



Provincial Agricultural Land Commission - Staff Report

Application: 51966

Applicant: Sebastian Moffatt
Local Government: Islands Trust Salt Spring Island

Proposal: Non-farm Use - applicant wishes to convert an existing single family dwelling for use as a farmworker's dwelling and continue use of a a seasonal cottage (out of ALR).

BACKGROUND INFORMATION

In order to further the operation and development of the farm, the owner, whose work takes him away from the farm for extended periods, wants to retain an existing farm accessory building (converted to dwelling and shops) for farm help. He is currently living in this dwelling while constructing a new dwelling for himself. Extended explanation and farm business development plan is appended to the application and in the Commission file.

PROPERTY INFORMATION

PID: 024-060-933
Legal Description: Lot B Sections 9 and 10 Ranges 1 and 2 East North Salt Spring Island Cowichan District Plan VIP66544
Property Area: 12.8 ha
ALR Area: 10.5 ha
Purchase Date: October 5, 1998
Location: 205 Stark's Road
Owner: Sebastian Moffatt

LAND USE

Current Land Use:
Mixed farming, barns and outbuildings, caretaker cottage (out of ALR), new dwelling under construction.

Surrounding Land Uses:

North: Rural residential, out of ALR
East: Rural residential, out of ALR
South: ALR farm - horses

West: Cottage farm, residences out of ALR

PROPOSAL DETAILS

Non- Farm Use Area: 0.4 ha
Non- Farm Use Type: Residential: Farm Help Accommodation

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: CLI

Mapsheet: 92B.083

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 20082

Legacy #: 02809

Applicant: Agricultural Land Commission

Proposal: Inclusion

Decision:

| Resolution # | Decision Date | Decision Description |
|--------------|--------------------|--|
| 3064/1975 | September 18, 1975 | Cabinet approved inclusion by OIC (12.1 ha). This resolution number is used to enter statistical information relating to the area approved for inclusion and subsequent decision by Cabinet. |

Note: Allowed exclusion of the easterly portion of the property as part of a fine tuning review in 1975.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Designation: Agriculture and Rural Neighbourhood

OCP Compliance: Yes

Zoning:

Zoning Designation: A1 and R

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

Recommend approval

Board/Council

Forwarded with enthusiastic support as an example of innovative approach to agriculture and farmworker housing unique to an island community

ALC STAFF COMMENTS

Commission must decide if level of farm activity warrants provision of full time farm help. Land outside the ALR may or may not be worthy of inclusion - should be based on QP report or an onsite inspection by the Commission. Covenants or securities may be considered as a method of insuring that the additional dwelling is dedicated to farm help. Other alternative would be to suggest the cottage be renovated as it stands on land outside the ALR. Commission meeting with ISTR may shed some light on the Trust philosophy regarding farm help accommodation on the Islands.

END OF REPORT

Prepared by: Gordon Bednard