



Provincial Agricultural Land Commission - Staff Report

Application: 52252

Applicant: Manatee Holdings Ltd
Agent: Dan Bowen Consulting Services
Local Government: Comox Valley Regional District

Proposal: INCLUSION - Proposal: to include 1.24 ha of land into the ALR.

BACKGROUND INFORMATION

The subject property has been used as an intensive aquaculture operation (shellfish hatchery and nursery) for the last 10 years.

PROPERTY INFORMATION

PID: 028-371-500
Legal Description: Lot 1 Section 5 Nelson District Plan VIP88451
Property Area: 1.2 ha
ALR Area: 0.0 ha
Purchase Date: November 5, 2010
Location: Gartley Point Road
Owner: Manatee Holdings Ltd

LAND USE

Current Land Use:
Aquaculture operation. Adjacent to large area of ALR land to the north and west.

Surrounding Land Uses:

North: ALR - rural
East: Rural residential
South: Rural residential
West: ALR - rural

PROPOSAL DETAILS

Inclusion Area: 1.2 ha

Agricultural Capability:

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

Source: On-Site

Mapsheets: N/A

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Rural Comox Valley OCP Bylaw 1998 (No. 2042)
Designation: Rural
OCP Compliance: Yes

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: Comox Valley Zoning Bylaw 2005 (No.2781)
Zoning Designation: Rural Residential (R-RU)
Minimum Lot Size: 0.8 ha
Zoning Compliance: Yes

Comments and Recommendations:

Ministry of Agriculture and Lands

See attached letter.

ALC STAFF COMMENTS

- Aquaculture is considered a farm use under Part 2, Section (O)(iii) of the ALC Regulations.
- The agricultural capability of the property is identified as improvable to Class 2 with limitations of aridity and stoniness. Some areas near the forshore are identified as Class 7 unimprovable.
- Further to inclusion, the proponents also propose a boundary adjustment to consolidate the 1.24 ha property with 2.0 ha of land from the adjacent Grassi Point Farm. The boundary adjustment falls under Section 10 of the ACL Regulations and as such can be authorized by an approving officer. The boundary adjustment will facilitate the expansion of the shellfish hatchery and nursery operation.
- Please see attached letter from Jill Hatfield, P. Ag, Regional Agrologist for more information.

ATTACHMENTS

52252_ContextMap5k.pdf
52252_AirphotoMap5k.pdf
52252_AgCapabilityMap.pdf

END OF REPORT

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