



Provincial Agricultural Land Commission - Staff Report

Application: 52030

Applicant: Robert & Phyllis Darby
Agent: Jim McManus
Local Government: Alberni-Clayoquot Regional District

Proposal: SUBDIVISION - to subdivide the parent parcel (34.8 ha) into three lots, with two lots being approx 10 ha and the third lot being 14 ha. The rationale behind the application is to release proposed Lots 'A' & 'B' to younger family members, and to release proposed Lot 'C' on the open market.

BACKGROUND INFORMATION

The present owners purchased the property in the early 80's. They also own Lot 1 plan 7432 to the NE. The applicants are advanced in age and poor health, and therefore wish to fully retire.

PROPERTY INFORMATION

PID: 002-137-241
Legal Description: Lot B, District Lot 32, Alberni District, Plan 27565, Except Part in Plan 47834
Property Area: 39.8 ha
ALR Area: 39.8 ha
Purchase Date: January 10, 1989
Location: Beaver Creek Road
Owner: Robert & Phyllis Darby

LAND USE

Current Land Use:

Sporadic logging, (property is completely forested), no indication from owner/agent that it is used for any residential purpose at present.

Surrounding Land Uses:

North: Large acreage/farmland approx 10 to 16 ha in size, in ALR
 East: Small acreage/hobby farms in ALR and small lot subdivision out of ALR
 South: Small lot subdivision out of ALR, with large ALR forested lands beyond
 West: Parkland and river, forested land, in and out of ALR

PROPOSAL DETAILS

Subdivision - ALR Area: 39.8 ha

Number of Lots	ALR Area of Lot (ha)
1	14.6
2	10.1

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92F.036

PREVIOUS APPLICATIONS

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Application ID: 38015 **Legacy #:** 21412
Applicant: Robert & Phyllis Darby
Note: Allowed creation of small lot subject to inclusion of area not in ALR

Application ID: 35986 **Legacy #:** 19418
Applicant: Robert & Phyllis Darby
Note: Three lot subdivision refused

RELEVANT APPLICATIONS

Application ID: 20633 **Legacy #:** 22006
Applicant: Robert & Phyllis Darby
Decision:

Resolution #	Decision Date	Decision Description
1354/1988	May 28, 1988	This resolution number is used to enter statistical information relating to the area approved for inclusion and subsequent decision by Cabinet. 1.1 ha approved for inclusion by OIC.

Note: Allowed inclusion required as condition of previous subdivision application

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Beaver Creek OCP
Designation: Agriculture
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: RDAC Bylaw 15
Zoning Designation: A-2
Minimum Lot Size: 2.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

Support the application

Board/Council

Forwarded with support

ALC STAFF COMMENTS

This property has prime agricultural capability rating. Subdivision for family members, or for sale to generate revenue, is generally not supported by the Commission. The applicants also own other lands which may allow them to satisfy successional desires while retaining the subject property in one piece for sale to a farmer.

END OF REPORT

Prepared by: Gordon Bednard