



# Provincial Agricultural Land Commission - Staff Report

## Application: 51899

**Applicant:** 0848214 BC Ltd  
**Agent:** Brian Gaudet  
**Local Government:** Regional District of Nanaimo

**Proposal:** SUBDIVISION - Corcan Site - The applicants wish to consolidate two properties on either side of the Island Highway, and then subdivide 44 lots, each approx. 8-10 ha in size. The combined subject properties are approx. 400 ha in total area and are currently vacant.

## BACKGROUND INFORMATION

The Bergen Family has leased and operated a number of berry farms in Abbotsford and in the Nanaimo District for the past 30 years. The applicants propose to combine two properties and then subdivide into approximately 40-45 lots to be sold off to other family berry farmers. The applicants plan to retain several of the subdivided lots for their use in future.

## PROPERTY INFORMATION

**PID:** 024-176-478  
**Legal Description:** Lot A, District Lot 90, Block 359, Newcastle District, Plan VIP67156

**Property Area:** 247.4 ha  
**ALR Area:** 189.0 ha  
**Purchase Date:** April 27, 2009  
**Location:** Corcan Site - Spider Lake area  
**Owner:** 0848214 BC Ltd

**PID:** 009-688-374  
**Legal Description:** Block 1372, Newcastle District

**Property Area:** 152.7 ha  
**ALR Area:** 152.7 ha  
**Purchase Date:** April 27, 2009  
**Location:** Corcan Site - Spider Lake area  
**Owner:** 0848214 BC Ltd

**Total Land Area:** 400.1 ha  
**Total ALR Area:** 341.7 ha

## LAND USE

### Current Land Use:

No buildings, vacant land not in use, former use was forestry with some gravel removal underway

### Surrounding Land Uses:

North: ALR  
East: ALR - Forests with scattered housing in the Northeast with cranberry farm in the East  
South: ALR - Forests  
West: ALR - Forest lands and scattered housing

## PROPOSAL DETAILS

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Subdivision - ALR Area: 400.0 ha

Number of Lots	ALR Area of Lot (ha)
44	9.0

### Agricultural Capability:

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

Source: BCLI

Mapsheet: 92F.037/038

## PREVIOUS APPLICATIONS

Application ID: 50541

Applicant: 0848214 BC Ltd.

Proposal: Notice Of Intent

Decision:

Resolution #	Decision Date	Decision Description
2286/2009	December 10, 2009	Allow gravel extraction with conditions

## RELEVANT APPLICATIONS

Application ID: 51922

Applicant: 0758824 BC Ltd

Proposal: SUBDIVISION - Hillier Estate Blueberry Farm - The applicant proposes to subdivide five lots, approx. 2 ha in size from three adjoining properties north of the Island Highway.

Note: This application is submitted concurrently with application #51899

Application ID: 45622

Legacy #: 38693

Applicant: TimberWest Forest Corp. and Pacific Forest Products Ltd. (wholly owned subsidiary of TimberWest)

Proposal: To subdivide the 253.2 ha subject property to create a 84.3 ha parcel and 168.9 ha lot as divided by Inland Island Highway.

Decision:

Resolution #	Decision Date	Decision Description
91/2009	March 26, 2009	Approved on the condition that the southwest portion of the subject property (DL 90) be consolidated with the adjacent property, Block 1372.

Application ID: 43950

Legacy #: 37356

Applicant: Allen & Dagmar Looy

Proposal: To subdivide 29 ha parcel into either 2 or 3 parcels.  
Proposal 1 - three parcels of 10 ha, 9 ha and 10 ha  
Proposal 2 - two parcels of 12 ha and 17ha

Decision:

Resolution #	Decision Date	Decision Description
288/2007	June 4, 2007	Refuse as proposed on the grounds that the proposal would not enhance agriculture and may have a negative impact to agriculture in the surrounding area.

## RELEVANT APPLICATIONS

**Application ID:** 14355 **Legacy #:** 32817

**Applicant:** Douglas & Jacqueline Ward

**Proposal:** To subdivide the subject property into two parcels of approximately 29 ha. All farm buildings and established pastureland is on the half the applicants would retain and continue to farm. The other half of the property is undeveloped and covered with a y

**Decision:**

Resolution #	Decision Date	Decision Description
655/1999	October 8, 1999	Refused on the grounds of that subdivision reduce the agricultural potential of the property by dividing the arable land between two lots.

**Application ID:** 8388 **Legacy #:** 18776

**Applicant:** Agricultural Land Commission

**Proposal:** Block Application - Application to the Lieutenant Governor in Council by the ALC for the exclusion and inclusion of land from the ALR of the Regional District of Nanaimo

**Decision:**

Resolution #	Decision Date	Decision Description
528/1986	May 16, 1986	The Commission recommended inclusion into the ALR and exclusion of land from the ALR based on the land's agricultural capability

**Application ID:** 7808 **Legacy #:** 24615

**Applicant:** Medd Holdings Ltd.

**Proposal:** To subdivide the 74 ha property into six 8 ha lots, at 9 ha lot and a 14 ha lot. Road dedication (1.5 ha) is also proposed.

**Decision:**

Resolution #	Decision Date	Decision Description
1267/1990	December 3, 1990	Refuse as proposed, but would allow the subdivision of a 16 ha lot, comprising the poorest soils, from the eastern end of the property and the subdivision of the remnant into two equal sized lots.

**Application ID:** 7807 **Legacy #:** 09946

**Applicant:** Horne Lake Industries

**Proposal:** To subdivide 900 acres into twenty eight 20 acre lots, two 45 acre lots, one 185 acre property and a 25 acre park. About 350 acres lies within the ALR.

**Decision:**

Resolution #	Decision Date	Decision Description
900/1980	May 7, 1980	The Commission allowed most of the proposal, except lots 24 and 25 which were required to be consolidated in a single 65 acre lot (28 ha). This is the subject property.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** Electoral Area 'H' OCP Bylaw No. 1335, 2005

**Designation:** Resource

**OCP Compliance:** No

### Zoning:

**Zoning Bylaw Name:** Nanaimo Land Use and Subdiv. Bylaw No. 500, 1987

**Zoning Designation:** Rural 1-RU1, Resource Mgmt 1-RM1, Subdiv B,A,V

**Zoning Compliance:** No

### Comments and Recommendations:

#### **Board/Council**

The Board of the Regional District of Nanaimo does not comment on applications for subdivision within the ALR.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The BCLI rating of the subject properties is a mixture of class 3, 4, and 5 with limiting subclasses of A, P, D, and W. Some areas are improveable to class 1 and 2. See Agricultural Capability Map for details.
- 2) The property spans a variety of local zoning. The parcels are constrained by the following lot sizes:  
Nanaimo Land Use and Subdivision Bylaw No. 500, 1987
  - \* RU1 Subdivision District B - minimum lot size 8 ha
  - \* RU1 Subdivision District V - minimum lot size 50 ha
  - \* RM1 Subdivision District A - minimum lot size 20 ha
  - \* 1 dwelling unit on a parcel 2.0 ha or less, 2 dwellings permitted on parcels greater than 2 ha in size.
- 3) The OCP requirements for the lands designated with a minimum lot size of 20 ha and 50 ha, would not support the proposal as submitted. However the applicant is willing to make adjustments to the proposal.
- 4) The applicants claim that the subdivision of 40-45 parcels will be beneficial to Agriculture on Vancouver Island, create jobs, and stimulate more people to enter the berry industry. Although there may be an increase in agricultural lots available, it is not known if there is a demand for 6-10 ha lots for berry farming in the area. Also, there would be an increase in density, housing development, and infrastructure in the area.

## ATTACHMENTS

51899\_ContextMap50k.pdf  
51899\_AirphotoMap25k.pdf  
51899\_Proposal Sketch.pdf  
51899\_Rationale.pdf

## END OF REPORT

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