Agricultural Land Commission
Staff Report

DATE: July 16, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 51800
PROPOSAL: Subdivision into two lots - to divide kennel operation from balance of farm

PROPOSAL INFORMATION

Background: Applicant has previously received approval for a 0.4 ha subdivision for the same reason as this application - not acted upon
Received Date: July 5, 2010
Applicant: James and Ronda Dickinson, Michele Jager
Agent: Glencar Consultants Inc
Local Government: District of Lantzville

DESCRIPTION OF LAND

PID: 009-543-856
Legal Description: District Lot 66, Easterly 1/2, Nanoose District, EXCEPT 3.51 Acres
Civic Address: 7491 Lantzville Road, Lantzville
Area: 16.2 ha
ALR Area: 16.2 ha
Purchase Date: June 1, 1999
Owners: James and Ronda Dickinson
Michele Jager

Total Land Area: 16.2 ha
Total ALR Area: 16.2 ha
Current Land Use: Cattle farm, kennel operation, two residences

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
16.2	Prime Dominant	BCLI

Number of Lots	Lot Size (ha)
1	15.0
1	1.2

Surrounding Land Uses:

North	Lantzville Road, residential, out of ALR
East	Residential out of ALR
South	Island highway
West	Mixed lot sizes in ALR, lot to immediate west leased by applicant for pasture

Official Community Plan

Bylaw Name: Lantzville OCP
Designation: Resource - Agriculture
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw 60 - 2005
Zoning Designation: Rural -1
Minimum Lot Size: 2.0 ha
Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 44302
Applicant: James and Ronda Dickinson
Proposal: To exclude the 16.0 ha subject property to develop a 300 unit "aging in place" community targeted toward seniors requiring differing levels of care.
Decisions:

Resolution Number	Decision Date	Decision Description
543	October 11, 2007	Refused as proposed..

Note: application by present owner

Application #: 28910
Applicant: Hayden & MacLean
Proposal:
Decisions:

Resolution Number	Decision Date	Decision Description

Note: Allowed dog kennel - 1984

Application #: 20529
Applicant: James & Ronda Dickinson
Proposal: The owners (Jager and Dickinson) are requesting subdivision of the 2.1 ha portion of the property in the NE corner of the lot in order to separate the existing dog kennel operation from the balance of the land. The owners state that the kennel is an independent business from the balance of the land and it is necessary to separate the two entities to allow farm development of the agricultural portion.
Decisions:

Resolution Number	Decision Date	Decision Description
669	October 29, 2002	Refuse as proposed but would allow a smaller parcel

to be subdivided around the existing kennel.

Note: also by present owner

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	Forwarded without recommendation

STAFF COMMENTS

There have been an additional 7 applications - most for exclusion (refused); and one to subdivide along the Island Highway in 1974 (approved).
The most recent application proposed exclusion for a seniors development which was refused. Also the present owners have received approval for a subdivision of a 0.4 ha lot to allow separation of the kennel from the balance of the property - this approval was never acted upon.
The present proposed lot size would require rezoniing and setback variances (as the 0.4 ha approved lot would).
The balance of the proposed 1.2 ha new lot has low agricultural capability ratings according to several of the reports appended to the application. This would be a suitable area to locate any new dwellings/farm structures as proposed in the application for a location further east on the property.
The Commission might also consider the future disposition of the existing (unoccupied) cottage and mobile home on the subject lands.

ATTACHMENTS

END OF REPORT

Signature **Date**