



Provincial Agricultural Land Commission - Staff Report

Application: 51975

Applicant: Norman & Elizabeth Mycock
Agent: Robert Mycoeh
Local Government: Regional District of Nanaimo

Proposal: SUBDIVISION - subdivide to provide a residence for a relative

BACKGROUND INFORMATION

The grandson of the owner, acting as agent, is requesting approval of a 2 ha lot in the NE corner of the property. He states that he is the only family member available to assist the owner who is over 80, somewhat handicapped, and finding it difficult to maintain the farm without help. The property has been the subject of several applications for subdivision of small lots for family members in the past. The Commission allowed a two lot 20 year lease in the NE corner of the property (south of the road) which appears to have been registered as a subdivision. (staff is unsure how this may have happened- the owner may have further explanation)

PROPERTY INFORMATION

PID: 002-296-594
Legal Description: District Lot 46, Nanoose District, Except Parts in Plans 44554 and 45876
Property Area: 62.7 ha
ALR Area: 62.7 ha
Purchase Date: November 5, 1987
Location: 1731, 1696 & 1694 Errington Road
Owner: Norman & Elizabeth Mycock

LAND USE

Current Land Use:

Mostly hay production, forested land north of road which splits property. There are three houses at present on the property, as well as numerous farm buildings.

Surrounding Land Uses:

North: Forest and cleared land in ALR
 East: Rural Residential and hobby farms in ALR
 South: Clear-cut slash in ALR
 West: Hay Fields in ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 62.7 ha

Number of Lots	ALR Area of Lot (ha)
1	2.0
1	60.7

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92F.029

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 28434

Legacy #: 14283

Applicant: N.H. & E.L. Mycock

Application ID: 28431

Legacy #: 04579

Applicant: N.H. & E.L. Mycock

Note: Minutes from above applications are appended to the present application file.

Application ID: 28427

Legacy #: 03688

Applicant: N.H. & E.L. Mycock

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: OCP Bylaw 1152

Designation: Rural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw 1285

Zoning Designation: Agriculture 1

Minimum Lot Size: 4.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

RDN Board does not make recommendations on ALC applications

ALC STAFF COMMENTS

The present owner has already created two lots (NE portion of property) for family members from the original farm parcel. The area proposed for subdivision, while mainly forested at present, has similar capability ratings to the balance of the farm which is in agricultural production.

There is no explanation in the application regarding who is living in the two dwellings on the northwestern portion of the property.

END OF REPORT

Prepared by: Gordon Bednard