



Provincial Agricultural Land Commission - Staff Report

Application: 51881

Applicant: Jan & Nancy Glerup
Local Government: Municipality of North Cowichan

Proposal: SUBDIVISION - Boundary Adjustment - lot line adjustment to create one large lot of 5.82 ha and a smaller 0.6 ha lot in order to increase agricultural opportunities for the larger lot

BACKGROUND INFORMATION

The applicants would like to increase the agricultural opportunities on a 1.9 ha lot by moving the boundary to increase its size to 5.8 ha by adding land from an adjacent property. The present property sizes are 1.9 and 3.9 ha and the result of the boundary adjustment would be a 5.8 ha lot and a 0.6 ha lot. the smaller lot would be sold. the applicants recently purchased the existing larger lot.

PROPERTY INFORMATION

PID: 004-800-052
Legal Description: Parcel C (DD 40617I), Sections 4 and 5, Range 6, Somenos District, Except those Parts in Plans 3102, 3847, 16400, 20922 and 26624, and Except that Part Outlined in Red and Marked A on Plan 582 BL

Property Area: 3.9 ha
ALR Area: 3.9 ha
Purchase Date: March 30, 2010
Location: 6669 and 6613 Norcross Road
Owner: Jan & Nancy Glerup

PID: 004-110-161
Legal Description: Lot 1, Sections 4 and 5, Range 6, Somenos District Plan 16400 Except Plans 23580 and 48814

Property Area: 1.9 ha
ALR Area: 1.9 ha
Purchase Date: January 15, 1990
Location: 6613 Norcross Road, North Cowichan
Owner: Jan and Nancy Glerup

Total Land Area: 5.8 ha
Total ALR Area: 5.8 ha

LAND USE

Current Land Use:
Hobby farms, pasture, barns and outbuildings. One dwelling on each parcel.

Surrounding Land Uses:
North: Norcross Road - Residential, Not in ALR
East: Residential & Pasture, in ALR
South: Somenos Lake
West: Residential, Not in ALR

PROPOSAL DETAILS

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Subdivision - ALR Area: 6.4 ha

Number of Lots	ALR Area of Lot (ha)
1	0.6
1	5.8

Agricultural Capability:

The majority of the area under application is rated as: Prime Dominant

Source: BCLI

Mapsheet: 92B.082

PREVIOUS APPLICATIONS

Application ID: 18445

Legacy #: 22587

Applicant: Patrick & Mary Milino

Note: Allowed Homesite severance

Application ID: 591

Legacy #: 28149

Applicant: Jan & Nancy Glerup

Note: subdivision refused

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

OCP Compliance: Yes

Zoning:

Zoning Designation: Rural A-2

Minimum Lot Size: 2.0 ha

Zoning Compliance: No

Comments and Recommendations:

Agricultural Advisory Committee

Supported proposal - increase agricultural options on larger lot.

Board/Council

Forwarded with support

ALC STAFF COMMENTS

The Commission must consider if two smaller parcels, or one large and one small parcel, better serves the cause of future agricultural use on these lands.

Staff would suggest the area to the west of the proposed small parcel may be considered as an addition to the small parcel as it may be difficult to use in conjunction with the larger lot (awkward shape).

the Commission might also ask the applicant regarding the use of all buildings on the property.

END OF REPORT

Prepared by: Gordon Bednard