



Provincial Agricultural Land Commission - Staff Report

Application: 51924

Applicant: Susan McKitrick
Agent: Jim Halvorson
Local Government: Municipality of North Cowichan

Proposal: INCLUSION of 0.3 ha. The balance of this strip of non-ALR is proposed to be divided into two small lots and remain outside the ALR.

BACKGROUND INFORMATION

A small portion of the subject property was never included into the ALR in 1972. This appears to have been a portion of a small lot located to the east of the subject property. The subject area was at some time in the past, added to the parent parcel by boundary adjustment, likely as it would form a buffer between the two properties.

PROPERTY INFORMATION

PID: 026-131-897
Legal Description: Lot 1 Section 5 and 6 Range 2 and 3 Comiakén District Plan VIP77988
Property Area: 46.7 ha
ALR Area: 46.0 ha
Purchase Date: November 30, 2004
Location: 1246 Bazett Road, Duncan
Owners: Jim Halvorson, Susan McKitrick

LAND USE

Current Land Use:

Forested strip of lower capability land. There also appears to be a covenant (in place or proposed) in favour of the Municipality over a large portion of the area to be included which which prohibits dwellings or the removal of vegetation.

Surrounding Land Uses:

North: Rural Residential, hobby farms and larger agricultural parcels, all in the ALR
East: Residential - with two existing homes, out of the ALR
South: Farm - in ALR
West: Farm - in ALR

PROPOSAL DETAILS

Inclusion Area: 0.3 ha

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92B.082

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 42538

Legacy #: 36364

Applicant: Jim Halvorson

Proposal: To remove 40 000 m3 of soil from the property in order to dig irrigation ponds

Decision:

Resolution #	Decision Date	Decision Description
5/2006	January 5, 2006	The Commission supported the application, in principle, to remove 30,000 cubic meters of soil from the subject property to construct an aquaculture facility and irrigation ponds. The approval is subject to the submission of a final plan showing the location of the proposed ponds including the area, depth and volume of soil material to be removed. In addition the Commission requires the submission and approval of a report from a registered professional, with both agricultural and hydrological expertise, of how to construct and maintain the pond development to enhance the agricultural utility of the property.

Application ID: 41495

Legacy #: 35608

Applicant: Jim Halvorson

Proposal: Notice of Intent

Application ID: 18672

Legacy #: 23180

Applicant: Wright, Hillyard Parry & Fuller

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

OCP Compliance: Yes

Zoning:

Zoning Designation: R-1 residential

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

Council forwarded the application recommending the Commisison support the application for inclusion.

ALC STAFF COMMENTS

The proposed inclusion is a small area of poor capability land. As well there appears to be a covenant over much of this area which would preclude agricultural development, even if the land could be farmed.

END OF REPORT

Prepared by: Gordon Bednard