



Provincial Agricultural Land Commission - Staff Report

Application: 52344

Applicant: Ronald Leslie
Agent: Rob Howat
Local Government: Alberni-Clayoquot

Proposal: To subdivide a 10 ha lot from the 64 ha property. The applicant's age and health do not allow him to appropriately utilize the property or monitor its use

BACKGROUND INFORMATION

No previous subdivision applications have been considered on the property. However, there have been many applications reviewed on surrounding and adjoining parcels in the ALR.

PROPERTY INFORMATION

PID: 002-218-383
Legal Description: District Lot 15, Alberni District
Property Area: 64.0 ha
ALR Area: 64.0 ha
Purchase Date: December 15, 1989
Location: 3500 Moore Road
Owner: Ronald Leslie

Total ALR Area:

LAND USE

Current Land Use:

The land is currently partially cleared and used for pasture/hay and partially forested. A hydro right of way bisects the parcel from north to south, serving as the proposed subdivision boundary for the 10 ha lot.

Surrounding Land Uses:

North: Both ALR and non ALR land, small lot subdivision inside and outside the ALR, and a large ALR farm parcel.
 East: Small lot subdivision outside the ALR
 South: Rural residential ALR parcels
 West: Large ALR parcel (25 ha)

PROPOSAL DETAILS

Subdivision - ALR Area: 64.0 ha

Number of Lots	ALR Area of Lot (ha)
1	10.0
1	54.0

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92 F.027

RELEVANT APPLICATIONS

Application ID: 51602

Applicant: City of Port Alberni

Proposal: Exclusion - property to be developed for commercial purposes

Decisions:

Resolution #	Decision Date	Decision Description
2807/2010	November 26, 2010	Refused - Commission remains convinced the land should remain in the ALR
2660/2010	July 30, 2010	Refused - property creates an effective buffer between commercial and agricultural land

Application ID: 44308

Legacy #: 37604

Applicant: Asia Pacific Investors Ltd

Proposal: To subdivide the 24.1 ha subject property to create a 0.9 ha lot and a remainder lot of 23.2 ha.

Decision:

Resolution #	Decision Date	Decision Description
696/2007	November 27, 2007	Refused as proposed due to impact on agriculture and soil capability.

Application ID: 20636

Legacy #: 26273

Applicant: Asia Pacific Investors Ltd

Proposal: To exclude 18 ha of the 24 ha parcel for a retirement development.

Note: Refuse as proposed on the grounds the land has good capability for agricultural uses.

Application ID: 12372

Legacy #: 32376

Applicant: Port Alberni

Proposal: Block Application - The exclusion of approximately 5.6 ha of land within the City of Port Alberni for commercial development in order to satisfy development proposals requiring lands of a size greater than 0.4 ha. The application for exclusion is consistent with the City of

Decision:

Resolution #	Decision Date	Decision Description
379/1999	June 18, 1999	Allowed provided the excluded part is for commercial use only and provided the zoning designation for the remainder be ammended to a zone more conducive to agriculture. In addition, the Commission requests that the City pursue more agricultural leases of the lowland which is suitable for agriculture.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Cherry Creek OCP
Designation: Agricultural
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Alberni Clayoquot zoning bylaw #15
Zoning Designation: Rural (A2) District
Minimum Lot Size: 2.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

The Cherry Creek APC recommended that the application be approved.

Agricultural Advisory Committee

The AAC provided no comment on the application.

Board/Council

The Regional District of Alberni Clayoquot forwarded the application with a recommendation of support.

Planning Staff

The Regional District planning staff recommended that the Board support the application.

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The BCLI ratings indicate that the majority of the subject parcel has good capability for agricultural development. Class 2 and 3 soils predominate. The 10 ha area proposed for subdivision is comprised of a mix of Class 3 and 4 soils. The limiting factors for soil based agriculture are: excessive wetness, aridity, stoniness and unfavourable soil structure.
- 2) Very large parcels of this size are rare in the Alberni Valley. Larger parcels offer their owners a wider range of agricultural options and are more likely to be used for agriculture in the long term.
- 3) The applicant does not qualify for consideration under Homesite Severance Policy, having purchased the property in 1990.
- 4) The proposed 10 ha lot contains the farm home, is forested, and not currently used for agriculture. The subdivision is proposed along the hydro right of way.

ATTACHMENTS

52344_ContextMap20k.pdf
52344_AgCapabilityMap.pdf
52344_AirphotoMap20k.pdf
52344 sketch plan.pdf

END OF REPORT

Prepared by: Martin Collins, September 12, 2011