



Staff Report
Application # I – 37722
Applicant: Linda Passingham

DATE RECEIVED: October 03, 2007

DATE PREPARED: November 14, 2007

TO: Chair and Commissioners – Island Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To place a second residence for immediate family member and to accommodate farm help. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Regional District of Comox-Strathcona

Legal Description of Property:

PID: 001-284-398
Lot B, Block 29, Plan 30197, Comox Land District

Purchase Date:

August 1978

Location of Property:

4416 Macaulay Road

Size of Property:

~~46.6 ha~~ (The entire property is in the ALR).
18.8 ha

Present use of the Property:

small orchard, cabin, wood shed, smoke house and stable

Surrounding Land Uses:

WEST: forested land
SOUTH: forested land
EAST: residential
NORTH: residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 92F.085
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP No 2042, 1998
Designation - Rural Comox Valley

Zoning Bylaw and Designation:

Zoning Bylaw No 2781, 2005
Designation - Rural ALR
Minimum lot size - 8 ha

PREVIOUS APPLICATIONS:

Application #01149-0

Applicant: Grieve, J.
Decision Date: November 15, 1974
Proposal: To subdivide the non ALR portion of the property from the ALR portion.
Decision: Allowed as proposed.

RELEVANT APPLICATIONS:

Application #27698-0

Applicant: Kaupe, Helmut & Linda
Decision Date: July 16, 1993
Proposal: To place a second dwelling on the 4.3 ha property for the applicant's mother.
Decision: Allowed subject to the removal of the second dwelling when it is no longer occupied by the mother. Compliance would be ensured by a \$5000 bond and the rehabilitation of the site.

Application #26144-0

Applicant: Rothgardt, Charles
Decision Date: June 16, 1992
Proposal: To place a second residence in the form of a double wide mobile on the subject property for the applicant's sister and children who will help the applicant on the farm. The applicant mentioned that the mobile would be removed when his sister left.
Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Board:
Support the application.

AAC:
"supported this application for an additional residence. The AAC concluded that the additional residence was reasonably necessary based on the projected farm activities and thus application to the ALC for non-farm can be supported".

Planning Staff:
That the board support the application.

OTHER COMMENTS:

Regional Agrologist:

"supports this application for an additional residence given the intent for increased farm production provided." Since offering her support for the application, the applicants have provided their intent for increased farm production.


ATTACHMENTS:

1. ALC Context Map
2. Aerial Photograph
3. Agricultural Capability Map
4. Local Government Report
5. Staff Report (4 pages)
6. Letter from applicant

END OF REPORT



Signature



Date