



Agricultural Land Commission Staff Report

DATE: May 26, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 51747
PROPOSAL: Non-Farm Use - Second Dwelling

PROPOSAL INFORMATION

Background: Applicants do not have extended family and desire to retain additional dwelling in order to hire additional labour as part of their goat-based livestock operation.
Received Date: May 17, 2010
Applicant: Jacques & Edith Manseau
Agent: N/A
Local Government: Comox Valley Regional District

DESCRIPTION OF LAND

PID: 001-253-476
Legal Description: Lot 6, District Lot 226, Comox District, Plan 30380
Civic Address: 1592 Constitution Road
Area: 1.9 ha
ALR Area: 1.9 ha
Purchase Date: April 30, 1985
Owner: Jacques & Edith Manseau

Total Land Area: 1.9 ha
Total ALR Area: 1.9 ha
Current Land Use: 3,876 square foot primary residence, a 1,393.6 square foot additional dwelling, agricultural buildings, barn and garage. Remainder of property has been cleared and fenced extensively for residential and agricultural purposes

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Mixed Prime and Secondary	BCLI

Surrounding Land Uses:

North Forested, large, ALR lots
East Mixture of rural residential and forested lots in ALR
South 2 ha rural residential lots, larger forested lots beyond, all in ALR
West 2 ha rural residential and hobby farm lots, in ALR

Official Community Plan

Bylaw Name: Rural Comox OCP

Designation: Agriculture

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: CV Bylaw 2005

Zoning Designation: RU-ALR

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	Refuse	Forwarded but not supported by Board
Agricultural Advisory Committee	Refuse	Not supported

STAFF COMMENTS

Commission should consider if level of agricultural activity warrants retention of the second dwelling in the ALR. The owner was permitted to build the newer dwelling in 1995 with the promise to decommission the small dwelling following occupancy - this was done, but small building was subsequently re-commissioned and rented out until recently discovered by the RD. Commission could consider a covenant to restrict sale of the property with 2 dwellings, or outright removal of the second dwelling.

ATTACHMENTS

END OF REPORT

Signature

Date