



# Provincial Agricultural Land Commission - Staff Report

## Application: 51921

**Applicant:** Bishan Singh Judge  
**Local Government:** Municipality of North Cowichan

**Proposal:** Subdivision - Homesite Severance - to subdivide a 2.33 ha parcel from a 28.6 ha A1 zoned parcel within the ALR with the remainder being sold to the applicant's son and the applicant wishes to retire and build a house for himself on the lot to be subdivided

### BACKGROUND INFORMATION

The applicant purchased the property in 1971 (previous owner held mortgage until land paid off in 1990 when property title transferred) He has paid the taxes since 1972. He would like to build a house for himself on 2.3 ha in the SE corner of the property.

### PROPERTY INFORMATION

**PID:** 002-914-077  
**Legal Description:** Lot A, Section 1, Ranges 2 and 3, Somenos District and of Section 20, Range 2, Quamichan District, Plan 25443  
**Property Area:** 28.7 ha  
**ALR Area:** 28.7 ha  
**Purchase Date:** October 31, 1990  
**Location:** 3711 Cowichan Lake Road, Quamichan District  
**Owner:** Bishan Singh Judge

### LAND USE

**Current Land Use:**  
 Dairy farm with two dwellings, outbuildings and barn.

**Surrounding Land Uses:**

North: Gravel Pit and forested land out of ALR  
 East: Rural residential out of ALR  
 South: Railroad/Cowichan Lake Road, rural residential with farming beyond, all in ALR  
 West: Cowichan Lake Road, forested and rural residential lands beyond, all in ALR

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 28.7 ha

Number of Lots	ALR Area of Lot (ha)
1	26.3
1	2.3

**Agricultural Capability:**

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

**Source:** BCLI

**Mapsheet:** 92B.072

### PREVIOUS APPLICATIONS

## PREVIOUS APPLICATIONS

**Application ID:** 18966

**Legacy #:** 01092

**Applicant:** Bishan Singh Judge

**Note:** Siting of mobile home for father

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## LOCAL GOVERNMENT INFORMATION

### Comments and Recommendations:

#### **Agricultural Advisory Committee**

Supports proposal

#### **Board/Council**

Forwarded with recommendation of support

## ALC STAFF COMMENTS

Applicant appears to qualify for consideration under the Commission's Homesite Severance Policy. This said, the proposed size and location of the homesite lot may be problematic for the Commission who may wish to consider exploring with the applicant alternate locations and properties.

The Commission should also clarify with the applicant the proposed size of the homesite lot. The application letter says 2 acres (0.8 ha) while the maps and LG writeup speaks of 2.3 ha..

## END OF REPORT

**Prepared by:** Gordon Bednard