



Provincial Agricultural Land Commission - Staff Report

Application: 52029

Applicant: 373019 BC Ltd
Agent: Timberlake-Jones Engineering
Local Government: Regional District of Nanaimo

Proposal: SUBDIVISION - to subdivide 12.2 ha parcel into 5 (five) lots, with an average area of 2.44 ha.

BACKGROUND INFORMATION

The applicants states that creation of the smaller lots would encourage hobby farm activities and would be compatible with surrounding land uses. No internal roads would be required for this proposed subdivision.

PROPERTY INFORMATION

PID: 000-627-551
Legal Description: Lot G, District Lot 12, Nanoose District, Plan 30913
Property Area: 12.2 ha
ALR Area: 12.2 ha
Purchase Date: January 31, 1994
Location: Off Meadowview Place, adjacent to Corfield Rd, south of Parksville town centre, within Nanaimo RD
Owner: 373019 BC Ltd

LAND USE

Current Land Use:
 Residence and a 200 sq metre barn used for storage and shelter for horses

Surrounding Land Uses:
 North: Residential, non-ALR
 East: Agricultural/Residential (Hobby Farms), ALR
 South: Agricultural/Residential (Hobby Farms), ALR
 West: Residential, non-ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 12.2 ha

Number of Lots	ALR Area of Lot (ha)
5	2.4

Agricultural Capability:
 The majority of the area under application is rated as: Prime
Source: BCLI
Mapsheets: 92F.039

PREVIOUS APPLICATIONS

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Application ID: 27774 **Legacy #:** 07635
Applicant: T.L. Spraggs
Note: 1978 exclusion refused

Application ID: 19894 **Legacy #:** 34470
Applicant: 373019 BC Ltd
Proposal: #73019BC Ltd (Sonny Wosk) and agent Art Cowie are requesting the removal of the subject 12.2 ha property from the ALR. The intended future use of the land is mixed residential development. The applicant states that the property cannot be used for agriculture due to a lack of irrigation water and that neighbours would object to agricultural use.

Decision:

Resolution #	Decision Date	Decision Description
576/2002	October 30, 2002	Refused on grounds of a capability and potential.

Note: 2002 Exclusion refused

Application ID: 2701 **Legacy #:** 29383
Applicant: 373019 BC Ltd
Note: 1994 Exclusion refused

Application ID: 117 **Legacy #:** 26692
Applicant: DICK & LORI ALLIN
Note: 1982 Exclusion refused

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: 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

The RDN does not comment on ALR applications

ALC STAFF COMMENTS

There have been four previous applications for exclusion of this property from the ALR. All have been refused, based mainly on its good agricultural capability.

END OF REPORT

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