



Provincial Agricultural Land Commission - Staff Report

Application: 52025

Applicant: Radek Zverina
Local Government: Sunshine Coast Regional District

Proposal: Non-farm Use - to build two permanent dwellings on the property; one as a family residence and one to house farm labourers.

BACKGROUND INFORMATION

The applicants are proposing to replace the mobile home with an 18000 square foot, 4 bedroom auxiliary house which will serve as both the owners' residence and as a boarding house for the farm labourers while they are developing the greenhouse production business. In the future they will build a main family home and the auxiliary house can be used solely as a boarding house for farm labour. With almost 9,000 square feet of greenhouse space producing year round the applicants feel that they will need to be able to house labourers.

PROPERTY INFORMATION

PID: 017-657-601
Legal Description: Lot E Block 4 District Lot 1622 Plan LMP2991
Property Area: 1.7 ha
ALR Area: 1.7 ha
Purchase Date: July 15, 2010
Location: 954 Joe Road
Owner: Radek Zverina

LAND USE

Current Land Use:

As the property was previously a vacation property and has a mobile home and a small shed. The three greenhouses are in the process of being built.

Surrounding Land Uses:

North: Two lots - residential and undeveloped
East: Family residence with sheep, llamas and miniature ponies
South: Porter Road right-of-way
West: Joe Road and residences

PROPOSAL DETAILS

Non- Farm Use Area: 0.1 ha
Non- Farm Use Type: Agricultural/Farm: Additional Structures for Farm Help

Agricultural Capability:

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

Source: BCL

Mapsheet: 92G.042

RELEVANT APPLICATIONS

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Application ID: 44937

Legacy #: 38080

Applicant: Anthony Thomas Sweet

Proposal: To subdivide the 3.55 ha subject property into two (2) parcels using Robinson Creek Forest Service Road, (Plan LMP2361 Lemon Road) as the dividing line.

Decision:

Resolution #	Decision Date	Decision Description
393/2008	June 17, 2008	The Chair and GM of the Commission, Erik Karlsen, allowed the application for subdivision due to the property's low capability for agriculture.

Note: This subdivision application was also delegated to the CEO and approved,

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Roberts Creek Official Community Plan

Designation: Agricultural A

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw 310

Zoning Designation: Rural Residential 3 (RU3)

Minimum Lot Size: 1.8 ha

Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

The APC does not support the application at this time. SCR D planning staff believe that this lack of support is due to the ability of the applicants to have the assurance that they will be permitted to build the second dwelling in the future before they put the investment into constructing the dwellings as net zero energy buildings in order to create a completely sustainable model as a family farm. Should their request be denied they will only build one larger family residence.

Agricultural Advisory Committee

The AAC recommends acceptance of the application for non-farm use for a second dwelling.

Board/Council

To forward the application to the ALC with support and that the Commission consider registering a covenant in the name of the SCR D and ALC, as a condition of the Non-Farm Use approval for the second dwelling, to restrict the second dwelling to be occupied by farm labourers working on the subject property or by family members of the primary dwelling.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- Through Resolution #597/2003 the Commission delegated decision making to the CEO for the exclusion of this property and through Resolution #236/2005 the Commission delegated decision making to the CEO for the subdivision or non-farm use on this property.
- The SCR D has indicated that it does not support the exclusion of land from the ALR.

END OF REPORT

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