



Provincial Agricultural Land Commission - Staff Report

Application: 52017

Applicant: Grant & Beatrice Duckett
Local Government: Regional District of Nanaimo

Proposal: SUBDIVISION - to subdivide (two separate titles) into 7 lots of approx. 2 ha each, for estate purposes

BACKGROUND INFORMATION

The Duckets are growing grapes and truffles (hazelnut trees) on two parcels (as permitted by the Commission), and wish to further divide the lands for estate planning purposes such that they can leave a piece to each of their children.

PROPERTY INFORMATION

PID: 026-148-374
Legal Description: Lot A District Lot 20 Nanoose District Plan VIP78090

Property Area: 9.4 ha
ALR Area: 9.4 ha
Purchase Date: December 21, 2004
Location: 400 Lowry's Road
Owner: Grant & Beatrice Duckett

PID: 026-148-382
Legal Description: Lot B District Lot 20 Nanoose District Plan VIP78090

Property Area: 9.4 ha
ALR Area: 9.4 ha
Purchase Date: December 20, 2004
Location: 400 Lowry's Road
Owner:

Total Land Area: 18.8 ha
Total ALR Area: 18.8 ha

LAND USE

Current Land Use:

Hay and truffle nost trees
Vineyard & fruit plantation
Old building site & new building site

Surrounding Land Uses:

North: Residential and small farm, in ALR
East: Railway, farming beyond, in ALR
South: Hay Production, other large acreage farms, in ALR
West: Little Qualicum Cheeseworks (dairy/hay), in ALR

PROPOSAL DETAILS

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Subdivision - ALR Area: 18.8 ha

Number of Lots	ALR Area of Lot (ha)
1	3.0
6	2.0

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92F.039

PREVIOUS APPLICATIONS

Application ID: 40933

Legacy #: 35187

Applicant: Grant & Beatrice Duckett

Proposal: Grant and Beatrice Duckett are requesting permission to subdivide their 17.8 ha property into two equal lots. They are planning to use one lot for the production of truffles and the other for grape production. They are also interested in starting a bed and breakfast, and a winery in the future. The subdivision is requested in order to financially separate the two business entities and to accommodate providing an estate lot for each of their children.

Decision:

Resolution #	Decision Date	Decision Description
70/2004	February 25, 2004	Allow subject to planting of 2000 filbert trees (2 acres) and 2000 grape vines (2 acres). Subdivision will follow inspection by Commission that planting has taken place by September of 2004.

Note: allowed subdivision into 2 lots

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: OCP Bylaw 1540

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 ALC applications

ALC STAFF COMMENTS

These are two large lots on good agricultural land. The proposal would split these into multiple lots which would likely be used for residential purposes only.

END OF REPORT

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