



Provincial Agricultural Land Commission - Staff Report

Application: 52061

Applicant: Heart Lake Developments Ltd
Local Government: Cowichan Valley Regional District

Proposal: INCLUSION - Heart Lake Developments proposes to include a 17.3 ha parcel of land into the ALR for the purpose of subdividing into 2.0 ha to 3.0 ha parcels.

BACKGROUND INFORMATION

The subject property is located directly west of downtown Ladysmith, is zoned A1 and is currently forested. The applicant is proposing to rezone and subdivide 17.3 ha into eight A2 zoned lots to be included into the ALR and 150 manufactured home lots on the remainder of the property. Properties to the west are currently within the ALR.

PROPERTY INFORMATION

PID: 009-439-714
Legal Description: District Lot 51, Oyster District, Except the Right of Way of the Esquimalt and Nanaimo Railway Company, Except Part Coloured Red on Plan Deposited Under DD 27279I, and Except Part Shown Outlined in Red on Plan Deposited Under DD 28555I
Property Area: 68.1 ha
ALR Area: 0.0 ha
Purchase Date: June 7, 2007
Location: Directly west of downtown Ladysmith
Owner: Heart Lake Developments Ltd

LAND USE

Current Land Use:
Unoccupied forested land

Surrounding Land Uses:

North: 60 ha Oyster Bay Indian Reserve
East: < 1.0 ha Residential lots
South: 20 ha Agricultural in ALR
West: 80 ha Agricultural in ALR, forest/agriculture outside ALR

PROPOSAL DETAILS

Inclusion Area: 17.3 ha

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92G.001

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Area H - N. Oyster/Diamond OCP Bylaw No. 1497

Designation: Agriculture

OCP Compliance: No

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: Area H Zoning Bylaw No. 1020
Zoning Designation: A1 - Primary Agriculture
Minimum Lot Size: 12.0 ha
Zoning Compliance: No

Comments and Recommendations:

Advisory Planning Committee

The Cowichan Valley Regional District Electoral Area Service Committee recommend approval for inclusion of the proposed 17.3 ha into the ALR.

Board/Council

The Board of Cowichan Valley Regional District concur with the recommendation of the Electoral Area Services Committee.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The BCLI rating for the 17.3 ha of the intended ALR inclusion are 5PA and 5 AW (improvable to 2C)
- 2) There is ALR land to the west of the proposed 17.3 ha which the property would then adjoin.
- 3) The purpose of this ALR inclusion application is to satisfy a condition of the March 10, 2010 board resolution 14.1 (3) which states:
Prior to consideration of adoption of the OCP and Zoning amendment bylaws, that provisions to secure inclusions of secondary agriculture lots in the ALR, dedication of park land and fire hall site and agricultural buffers and setbacks be in place.

ATTACHMENTS

52061_ContextMap20k.pdf
52061_AirphotoMap20k.pdf
52061_ProposalSketch.pdf

END OF REPORT

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