



Agricultural Land Commission Staff Report

DATE: May 26, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 51610
PROPOSAL: Inclusion (see Exclusion file #51507)

PROPOSAL INFORMATION

Background: Sent as an addendum to file # 51507 for exclusion - Inclusion intended to compensate for land lost if Commission excludes 1.1 ha under 51507
Received Date: February 25, 2010
Applicant: 689780 BC Ltd
Agent: Doug Olstead
Local Government: Islands Trust Denman Island

DESCRIPTION OF LAND

PID: 026-826-399
Legal Description: Lot 1 Sections 25 and 30 Denman Island Nanaimo District Plan VIP81780
Civic Address: Swan road
Area: 151 ha
ALR Area: 124 ha
Purchase Date: September 21, 2006
Owner: 689780 BC Ltd

Total Land Area: 151 ha
Total ALR Area: 124 ha
Current Land Use: Vacant, both forested and cleared land

PROPOSAL DETAILS

Inclusion

Area	Agricultural Capability	Agricultural Capability Source
2.1	Prime	CLI

Surrounding Land Uses:

North Georgia Strait

East Three residential lots of 10 ha each
 One woodlot of approx 10 ha
 Applicant's home, barn and horse riding ring at approx 25 ha.
 South Privately owned development company (North Denman Lands)
 West Privately owned development company (North Denman Lands)

Official Community Plan

Bylaw Name: Denman island OCP 2008
Designation: Sustainable resources
OCP Compliance: No

Zoning

Zoning Bylaw Name: LUB 2008
Zoning Designation: Agriculture and Resource
Minimum Lot Size: 15.0 ha
Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 41332
Applicant: 4064 Investments Ltd
Proposal: 4064 Investments Ltd is requesting permission to subdivide 2 lots on Denman Island into four lots. Two of these lots would be retained by the applicants, and the others would be sold to a third party, along with an adjacent lot not under application. Access for the lots to be created would be off Swan Road.

Decisions:

Resolution Number	Decision Date	Decision Description
329	July 21, 2004	4 lots refused but reconfiguration of two existing lots approved

RELEVANT APPLICATIONS

Application #: 51507
Applicant: Denman Conservancy Association
Proposal: Exclusion - Denman Island's only existing cemetery is full - propose new "green" cemetery

Decisions:

Resolution Number	Decision Date	Decision Description

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	Forwarded without comment - as an adendum to application #51507 for exclusion.

STAFF COMMENTS

The inclusion area is typical of adjacent ALR areas and as such would be a useful addition to the ALR.

ATTACHMENTS

END OF REPORT

Signature

Date
