



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

September 8, 2005

Reply to the attention of Gordon Bednard

Denis & Merrilee Mulligan
PO Box 23
Roberts Creek, BC V0N 2W0

Dear Sir/Madam:

Re: Application # Z-35962
Lot H, District Lot 1319, Plan 22217, NWD

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to construct a second permanent residence on the subject property. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on July 25, 2005. The Commission found the meeting and site visit informative.

The Commission writes to advise that it approved your application subject to:

- the completion of the second permanent dwelling within 5 years and to the removal of the mobile home as soon as the new dwelling is habitable.
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the Sunshine Coast Regional District at your earliest convenience.

The decision noted above is recorded as Resolution **#463/2005**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Sunshine Coast Regional District
BC Assessment, Abbotsford
Gary & Tanya Mulligan – 3479 Plant Road, Roberts Creek, BC V0N 2W0

GB/dy
35962d1



Staff Report
Application # Z – 35962
Applicant: Denis & Merrilee Mulligan

DATE PREPARED: July 5, 2005

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To construct a second permanent residence on the subject property for one of the owners. The property is jointly owned by two related families, one of which has been living in a mobile home on the property. The owners now wish to construct a permanent dwelling and will be removing the mobile from the property once the new dwelling is finished.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The present subject parcel was the result of an application approved in 1984. The present applicants must have known the property was in the ALR when it was purchased. The agricultural capability ratings are poor for this site (not verified by onsite inspection). The large workshop existing on the property would be converted and added to for the new dwelling.

Local Government:

Sunshine Coast Regional District

Legal Description of Property:

PID: 013-736-035
Lot H, District Lot 1319, Plan 22217, NWD

Purchase Date:

Not known, must have been after 1984.

Location of Property:

3501 and 3479 Plant Road, Roberts Creek, Sunshine Coast RD

Size of Property:

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

Present use of the Property:

residential - one permanent dwelling and one mobile home and large workshop.

Surrounding Land Uses:

WEST: rural residential lot outside the ALR
SOUTH: nursery, residence and Christmas tree farm, in ALR
EAST: forested and cleared 1.8 ha lots in ALR
NORTH: rural residential, non-ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/5
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Agriculture - A

Zoning Bylaw and Designation:

RU - 3
0.8 ha MLS

PREVIOUS APPLICATIONS:

Application #18729-0

Applicant: Koppers International Canada Ltd.
Decision Date: 1984
Proposal: Exclusion of 11 ha
Decision: Refused but would allow subdivision into 5 lots of 2 ha each

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Supported and forwarded by SCRD Board

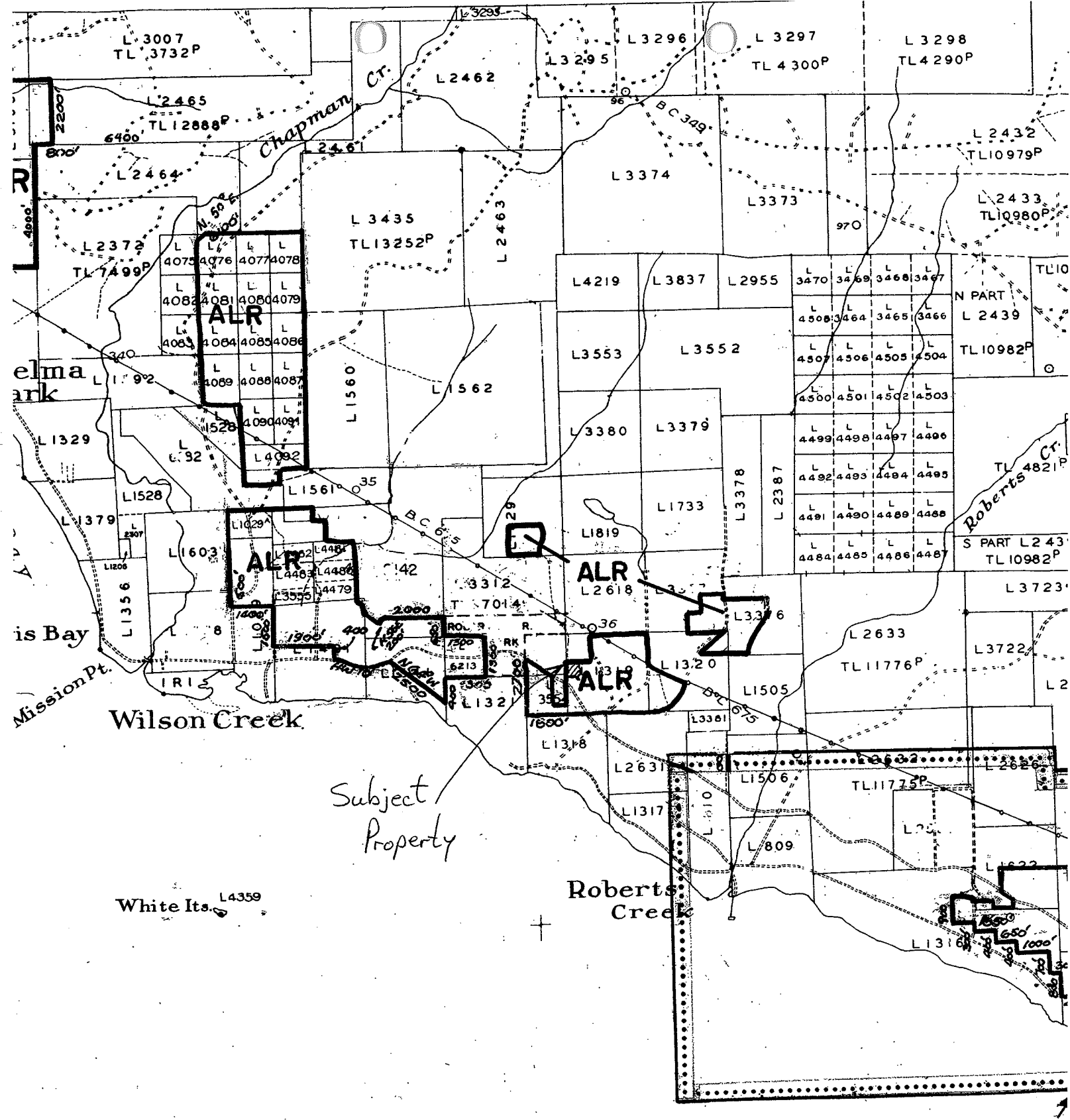
STAFF COMMENTS:

The subject property lies within an area of limited agricultural capability, on a small property, in an area without significant agricultural infrastructure, and contains two existing dwellings. As such, unless an onsite proves the above considerations incorrect, staff would support the application.


END OF REPORT

Signature

Date



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Base
 Map # 92G/5 
 Scale: 1:50,000 