

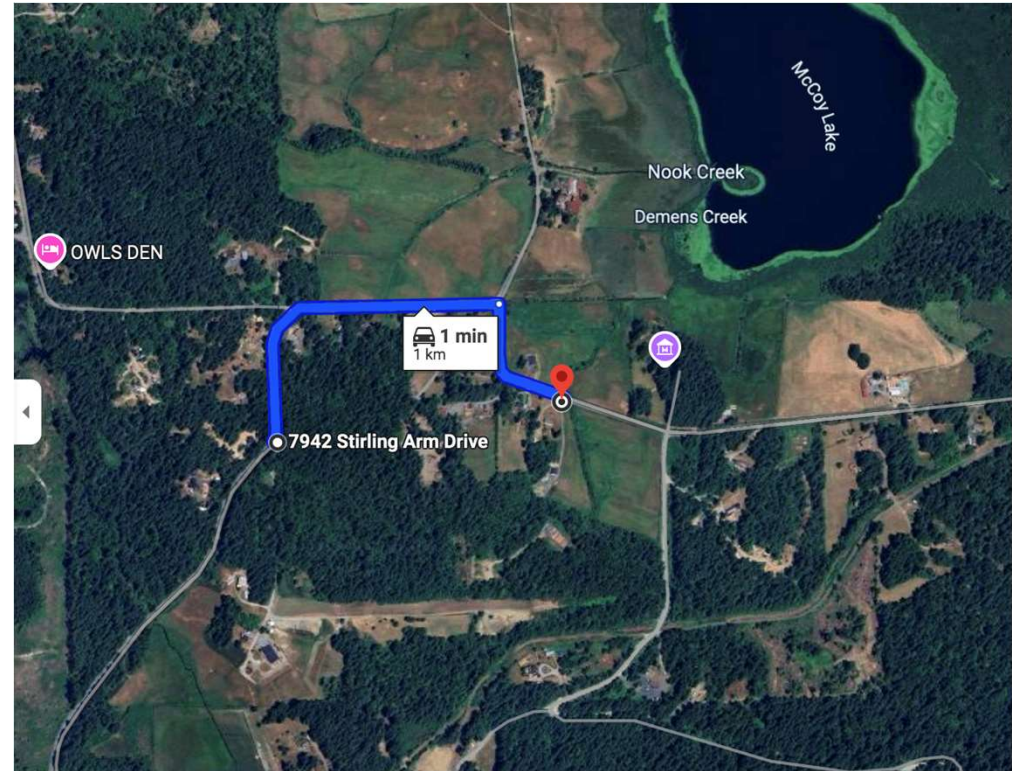
## Subject Property:

**THAT PART OF PARCEL C (DD 64557I) OF LOT 85 ALBERNI DISTRICT LYING TO THE NORTH OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 720 FEET FROM THE SOUTH BOUNDARY OF SAID LOT EXCEPT THOSE PARTS IN PLANS 3385, 18339, 25542 AND 41827**

## Property Issues:

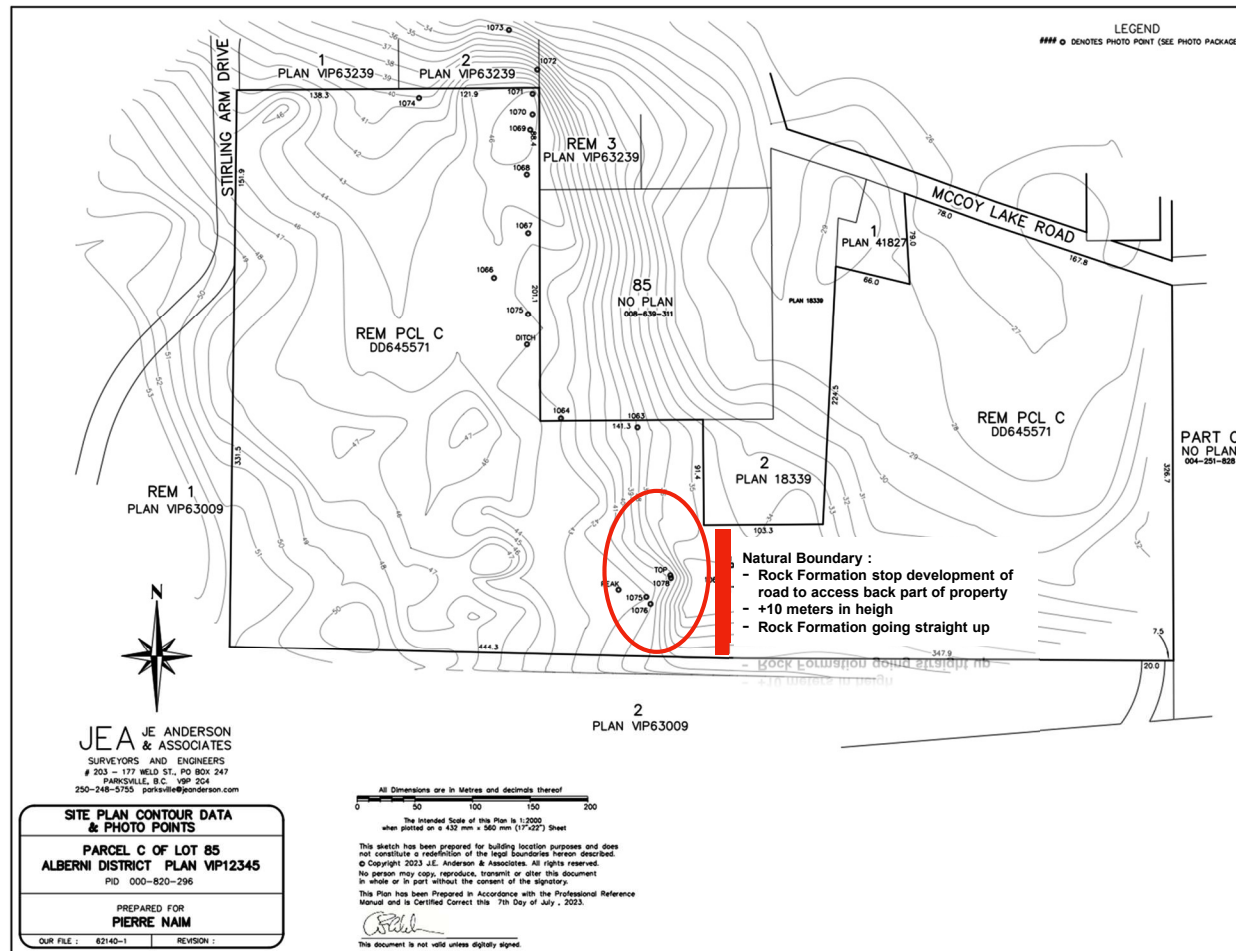
- The property is the remainder of the District Lot 85 and has been reduced in size over the years by 4 subdivisions fronting McCoy Lake Road. One subdivision involved non-ALR land, 1 subdivision involved ALR and non-ALR land and 2 subdivisions involved ALR land.
  - East side of property has been farmed for 55 years+
- The west side of the property is only accessible using public roads for over 1 km.
  - The middle of the property is a natural barrier where elevation doubles and there is a large rock barrier
  - Cost of putting road through the property has been found impractical and cost prohibitive

The current owner has owned the property for the last 4 years and has tried to find usage cases for the back portion of the property in conjunction with the front in a commercially viable way but has not been successful. The rock formation, topography and soil types for the land under application is not conducive to crop farming opportunities and livestock farming is not viable as access to west side of property would have to be done on a high traffic volume public road for 1km.



## Reasoning to investigate for West Side lot subdivision:

- When the property was purchased by its first owners who used some of it for farming, they clear cut and replanted the back part of the property as it was not usable as one stand alone contiguous farming property.
- The neighboring property across the street from the back section (on Stirling Arm Drive) was deemed to be un farmable and removed from the ALR
  - Agrologist Report supporting the exclusion application is attached
  - We have shown similar soil types are present on the subject property
- Not looking to remove the property from the ALR
  - Land is conducive to small scale commercial farming or rural residential hobby farms of approx. 5-10 acres)
- Agronomic reports will be done as necessary as part of the process with the ALC to confirm the soil types and agricultural capability of the land. An Agrologist report has not been prepared to date because they are costly and it was not anticipated the ACRD would require this level of technical detail regarding soils and agricultural capability, etc. It was our expectation to discuss technical information requirements with the ALC once the application has been forwarded to the ALC. It is also important to note that in preparing the application, it was done in accordance with the ACRD's existing planning documents
- The proposed subdivision designs are a draft (conceptual) utilizing the current ACRD bylaw parameters.
  - The final subdivisions plan will most likely differ based on the consultation with the ALC



**Reasoning to investigate subdivision of parcel north of McCoy Lake Road;**

- Parcel is 14 acres and is within the bylaw requirements for a stand-alone lot according to ACRD bylaws
- McCoy Lake Road divides the property and creates less than ideal conditions to use both sides as a single farm operation
  - Highly traffic volume road due to it being the only direct access toward Port Alberni for South Side of Sproat Lake
  - Logging trucks and gravel trucks use McCoy Lake Road daily

**Other issues to address with ALC:**

- Woodward Pit Road is on the subject property and takes up a significant amount of the east side of the property (Approx. 5 acres)
  - Would like to propose to the ALC to subdivide land and work with the ACRD to resolve the road issue.
- Driveway to neighbor is also on subject property
  - Would like to work with ALC and the ACRD to resolve this matter as well.

By sending the application to the ALC it will give the property owner the opportunity to address issues that should have been addressed a long time ago as well as to address the lack of agricultural potential to use the entire property as a single farm. The ALC will make its decisions after thoroughly investigating the agricultural arguments and issues brought about by the ALR application.

The property owner's main motivation is to figure out the best way forward for this property and abide by the decision of the ALR. We believe there is enough evidence to warrant further investigation by the ALC, If successful this will bring a positive to the local community by offering more buildable lots while keeping the same specification as neighboring properties or exceeding them as well as offering more tax revenue to local governments.

Finally, ACRD Staff recommend forwarding the application to the ALC for review and decision which we support as it will place the agricultural issues raised in the application before the ALC.

We would like to thank the board for its time and consideration.