



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60186

Application Status: Under LG Review

Applicant: [REDACTED]

Agent: [REDACTED]

Local Government: Capital Regional District

Local Government Date of Receipt: 12/19/2019

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Adhering Residential Use - Non-Adhering Accommodation

Proposal: The purpose of the proposal is to construct a Detached Accessory Suite as allowed in the Schedule A of Capital Regional District By-Law 2040 Juan de Fuca Land Use By-Law, Part 2, Sub Section 4.01 (j) Detached Accessory Suite pursuant to Part 1, Sub-Section 4.20 on ALR Lands, with the Approval of the ALC.

The existing 1,037 ha property as purchased exists as a single family dwelling. The property is forested, except for the infrastructure supporting the current existing small SFD. The infrastructure includes a house of 1,212 sq ft, 2 bedrooms, a detached 2 car garage, a circular drive way servicing one half of the property, and a septic field. The property is bisected North and South by a Hydro Right of Way servicing this property and the property above it to the North with a 12 meter total easement width.

Based on the small size of this property and its current state of development and the fact that it is sloping and heavily treed, leads to make it less capable and suitable for agriculture.

Within the surrounding ALR area in general, this location could be viewed as an "alternative site" less capable or suitable for agriculture and more suitable to provide alternative local accommodation.

Agent Information

Agent: [REDACTED]

Mailing Address:
[REDACTED]

Parcel Information

Parcel(s) Under Application

- Ownership Type:** Fee Simple
Parcel Identifier: 025-213-253
Legal Description: Lot 1 Section 55 Renfrew District Plan VIP73142
Parcel Area: 1 ha
Civic Address: 2640 Sheringham Point Road Shirley BC V9Z 1G4

Applicant: [REDACTED]

ALC .

The existing 1.037 ha property as purchased exists as a single family dwelling. The property is forested, except for the infrastructure supporting the current existing small SFD. The infrastructure includes a house of 1,212 sq ft, 2 bedrooms, a detached 2 car garage, a circular drive way servicing one half of the property, and a septic field. The property is bisected North and South by a Hydro Right of Way servicing this property and the property above it to the North with a 12 meter total easement width.

Based on the small size of this property and its current state of development and the fact that it is sloping and heavily treed, leads to make it less capable and suitable for agriculture.

Within the surrounding ALR area in general, this location could be viewed as an "alternative site" less capable or suitable for agriculture and more suitable to provide alternative local accommodation.

2. Describe any agri-tourism that is currently taking place on the property.

No agri-tourism.

3. What is the total floor area of the proposed accommodation in square metres?

90 m²

4. How many "sleeping units" in total are proposed?

2

5. Describe the rationale for the proposed location of the accommodation.

The proposed location of the detached accessory suite is in the SW corner of the property. This proposed location was chosen for its' accessibility from the existing drive way on the property, therefore, avoiding the construction of a secondary access to the property and thus the removal of more trees.

Its' proposed location avoids the 12 meter Hydro Right of Way Allowance which would be situated East of the new structure. It is also proposed to be situated South of the existing Dug Well that services the current home on the property, as well as the proposed new Detached Accessory Suite.

The proposed location also allows for the installation of a new septic field adequate to service the new proposed 2 bedroom dwelling. This location also allows for the required separation of the proposed septic field from the existing well.

6. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

One 2 Bedroom Single Family Dwelling with a total square footage of 1,212 square feet. The current occupancy is by the owner of the property and is a permanent primary residence. Also 1 - 2 car garage 360 square feet.

7. Describe any agri-tourism accommodation or tourist accommodation currently located on the property.

None

8. Does the proposal support agriculture in the short or long term? Please explain.

The existing property, is small in size (1.037 ha), heavily forested, surrounded by forested properties with a lack of sun due to trees. The existing soil conditions are gravel like where they are not forested. The property is bisected with a 12 meter Hydro and Telus easement. The property has already been developed specifically as a SFD property with supporting driveway, septic field and garage structures occupying all of the area that is not forested. For these reasons, this property is not well suited for Agriculture. As such, the preservation of the Forest and the provision of additional general accommodation in an area with other more viable ALR properties surrounding, could be considered as an appropriate method of supporting the ALC Mandate by providing additional long term accommodation in the area.

Applicant: [REDACTED]

9. What is the total area of infrastructure necessary to support the proposed accommodation?

The infrastructure required would include 2 parking spaces totaling 38 square meters and 1 septic field designed to accommodate the proposed 2 bedroom detached accessory suite with an area of approximately 40 square meters.

10. Do you need to import any fill be required to construct the accommodation?

No

Applicant Attachments

- Agent Agreement - [REDACTED]
- Proposal Sketch - 60186
- Other correspondence or file information - Lot Plan in ha
- Other correspondence or file information - ROW Document
- Other correspondence or file information - 2019 Assessment
- Other correspondence or file information - CRD Aerial
- Other correspondence or file information - Parcel Map BC
- Certificate of Title - 025-213-253

ALC Attachments

None.

Decisions

None.

Applicant: [REDACTED]