



Agricultural Land Commission Staff Report

DATE: May 7, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 51051
PROPOSAL: Subdivision

PROPOSAL INFORMATION

Background: Subdivide to create a separate lot adjacent to Avalon Equestrian Centre to build home and stable horses for proposed new owners
Received Date: November 25, 2009
Applicant: Heather & Jeffrey Winship
Agent: Gerard LeBlanc
Local Government: Municipality of North Cowichan

DESCRIPTION OF LAND

PID: 009-793-666
Legal Description: Parcel A (DD 841571) of Section 8, Range 7, Somenos District, Except Part Outlined in Red and Marked "L" on Plan 504 BL
Civic Address: 2442 Herd Road
Area: 38.4 ha
ALR Area: 38.4 ha
Purchase Date: April 26, 2002
Owner: Heather & Jeffrey Winship

Total Land Area: 38.4 ha
Total ALR Area: 38.4 ha
Current Land Use: Principal residence, secondary residence, barn with stalls, riding arena, stabling areas, irrigation ponds, ditches, internal roads & riding trails

PROPOSAL DETAILS

Subdivision

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

Number of Lots	Lot Size (ha)
1	12.1

Surrounding Land Uses:

North Herd Road, Rural Residence use on Herd Road, Farm Fields on North Side of Herd Road
 East Agricultural uses
 South Four large Rural Properties
 West Norcross Road & Five Rural Residential Parcels fronting on Norcross Road

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	Forwarded with recommendation to approve.

STAFF COMMENTS

It would appear that the proposal is based on a desire to raise revenue, and has little direct benefit to agriculture. It also proposes the fragmentation of a large ALR property which the Commission has been historically reluctant to do. Upland areas can be effectively used for overwintering livestock and providing dry areas with firm bases for farm buildings.

ATTACHMENTS

END OF REPORT

Signature

Date