



Provincial Agricultural Land Commission - Staff Report

Application: 51979

Applicant: John & Anthea Archer
Agent: John Archer
Local Government: Cowichan Valley Regional District

Proposal: Non-farm Use - 4th Dwelling - Fairburn Water Buffalo Farm - to request permission to construct an additional single-family dwelling on the approx. 53 ha , as required for agricultural use, and will be occupied by the applicant's son. There are three existing homes on the property, one occupied by the applicant's, another occupied by the daughter and her family, and a mobile home used by farm workers.

BACKGROUND INFORMATION

There are no previous applications on this property. Presumably the existing dwellings were given building/siting permits by the local government as they were convinced they were for farm help, or they predated the ALR/Bylaws, or they were constructed without approvals.

PROPERTY INFORMATION

PID: 005-409-012
Legal Description: Lot A, Sections 2, 3, 4 and 5, Range 4, and of Sections 2, 3, and 4, Range 5, Quamichan District, Plan 9808 Except Part in Plan 12705
Property Area: 52.0 ha
ALR Area: 52.0 ha
Purchase Date: January 27, 1998
Location: 3330 Jackson Road
Owner: John & Anthea Archer

LAND USE

Current Land Use:

Herd of water buffalo, milking parlour, multiple existing farm buildings, agri-tourism (Farmstay), main farmhouse, second single family dwelling, mobile home and large market garden

Surrounding Land Uses:

North: BC Hydro Right-of-way, forested land in ALR
East: Forest lands, in and out of ALR
South: Forest lands, in and out of ALR
West: Forest lands - mainly outside the ALR

PROPOSAL DETAILS

Non- Farm Use Area: 0.4 ha
Non- Farm Use Type: Residential: Additional Dwelling(s)

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92B.072

LOCAL GOVERNMENT INFORMATION

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Official Community Plan:

Bylaw Name: OCP Bylaw 1490
Designation: Agriculture
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw 1840
Zoning Designation: A-1 Primary Agriculture
Minimum Lot Size: 12.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

Forwarded with recommendation to approve

ALC STAFF COMMENTS

The Commission must decide if additional dwellings are warranted based on the agricultural activities on the property. It would appear that two of the present additional dwellings are not fully utilized for primary agricultural production - one is used for Farmstay vacations and the family in the mobile is only called on for occasional farm assistance.

This being said, the intent of the additional dwelling under application is to house additional family members who will presumably be helping on the farm, and there are numerous areas of the farm with poor agricultural capability where the dwelling could be located - thereby limiting its effect on the farming operation.

END OF REPORT

Prepared by: Gordon Bednard