



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 67780

Application Status: Under LG Review

Applicant: Terrence Grey , Melinda Grey , Fraser Grey , Kelsey Grey

Agent: Terrence Grey

Local Government: District of North Cowichan

Local Government Date of Receipt: 05/18/2023

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

Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use

Proposal: We propose to replace an existing 1950's era cottage with a modern dwelling

Agent Information

Agent : Terrence Grey

Mailing Address :

5753 Menzies Road

Duncan, BC

V9L 6G7

Canada

Primary Phone : (250) 246-0306

Mobile Phone : (250) 746-6601

Email : greyfamily@telus.net

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 009-648-941

Legal Description : THAT PART OF SECTION 17 RANGE 1 QUAMICHAN DISTRICT LYING TO THE NORTH OF PLAN 5037 AND TO THE EAST OF MENZIES ROAD AS SAID ROAD IS SHOWN ON PLAN 638R EXCEPT PART IN PLAN 6901 AND EXCEPT PART OUTLINED IN RED AND MARKED 'B' ON PLAN 521 BL

Parcel Area : 13.6 ha

Civic Address : 5753 Menzies Road North Cowichan BC V9L 6G7

Date of Purchase : 01/31/2023

Farm Classification : Yes

Owners

1. **Name :** Terrence Grey

Address :

5753 Menzies Road

Duncan, BC

Applicant: Terrence Grey , Melinda Grey , Fraser Grey , Kelsey Grey

V9L 6G7
Canada
Phone : (250) 246-0306
Cell : (250) 746-6601
Email : greyfamily@telus.net

2. **Name :** Melinda Grey

Address :
5753 Menzies Road
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V9L 6G7
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Phone : (250) 715-7941
Email : melindasgrey@gmail.com

3. **Name :** Fraser Grey

Address :
5753 Menzies Road
Duncan, BC
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Phone : (250) 710-4691
Email : frasergrey5@gmail.com

4. **Name :** Kelsey Grey

Address :
5753 Menzies Road
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Canada
Phone : (306) 715-3698
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Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

Hay production

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

approximately 10 hectares cleared and used for hay in the past but has been neglected for 2-3 years

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

two horses in corral belonging to Kelsey Grey (owner 4)

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity : Single family dwelling

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East

Land Use Type: Agricultural/Farm
Specify Activity : pasture

South

Land Use Type: Agricultural/Farm
Specify Activity : pasture

West

Land Use Type: Agricultural/Farm
Specify Activity : organic farm

Proposal

1. What is the purpose of the proposal?

We propose to replace an existing 1950's era cottage with a modern dwelling

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

This farm has residences for two families which we plan to maintain. A retired couple and a young couple with two small children.

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

Main house: 278 m² , mortice and tenon, a couple with two small children

Cottage: 87 m² , standard frame construction, retired couple

4. What is the total floor area of the proposed additional residence in square metres?

90 m²

5. Describe the rationale for the proposed location of the additional residence.

site is the least productive for hay with the best overall view of the property

6. What is the total area of infrastructure necessary to support the additional residence?

the 1000 m² that is allowed

7. Do you need to import any fill to construct the additional residence or infrastructure?

No

Applicant Attachments

- Agent Agreement - Terrence Grey
- Site Photo - Brushcutting 2023
- Site Photo - Shale @ site
- Site Photo - Hard Pan @ site
- Proposal Sketch - 67780

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- Certificate of Title - 009-648-941

ALC Attachments

None.

Decisions

None.