



Agricultural Land Commission Staff Report

DATE: May 10, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 51349
PROPOSAL: Non-Farm Use - Second Dwelling

PROPOSAL INFORMATION

Background: To build a new home large enough to accommodate mother-in-law on condition the existing residence is decommissioned when no longer required by the family
Received Date: December 11, 2009
Applicant: Stephen & Arlene Hobson
Agent: N/A
Local Government: Cowichan Valley Regional District

DESCRIPTION OF LAND

PID: 000-491-004
Legal Description: Lot A, District Lot 89, Oyster District, Plan 41057
Civic Address: 13801 Hill Road
Area: 2.7 ha
ALR Area: 2.7 ha
Purchase Date: August 13, 1984
Owner: Stephen & Arlene Hobson

Total Land Area: 2.7 ha
Total ALR Area: 2.7 ha
Current Land Use: Residential and small scale agriculture (pig and lambs)

PROPOSAL DETAILS

Non Farm Use

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

Surrounding Land Uses:

North Residential/Agricultural (RD of Nanaimo)

East Residential/Agricultural
South Residential/Agricultural
West Residential/Agricultural

Official Community Plan

Bylaw Name:
Designation:
OCP Compliance:

Zoning

Zoning Bylaw Name:
Zoning Designation:
Minimum Lot Size:
Zoning Compliance:

PREVIOUS APPLICATIONS

Application #: 18374
Applicant: Ronald Griswold
Proposal:
Decisions:

Resolution Number	Decision Date	Decision Description
Note:		allowed - recon and allow revised proposal _ created present subject parcel

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Forwarded with recommendation for approval

STAFF COMMENTS

The area of the present dwelling (proposed a a residence for the applicants mother) is a rocky hill with poor agricultural capability.
The Commisison might consider a covenant restricting who can live in the second dwelling and/or a restriction on selling the property with 2 houses in place.

ATTACHMENTS

END OF REPORT

Signature

Date