



# Provincial Agricultural Land Commission - Staff Report

## Application: 52196

**Applicant:** Mathew & Shawn Ellison  
**Local Government:** Cowichan Valley Regional District

**Proposal:** Non-Farm Use- Proposal: to construct a single family dwelling and a small second suite to a maximum of 90 square metres on the subject property of 4.27 hectares. The dwellings will serve as residences of the two property owners with the existing access road being used as a shared driveway.

## BACKGROUND INFORMATION

The property has historically been used for agricultural purposes, though there is no farming taking place now. The applicants have stated they plan to use the property for hay fields or cattle.

## PROPERTY INFORMATION

**PID:** 006-048-234  
**Legal Description:** Lot 1, Section 11, Range 4, Quamichan District, Plan 5021 Except that Part in Plan 7132 and VIP86767  
**Property Area:** 4.3 ha  
**ALR Area:** 4.3 ha  
**Purchase Date:** March 1, 2010  
**Location:** 3446 Glenora Road  
**Owner:** Mathew & Shawn Ellison

## LAND USE

### Current Land Use:

The majority of the property is forested. There is also an agricultural building, an access road and two small fields.

### Surrounding Land Uses:

North: CN Railway ROW / Agricultural  
East: Residential  
South: Agricultural  
West: Agricultural

## PROPOSAL DETAILS

**Non- Farm Use Area:** 4.3 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:** 92B.072

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** CVRD Bylaw No. 1490 Cowichan - Koksilah  
**Designation:** Agriculture  
**OCP Compliance:** Yes

## LOCAL GOVERNMENT INFORMATION

### Zoning:

**Zoning Bylaw Name:** CVRD Bylaw 1840 - Area E Zoning Bylaw

**Zoning Designation:** Primary Agricultural

**Minimum Lot Size:** 12.0 ha

**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Board/Council**

Recommended approval of the application.

#### **Planning Staff**

Recommended for approval

## ALC STAFF COMMENTS

The agricultural capability of the property is identified as improvable to 80% Class 2 and 20% Class 3 with limitations of topography and undesirable soil structure.

The applicants bought the property in 2010.

## ATTACHMENTS

52196\_ContextMap10k.pdf

52196\_AirphotoMap5k.pdf

52196\_AgCapabilityMap.pdf

## END OF REPORT

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