



Staff Report
Application # C – 38672
Applicant: Julia and Susan Grace

DATE RECEIVED: November 26, 2008

DATE PREPARED: December 4, 2008

TO: Chair and Commissioners – Island Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To use an existing cottage on the property for farm help. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

See applicants letter in the attachments for detailed background information.

Local Government:

Islands Trust Salt Spring Island

Legal Description of Property:

PID: 009-744-461

That part of the North West 1/4 of Section 76, South Salt Spring Island, Cowichan District, Plan DD17009, Except Part in Plans 3965 and VIP54905

Purchase Date:

November 1991

Location of Property:

1306 Beddis Road, Saltspring Island

Size of Property:

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

Present use of the Property:

Dairy farm, cheese processing plant, farm house, rental house, barns, staff room, trailers (short term accommodation for apprentices), & cottage (proposed for farm worker accommodation).

Surrounding Land Uses:

WEST: woodlot
WEST: farm and residential
SOUTH: woodlot and residential (Spencer's gravel pit)
EAST: leased pasture, woodlot and residence

Agricultural Capability:

Data Source: Agricultural Capability Map # 92B/14
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Salt Spring Island Official Community Plan

Zoning Bylaw and Designation:

Salts Spring Island Land Use Bylaw No. 355
Minimum lot size: 8 ha

PREVIOUS APPLICATIONS:

Application #05737-0

Applicant: Barber, AB & Madeline
Decision February 1, 1978
Date:
Proposal: To subdivide the subject property into four (4) parcels of 5.3 ha, 4.0 ha, 2.4 ha and 0.4 ha.
Decision: Refused as proposed on the grounds that the property has class 3 and 4 agricultural capabilities. Subdivision of the property would create three small hobby farm units with little potential for commercial agricultural development. The Commission, however, appreciates the circumstances of the application and would allow the subdivision of 0.4 ha area for the owner's daughter.

Application #11188-0

Applicant: Barber, AB & Madeline
Decision None – there already was a previous approval in place
Date:
Proposal: To subdivide a 0.4 ha parcel from the subject property to allow the owner's daughter a separate title for her existing dwelling.
Decision: None- Application was cancelled

Application #25118-0

Applicant: Barber
Decision November 27, 1990
Date:
Proposal: To subdivide the 12.7 ha property into two lots of 4.3 ha and 8.4 ha.
Decision: Refused as proposed on the grounds that the property has excellent agricultural capability.

RELEVANT APPLICATIONS:

Application #30130-0

Applicant: Braiden, Ross & Susan
Decision November 14, 1995

Date:

Proposal: To subdivide a 1.2 ha lot from the 3.8 ha property for their children's use.

Decision: Refused on the grounds that portions of the proposed lot could be developed for agricultural uses and because of negative impacts and heightened expectations.

Application #30621-0

Applicant: Simkin, Ruth

Decision May 16, 1996

Date:

Proposal: The applicant is requesting that an existing cabin, 1100 sq ft, be used by a farm help on the 4.25 ha property. A new principle residence was constructed within the last few years.

Decision: Allowed the second dwelling to be retained and used as a farm manager's residence because the structure was less intrusive than a single wide mobile home.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Trust Committee:

Support.

AAC:

Support.

Planning Staff:

Support.

STAFF COMMENTS:

It is recommended that the Commissioners consider the following:

- The applicants have owned the property since November 1991.
- The agricultural capability of the subject property is improvable to Class 2 and 3 with limitations of undesirable soil structure and excess water.
- The cottage proposed for farm help already exists on the subject property. This cottage was built by the former co-owners of the property on the footprint of the pre-existing carport.

ATTACHMENTS:

1. ALC Context Maps (2 pages)
2. Aerial Photograph
3. Agricultural Capability Map
4. Proposal (3 pages)
5. Local Government Staff Report (10 pages)

END OF REPORT

Signature

Date