



Agricultural Land Commission Staff Report

DATE: December 3, 2009
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 50691
PROPOSAL: Non-Farm Use - Second Dwelling

PROPOSAL INFORMATION

Background: Build daughter second dwelling to assist parents
Received Date: October 2, 2009
Applicant: William & Bertha Cameron
Agent: N/A
Local Government: Cowichan Valley Regional District

DESCRIPTION OF LAND

PID: 024-611-859
Legal Description: Lot A Section 11 Range 9 Shawnigan District Plan VIP69418
Civic Address: 3501 Telegraph Road
Area: 2.5 ha
ALR Area: 2.5 ha
Purchase Date: September 7, 1964
Owner: William & Bertha Cameron

Total Land Area: 2.5 ha
Total ALR Area: 2.5 ha
Current Land Use: Personal Residence, work shed, 1 horse barn, a lean-to and 2 horses

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Secondary	BCLI

Surrounding Land Uses:

North Hutchinson Road, golf course (ALR) and residential (non-ALR) beyond
East Arbutus Ridge Golf Course (ALR)
South Fairway 4 & 6 and an inactive hobby farm (ALR)
West Telegraph Road and golf course (ALR) with vineyard beyond (ALR)

Official Community Plan

Bylaw Name: Cobble Hill OCP

Designation: Agriculture

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw 1405

Zoning Designation: A-1 Primary Agriculture

Minimum Lot Size: 4.5 ha

Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 8496

Applicant: William & Bertha Cameron

Proposal: To subdivide a roughly 2.5 ha portion presently being used as a horse breeding farm from the balance, 4.8 ha, which is leased to and used as part of the Arbutus Ridge Golf Course.

Decisions:

Resolution Number	Decision Date	Decision Description
555	September 26, 1997	That the application to subdivide a roughly 2.5 ha portion presently being used as a horse breeding farm from the balance, 4.4 ha, which is leased to and used as part of the Arbutus Ridge Golf Course be allowed subject to the remainder of lot 2 and lot 3 being consolidated by survey.

Note: Allowed subdivision and thereby created the subject parcel. Balance of parent parcel leased for golf course and in ALR.

RELEVANT APPLICATIONS

Application #: 45894

Applicant: Brian Stokes

Proposal: Applicants request approval for construction of a second permanent dwelling for farm help (daughter) on the subject property. The proposed dwelling would replace an existing farm building which would be torn down.

Decisions:

Note: Recent decision by Commission in the CVRD for a similar proposal.

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Forwarded with recommendation to approve
Advisory Planning Committee	Approve	Supports application

STAFF COMMENTS

This application is very similar to an application (#38933-45894) which asked for allowance for a second dwelling for a daughter. The Commission refused the application but reminded the applicants of the allowance for a temporary MH for a family member. Staff suggests a similar decision would be consistent with past decisions.

ATTACHMENTS

- 50691 context map.pdf
- 50691 air photo.pdf

END OF REPORT

Signature

Date