



Provincial Agricultural Land Commission - Staff Report

Application: 52032

Applicant: Terence Lauzon
Agent: Joe Lamoureux
Local Government: Alberni-Clayoquot Regional District

Proposal: Non-farm Use - a prospective buyer of the property, located entirely within the ALR, would like to construct an 800 sq ft cabin close to the rivers edge.

BACKGROUND INFORMATION

The buyer would keep the present owners on site in the residential home, as caretakers of the property to maintain the various trails, forest, house and garden. The cabin would be used as a seasonal fishing cabin.

PROPERTY INFORMATION

PID: 006-624-421
Legal Description: Lot 3, District Lot 110, Alberni District, Plan 1977
Property Area: 8.1 ha
ALR Area: 8.1 ha
Purchase Date: August 24, 1994
Location: 6801 Bigmore Road, Sproat Lake Area
Owner: John Lauzon (deceased)

LAND USE

Current Land Use:

Residential home, carport, storage shed, garden shed and pump house. Front of property includes a hay field, with a meadow behind and along the river. Property is forested with Western Red Cedar and Douglas fir interlaced with walking trails

Surrounding Land Uses:

North: 6851 Bigmore Road - Single family dwelling, with undeveloped forest all the way to the Stamp River, in ALR
East: Across Stamp River is undeveloped forest, In ALR
South: 6751 Bigmore Road and a cattle farm, in ALR
West: Undeveloped Crown Land, in ALR

PROPOSAL DETAILS

Non- Farm Use Area: 0.2 ha
Non- Farm Use Type: Residential: Additional Dwelling(s)

Agricultural Capability:

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

Source: BCL

Mapsheet: 92F.036

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Sproat Lake OCP
Designation: Agriculture
OCP Compliance: Yes

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: RDAC Bylaw 15
Zoning Designation: Forest Rural A-3
Minimum Lot Size: 4.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Agricultural Advisory Committee

Forwarded subject to confirmation of size of parcel

Board/Council

Forwarded subject to confirmation that lot is over 8 ha and therefore zoning would allow two houses.

ALC STAFF COMMENTS

There have been no previous applications on this property. The second dwelling is not intended for farm help and there is limited agricultural activity on the land which would warrant secondary accommodation. The agricultural capability of the property is prime, and holds few restrictions for the use of the land for agriculture. The intended owner has not stated that agricultural development is proposed for the land in the future.

END OF REPORT

Prepared by: Gordon Bednard