



Staff Report
Application # YY – 37846
Applicant: James and Shirley Kernaghan

DATE RECEIVED: November 30, 2007

DATE PREPARED: January 31, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Non-farm use to construct a small in-law suite in the existing auxiliary building for the applicant's daughter and husband who assist with the garden and maintenance of the property. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Squamish-Lillooet Regional District

Legal Description of Property:

PID: 004-861-655
Lot 60, District Lot 164, Lillooet District, Plan 883

Purchase Date:

September 1986

Location of Property:

7566 Meadows Road, Pemberton

Size of Property:

2.0 ha (The entire property is in the ALR).

Present use of the Property:

Residence, auxiliary building, vegetable garden, chicken coop. Approximately half the land is used as a hayfield

Surrounding Land Uses:

WEST: Residential
SOUTH: Residential
EAST: Old High School/currently used as a Recreation Center
NORTH: Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 92J/7
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP: Area "C" Bylaw No. 689
Designation: N/A

Zoning Bylaw and Designation:

Zoning: Bylaw No. 765
Designation: Agriculture
Minimum Lot Size: 2 ha

RELEVANT APPLICATIONS:

Application #33540-0

Applicant: LeBlanc, Alan
Decision Date: December 14, 2000
Proposal: To subdivide 2.2 ha parcel into 8 lots for residential purposes. The proposal would remove the legal non conforming industrial use of garage/repair shop, and a concrete batch plant from the ALR land.
Decision: Refused as submitted. However, Commission will allow subdivision of the industrial portion of the property, and create a remainder lot.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Squamish-Lillooet Regional District Board:

The Regional Board forwarded the application with a recommendation of support.

AAC:

That the non-farm use proposal be supported. The AAC also recommended that the land owners try and get farm classification for their property. They also commented that there are already many similar suites in the area and commended the applicants for making the effort to legitimize the suite. The AAC felt that there would be minimal impact on farm land as the suite is above the barn and requested that they be kept apprised of any further comments from the ALC.

STAFF COMMENTS:

It is recommended that the Commissioners consider the following:

- The AAC and the Regional Board supported this application.
- The applicants propose to use an area above the barn for a suite so as not to increase the built footprint on the agricultural land.

ATTACHMENTS:

1. ALC Context Maps (2)
2. Aerial Photograph
3. Agricultural Capability Map
4. Sketch of Proposal
5. SLRD Report (3 pages)

END OF REPORT

Signature

Date