



## Agricultural Land Commission Staff Report

**DATE:** February 15, 2010  
**TO:** Vice Chair and Commissioners - Island Panel  
**FROM:** Gordon Bednard  
  
**RE:** Application # 51227  
**PROPOSAL:** Non-Farm Use - Qualicum Bay Housing Society -construction of 20 additional senior units

### PROPOSAL INFORMATION

**Background:** Subject property currently has five duplex seniors units. Phase one would involve the construction of 10 units to commence within the year, and the remaining 10 built at a later date.  
**Received Date:** December 22, 2009  
**Applicant:** Provincial Rental Housing Corporation  
**Agent:** Qualicum Bay Low Rental Housing Society (Lease Holder)  
**Local Government:** Regional District of Nanaimo

### DESCRIPTION OF LAND

**PID:** 012-669-008  
**Legal Description:** Lot 1, District Lot 32, Newcastle District, Plan 47847  
**Civic Address:** 280 Lions Bay  
**Area:** 2.2 ha  
**ALR Area:** 2.2 ha  
**Purchase Date:** September 23, 1990  
**Owner:** Provincial Rental Housing Corporation

**Total Land Area:** 2.2 ha  
**Total ALR Area:** 2.2 ha  
**Current Land Use:** 5 duplex seniors units on the site with attached carports. An office and carport are located opposite the existing units. There is a greenhouse and fenced garden area

### PROPOSAL DETAILS

#### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Prime	BCLI

**Surrounding Land Uses:**

North Community Hall  
East Residential & Vacant Land  
South E & N Railway Co. R/W. & Forest  
West Forest

**Official Community Plan**

**Bylaw Name:** Area H OCP # 1335  
**Designation:** Village Centre  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Bylaw 500  
**Zoning Designation:** Public 1  
**Minimum Lot Size:** 1.0 ha  
**Zoning Compliance:** Yes

**PREVIOUS APPLICATIONS**

**Application #:** 6469

**Applicant:** Ministry of Lands Parks and Housing

**Proposal:** To subdivide a 5.6 ha lot and a 2 ha lot from 56 ha property to establish a baseball diamond, a scouts and brownie's clubhouse and equestrian center. A senior's housing project is proposed for the 2 ha lot.

**Decisions:**

**Resolution**

Number	Decision Date	Decision Description
921	August 11, 1986	Allow as requested.

**Note:** Approved by Commission

**Committee Recommendations**

Type	Recommendation	Description
Board/Council	No Comment	Nanaimo RD board does not comment on ALR applications

**STAFF COMMENTS**

Previous application for seniors housing was approved by the Commission - see minutes in file.

**ATTACHMENTS**

- 51227\_ContextMap20k.pdf
- 51227\_AirphotoMap10k.pdf
- 51227\_AgCapabilityMap.pdf

**END OF REPORT**

**Signature**

---

**Date**

---