Size: 2.0 ha
Zoning Compliance: No

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	RDN Board does not comment on ALR applications.

STAFF COMMENTS

Staff notes the following regarding this application:
This property is of a size which would lend it to a wide variety of agricultural uses;
The subject lands are primarily class 2 and 3 for agricultural capability;
There are no reasons presented in the application for the subdivision;
The owners purchased the land in 1986, some 14 years after the land was designated as ALR.

ATTACHMENTS

51007 air photo.pdf
51007 context map.pdf

END OF REPORT

Signature

Date