



Agricultural Land Commission Staff Report

DATE: July 20, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 51779
PROPOSAL: INCLUSION

PROPOSAL INFORMATION

Background: In order to facilitate the subdivision of an adjoining lot the applicants propose to include and consolidate this parcel.
Received Date: June 10, 2010
Applicant: Anthony & Martha Sullivan
Agent: N/A
Local Government: Comox Valley Regional District

DESCRIPTION OF LAND

PID: 006-847-013
Legal Description: Lot 9 Block 2 Section 5 Township 6 Comox District Plan 1818
Civic Address:
Area: 3.8 ha
ALR Area: 0 ha
Purchase Date: August 21, 2003
Owner: Anthony & Martha Sullivan

Total Land Area: 3.8 ha
Total ALR Area: 0 ha
Current Land Use: Residence, mobile home, workshed, storage barn, well

PROPOSAL DETAILS

Inclusion

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

Surrounding Land Uses:

North Residential, Rural properties, some small farms, in ALR

East Residential, Rural properties and small farms in ALR
 South Woodlot, out of ALR
 West Woodlot, out of ALR

Official Community Plan

Bylaw Name: Rural Comox Valley OCP
Designation: Agriculture
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Zoning Bylaw 2005
Zoning Designation: Ru-ALR
Minimum Lot Size: 8.0 ha
Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 51740
Applicant: Steve Horel
Proposal: Subdivision - Homesite Severance

Decisions:

Resolution Number	Decision Date	Decision Description
-------------------	---------------	----------------------

Application #: 51740
Applicant: Anthony & Martha Sullivan
Proposal: Subdivision - Homesite Severance

Decisions:

Resolution Number	Decision Date	Decision Description
-------------------	---------------	----------------------

Application #: 51740
Applicant: Katherine Burns
Proposal: Subdivision - Homesite Severance

Decisions:

Resolution Number	Decision Date	Decision Description
-------------------	---------------	----------------------

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	Not circulated to board - required to be forwarded by Regulation

STAFF COMMENTS

As part of an application to subdivide an adjoining property (owned in part by the applicants) , it was suggested by the Commission at the time of the site inspection that the e owners might consider adding the subject property to the ALR to make the subdivision possible without the potential for extra lots to be

created in the ALR.

Consolidation of the subject property with the remainder of Lot 4 (as proposed in application 51740) is also proposed as part of this application.

ATTACHMENTS

51779_ContextMap20k.pdf
51779_AgCapabilityMap.pdf
51779_OrthophotoMap.pdf

END OF REPORT

Signature

Date
