



Agricultural Land Commission Staff Report

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

RE: Application # 51810
PROPOSAL: Subdivision into two lots

PROPOSAL INFORMATION

Background: The applicants wish to provide a 1 ha lot for their son.
Received Date: July 13, 2010
Applicant: Michael & Robin King
Agent: Laurie Crossan
Local Government: Regional District of Nanaimo

DESCRIPTION OF LAND

PID: 006-285-589
Legal Description: Lot 2 Section 17 Range 1 Cedar District Plan 3119 Except Part in Plan 51389
Civic Address: 2120 Huddington Road
Area: 3.8 ha
ALR Area: 3.8 ha
Purchase Date: May 1, 1989
Owner: Michael & Robin King

Total Land Area: 3.8 ha
Total ALR Area: 3.8 ha
Current Land Use: One residence, horse breeding and boarding facility, pasture

PROPOSAL DETAILS

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
3.8	Secondary	BCLI

Number of Lots	Lot Size (ha)
1	1.0
1	2.8

Surrounding Land Uses:

North Large property in ALR, Poultry farm and pasture
East Rural residential, cleared and forested, in ALR
South Hobby farm, Berry farm, in ALR
West Rural residential, forested lot in ALR

Official Community Plan

Bylaw Name: Area A OCP
Designation: Rural resource
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw 500
Zoning Designation: RU4
Minimum Lot Size: 2.0 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 38439
Applicant: Michael King
Proposal:
Decisions:

Resolution Number	Decision Date	Decision Description
Note:		Approved subdivision created the 2 ha lot to the west of the present subject parcel - approved on the basis of poor capability on the 2 ha portion of the property.

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	Nanaimo Regional District Board does not comment on ALR applications

STAFF COMMENTS

Same owner made application for 2 ha lot (west) which was allowed by Res 317/90.
Owner does not qualify for consideration under the Commission's homesite severance policy.

ATTACHMENTS

51810_ContextMap20k.pdf
51810_AgCapabilityMap.pdf
51810_AirphotoMap10k.pdf

END OF REPORT

Signature

Date