



Provincial Agricultural Land Commission - Staff Report

Application: 51988

Applicant: Blackjack Farm Ltd
Agent: JE Anderson & Associates
Local Government: Regional District of Nanaimo

Proposal: SUBDIVISION - landowner's wish to subdivide a 0.38 ha parcel from the parent parcel to provide a separate residence for themselves. They plan to remove an existing residence and renovate another residence to an accessory use. Property has been a family farm for 50 years

BACKGROUND INFORMATION

There have been numerous applications for exclusion, non-farm use, and subdivision on the parent (Blackjack Farms) properties over the years. At the onsite meeting, it is advised that the Commission discuss the present state of the farm operation and ownership with the applicant.

PROPERTY INFORMATION

PID: 027-298-671
Legal Description: Lot B District Lot 21 Wellington District Plan VIP83900
Property Area: 18.9 ha
ALR Area: 18.9 ha
Purchase Date: October 16, 2007
Location: 4180, 4192, 4208 Biggs Road
Owner: Blackjack Farm Ltd

LAND USE

Current Land Use:
 Residence and farm use

Surrounding Land Uses:

North: Residential & Farm Use, in ALR
 East: Brannan Lake & Farm Use, in ALR
 South: Residential & Farm, mainly ALR
 West: Recreational Campground, in and out of ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 18.9 ha

Number of Lots	ALR Area of Lot (ha)
1	18.5
1	0.4

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92F.030

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 41303

Legacy #: 35457

Applicant: Blackjack Farm Ltd

Proposal: Caillet Holdings and Blackjack Farms (Armand Caillet) are requesting the subdivision of two lots into three. This proposal is to provide for the wishes of the three shareholders (Mr. Caillet's children). Blackjack Farms would be separated from the remainder lots and be operated by Alan Caillet, the remaining 16 ha farm, and Caillet Holdings campsite would remain as shared properties.

Decision:

Resolution #	Decision Date	Decision Description
318/2004	July 21, 2004	Allowed sub of two lots into three

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Pleasant valley OCP

Designation: Rural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw 500

Zoning Designation: RU-1

Minimum Lot Size: 2.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

RDN board does not comment on ALR applications

ALC STAFF COMMENTS

The applicant has owned this property for over 50 years and appears to be entitled to consideration under the Commission's homesite severance policy.

END OF REPORT

Prepared by: Gordon Bednard