



Agricultural Land Commission Staff Report

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

RE: Application # 51600
PROPOSAL: Subdivision - Divide property into 3 equal sized parcels

PROPOSAL INFORMATION

Background: Proposed Lot 1 will be 2.01 ha, and proposed Lot 2 - 2.12 ha. Applicants claim land is unfarmable and wish to provide homes for their children's families.
Received Date: February 17, 2010
Applicant: Geni Irlam
Agent: Peter Irlam
Local Government: Regional District of Nanaimo

DESCRIPTION OF LAND

PID: 000-548-081
Legal Description: Lot 29, District Lot 81, Newcastle District, Plan 1967
Civic Address: 2311 Fowler Road
Area: 7.9 ha
ALR Area: 7.9 ha
Purchase Date: January 1, 1989
Owner: Geni Irlam

Total Land Area: 7.9 ha
Total ALR Area: 7.9 ha
Current Land Use: Single family dwelling and a mobile home with 1 green shed and 1 wood shed

PROPOSAL DETAILS

Subdivision

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

Number of Lots	Lot Size (ha)
3	2.6

Surrounding Land Uses:

North Single residence - large lot
East Not occupied / Golf Course
South Retirement home, not currently in use
West Single residence - large lot

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	No Comment	Nanaimo RD forwards all ALC applications without recommendations.

STAFF COMMENTS

The northern 2/3 of this property has prime agricultural capability which has never been exploited by the present owner. The southern portion could be used for non-soil based agriculture, or as an area for farm buildings and other infrastructure to support farming the northern portion.

ATTACHMENTS

END OF REPORT

Signature

Date