



Agricultural Land Commission Staff Report

DATE: May 25, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 51617
PROPOSAL: Subdivision

PROPOSAL INFORMATION

Background: Subdivide into two separate lots, Lot A - 16.43 ha, and Lot 1 - 16.19 ha. They would then apply to the Approving officer for a boundary adjustment to create a 30 ha and a 2 ha lot, the smaller lot to be sold to raise capital for farm improvements.
Received Date: March 2, 2010
Applicant: Harry & Annie Fearman
Agent: N/A
Local Government: Islands Trust Hornby Island

DESCRIPTION OF LAND

PID: 011-189-037
Legal Description: Lot A, Section 15, Hornby Island, Nanaimo District, Plan 46721
Civic Address: 750 Savoie Road
Area: 32.5 ha
ALR Area: 32.5 ha
Purchase Date: June 28, 1988
Owner: Harry & Annie Fearman

Total Land Area: 32.5 ha
Total ALR Area: 32.5 ha
Current Land Use: Two dwellings and assorted buildings and structures. 8 ha is cleared for pasture and hayfield, includes 26 head of cattle, and the remainder is forested.

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
32.5	Prime	CLI

Number of Lots **Lot Size (ha)**

Surrounding Land Uses:

North Georgia Strait
 East Forested land, Rural Residential, Cleared farmland, in ALR
 South Forested land, farmland, Rural residential, in ALR
 West Forested land in ALR, Georgia Strait

Official Community Plan

Bylaw Name: Hornby Island OCP 104
Designation: Agricultural
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: LUB #86
Zoning Designation: Agricultural
Minimum Lot Size: 16.0 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 38033

Applicant: Harry & Annie Fearman

Proposal:

Decisions:

Resolution Number	Decision Date	Decision Description
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Note: Subdivision of 1/3 of existing lot for 1/3 owner - created current ownership/subdivision pattern in this area.

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	Forwarded without recommendation

STAFF COMMENTS

Commission previously approved subdivision of a 16 ha portion of the subject property in order to settle a multiple ownership issue. This created the present 32 ha lot which is now under application to be re-divided to raise capital for farm development. Staff is not generally supportive of the raising of farm improvement funds by subdivision of agricultural land, as the new, smaller parcels both would be limited in the range of agricultural options which could be supported. Applicants have supplied a 5 year farm plan detailing proposed improvement expenses.

ATTACHMENTS

END OF REPORT

Signature

Date
