



Provincial Agricultural Land Commission - Staff Report

Application: 51891

Applicant: Qualicum Farms Ltd.
Agent: Colin Burrige
Local Government: Comox Valley Regional District

Proposal: SUBDIVISION - Qualicum Farms Boundary Adjustments - proposal involves lot line adjustments within the ALR involving 4 separate registered parcels. Through consolidation of 3 of the parcels one 32.8 ha parcel will be created. Another parcel is proposed to be divided into an 17.5 ha parcel, a 10.5 ha parcel and a remaining parcel of 322.9 ha.

BACKGROUND INFORMATION

This application has undergone a number of changes until it now appears in the form as summarized in the "proposal Summary".

The lands in question lie within the jurisdiction of the Comox valley RD (upper farm lands proposed for subdivision) and the Strathcona RD (lower farm lands proposed for consolidation). Reports from both RD's are appended to the application as are comments from the regional agrologist and the Ag advisory committee.

PROPERTY INFORMATION

PID: 006-032-788
Legal Description: RE-Amended Lot 2 (DD 64235N), District Lot 141, Comox District, Plan 5065
Property Area: 0.9 ha
ALR Area: 0.9 ha
Purchase Date: July 15, 2009
Location: Island Highway
Owner: Qualicum Farms Ltd.

PID: 027-354-059
Legal Description: Lot 1 District Lot 141 Comox District Plan VIP84365
Property Area: 31.0 ha
ALR Area: 31.0 ha
Purchase Date: July 15, 2009
Location: Island Highway
Owner: Qualicum Farms Ltd.

PID: 006-032-745
Legal Description: Amended Lot 1 (DD 61547N), District Lot 141, Comox District, Plan 5065
Property Area: 0.8 ha
ALR Area: 0.8 ha
Purchase Date: July 15, 2009
Location: Island Highway
Owner:

PID: 028-240-022
Legal Description: Lot 2, Section 21 and 22, Township 4 and of Block 29, Comox District
Property Area: 331.0 ha
ALR Area: 331.0 ha
Purchase Date: May 1, 2006
Location: Macauley Road
Owner:

Total Land Area: 363.7 ha

PROPERTY INFORMATION

Total ALR Area: 363.7 ha

LAND USE

Current Land Use:

Forested woodlot land in the ALR (new additional lots)
Active agriculture (consolidation lots)

Surrounding Land Uses:

North: Farm lot - Active extensive large lot farm operation
Forested lot - Forestry and some cleared farmland
East: Farm lot -Georgia Strait
Forested lot - Forestry and some cleared farmland, rural residential out of ALR
South: Farm lot - Active farm
Forested lot - rural residential acreages
West: Farm lot - farm use and some forested land
, Island Highway
Forested lot - Forested land

PROPOSAL DETAILS

Subdivision - ALR Area: 363.7 ha

Number of Lots	ALR Area of Lot (ha)
1	17.5
1	322.9
1	32.8
1	10.5

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92F.085

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: CVRD OCP 1998

Designation: Rural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw 2781

Zoning Designation: RU-ALR

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

AAC does not see the proposals as having any benefit for agriculture

Board/Council

Both SRD and CVRD boards support the proposals

ALC STAFF COMMENTS

Lots proposed for creation are large rural lots which will likely be sold as rural residential lots - they are not large enough, or have sufficient agricultural capability to be used for farming except as hobby farms. The existing small lots proposed for consolidation are un-usable at their present size for residences (too small for septic) and would be best used as they have been - part of the farm property.

END OF REPORT

Prepared by: Gordon Bednard