



Provincial Agricultural Land Commission - Staff Report

Application: 52231

Applicant: 569198 BC Ltd
Agent: Ron Moss Enterprises Ltd
Local Government: Powell River Regional District

Proposal: SUBDIVISION - Proposal: to subdivide the 65.0 ha property (37.0 ha within the ALR) into 7 parcels - 6 lots of approximately 2.0 (5 of which are outside of the ALR) with a remainder property of 52.0 ha (the majority in the ALR). An area of 2.3 ha is proposed for inclusion into the ALR and consolidation with the remainder lot.

BACKGROUND INFORMATION

The original proposal was for subdivision into 19 lots ranging in size from 1.4 ha to 5.8 ha. Based on recommendations from the AAC and the Planning Committee, the applicant reworked and resubmitted the current proposal which meets the recommendations of the AAC.

PROPERTY INFORMATION

PID: 011-773-537
Legal Description: District Lot 286 Texada Island District
Property Area: 65.0 ha
ALR Area: 37.0 ha
Purchase Date: January 14, 1999
Location:
Owner: 569198 BC Ltd

LAND USE

Current Land Use:

Single family residence. There is a significant drainage ditch/creek that runs north/south through the property, and two man-made ponds located centrally on the property. A large area of wetland is in the northeastern portion of the property.

Surrounding Land Uses:

North: Crown Land / clear cut logged / no agricultural use
 East: Crown Land / clear cut logged / no agricultural use
 South: Multiple residences / no agricultural use
 West: Holding property /no agricultural use

PROPOSAL DETAILS

Subdivision - ALR Area: 37.0 ha

Number of Lots	ALR Area of Lot (ha)
1	52.0
1	2.0

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92F/9

RELEVANT APPLICATIONS

Application ID: 1650

Legacy #: 28349

Applicant: Robert & Beverly Blackmore

Decision:

Resolution #	Decision Date	Decision Description
269/1994	February 1, 1994	Allow subject to alteration and consolidation.

Note: Adjacent to East

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Agricultural Advisory Committee

Comments based on original version of application which was not recommended.

Board/Council

Has no objections to the application for subdivision of 7 lots, subject to inclusion as proposed and subject to a restrictive covenant for the protection of the irrigation ponds, wetlands, and watercourse (drainage channel).

Planning Staff

Has no objections to the application for subdivision of 7 lots, subject to inclusion as proposed and subject to a restrictive covenant for the protection of the irrigation ponds, wetlands, and watercourse (drainage channel).

ALC STAFF COMMENTS

The majority of the ALR portion of the property is identified on the BCLI map as having a range of agricultural capability, from Class 2T to Class 5PM. There is a narrow strip of ALR land on the east side of the property that is identified as Class 7T. The Regional District staff report identifies the western side of the property to have Class 4 land, and the eastern side of the property to have Class 2 land. The staff report further notes that the capability mapping on Texada is limited and little if any soils work has been done by the applicant.

The land within the ALR is essentially being retained in the remainder parcel, with the exception of Lot 6 (2.0 ha), but with the inclusion of a 2.0 ha area adjacent to proposed Lot 4.

The land proposed for inclusion is meadow land, which according to the Regional District staff report, is of good agricultural capability.

The Regional District has no objections to the subdivision, subject to a restrictive covenant being placed on the property for the protection of the irrigation ponds, wetlands, and watercourse, as they are providing important habitat for wildlife. As the area of the proposed covenant may be significant, the Commission may wish to review the covenant to ensure that agriculture is not prohibited.

ATTACHMENTS

52231_ContextMap20k.pdf

52231_AgCapabilityMap.pdf

52231_AirphotoMap_Google.pdf

END OF REPORT

Prepared by: Terra Kaethler