



# ALR Application

131 Mail Rd

A25-0003

# Purpose

- To support an application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to live in the existing dwelling, while a new residence is being constructed.

# Development Process

**Feb 6, 2025    Development Application Submitted**



**Staff Review & Circulation**



**Apr 10, 2025    Agricultural Advisory Committee**



**May 12, 2025    Council Consideration**



**Agricultural Land Commission Consideration**

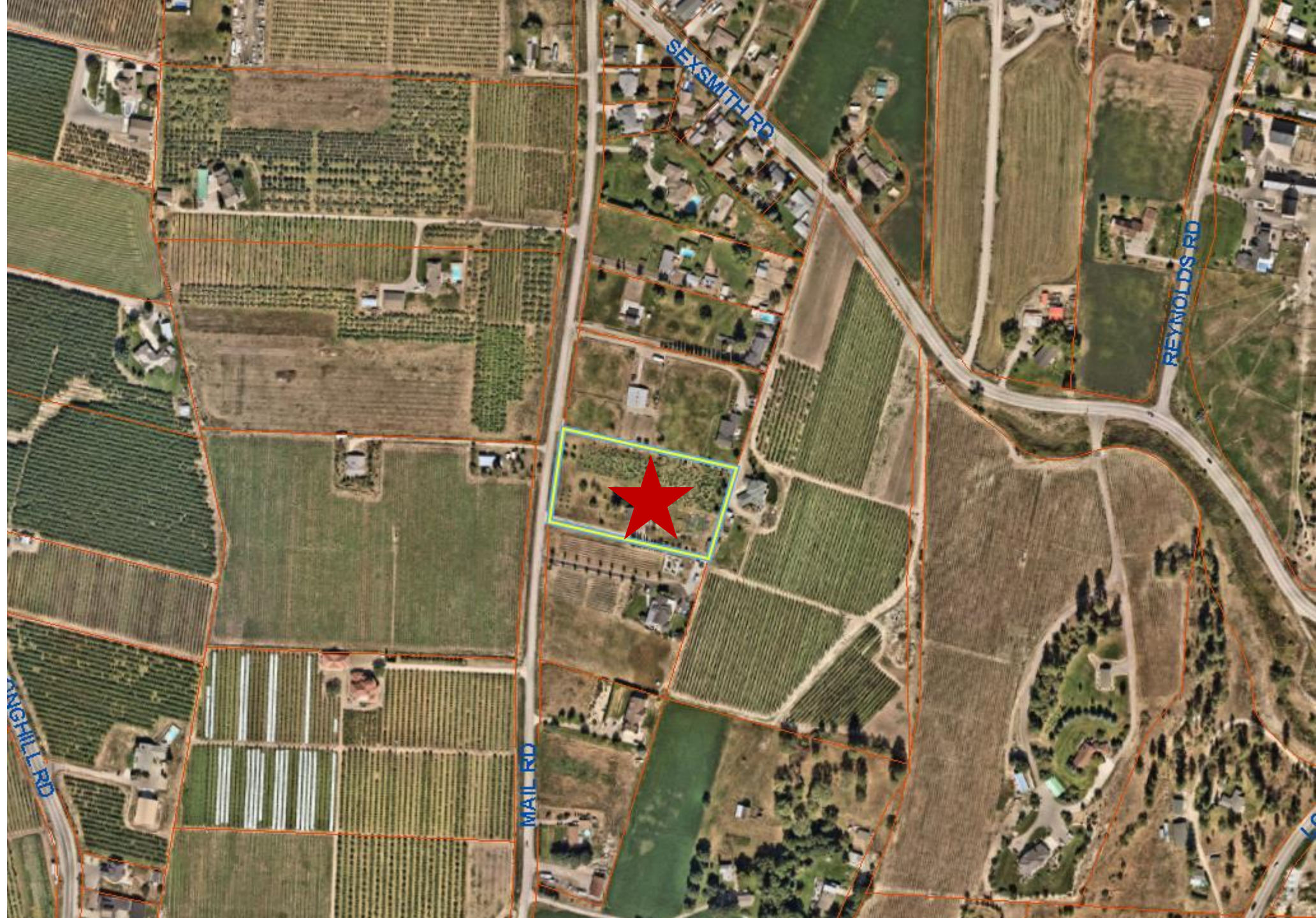


**Building Permit**





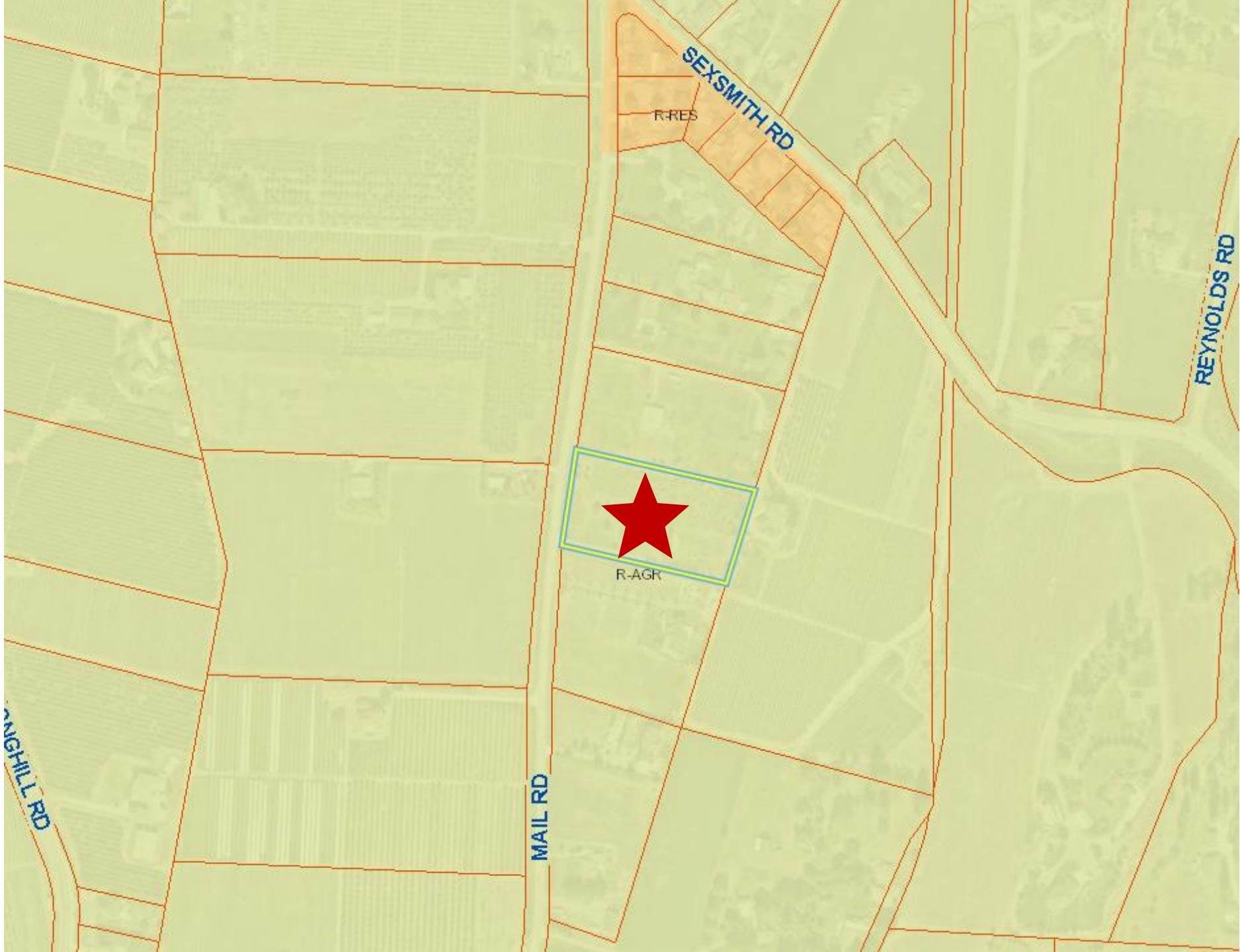
# Context Map





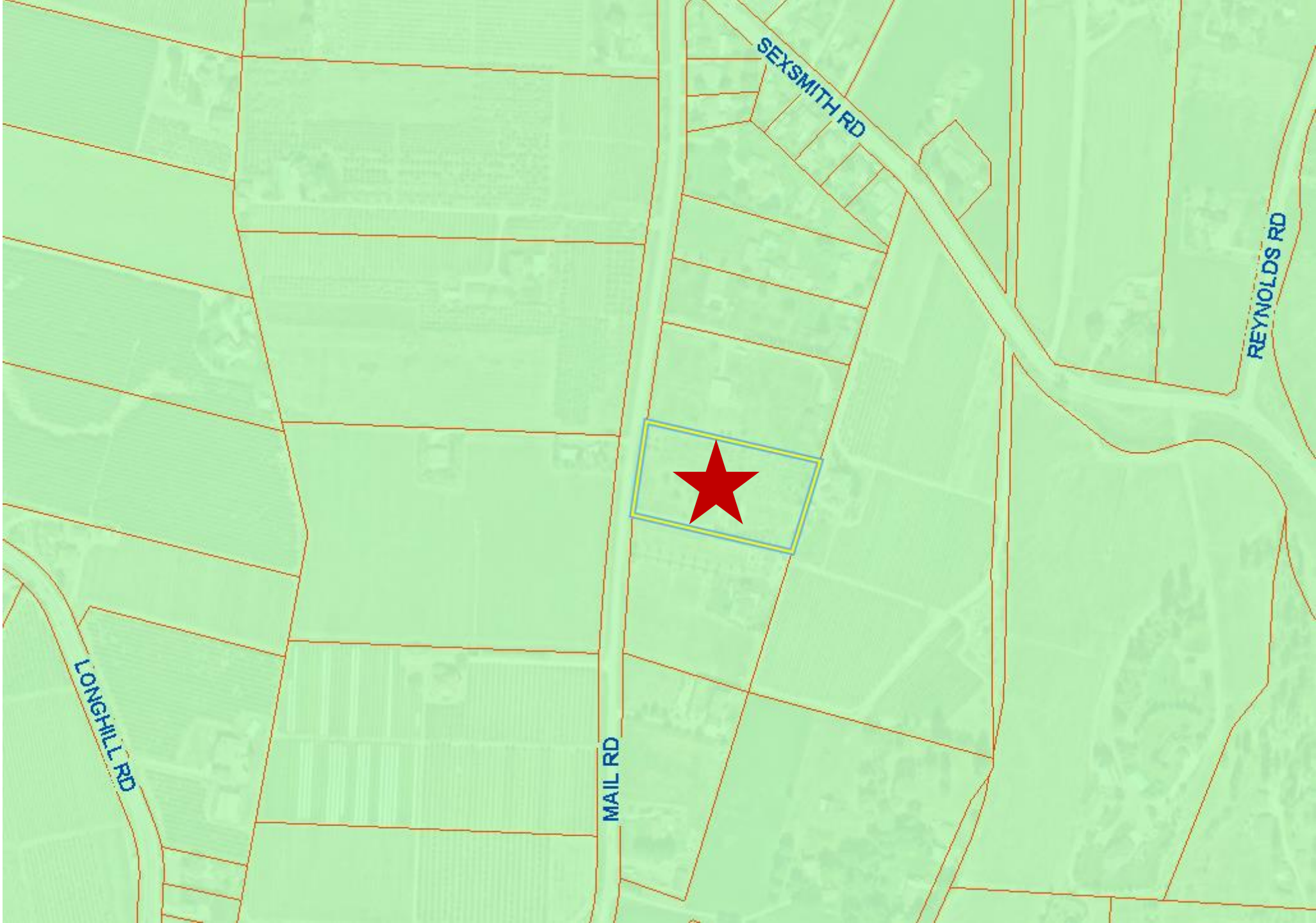


OCP:  
Future  
Land Use





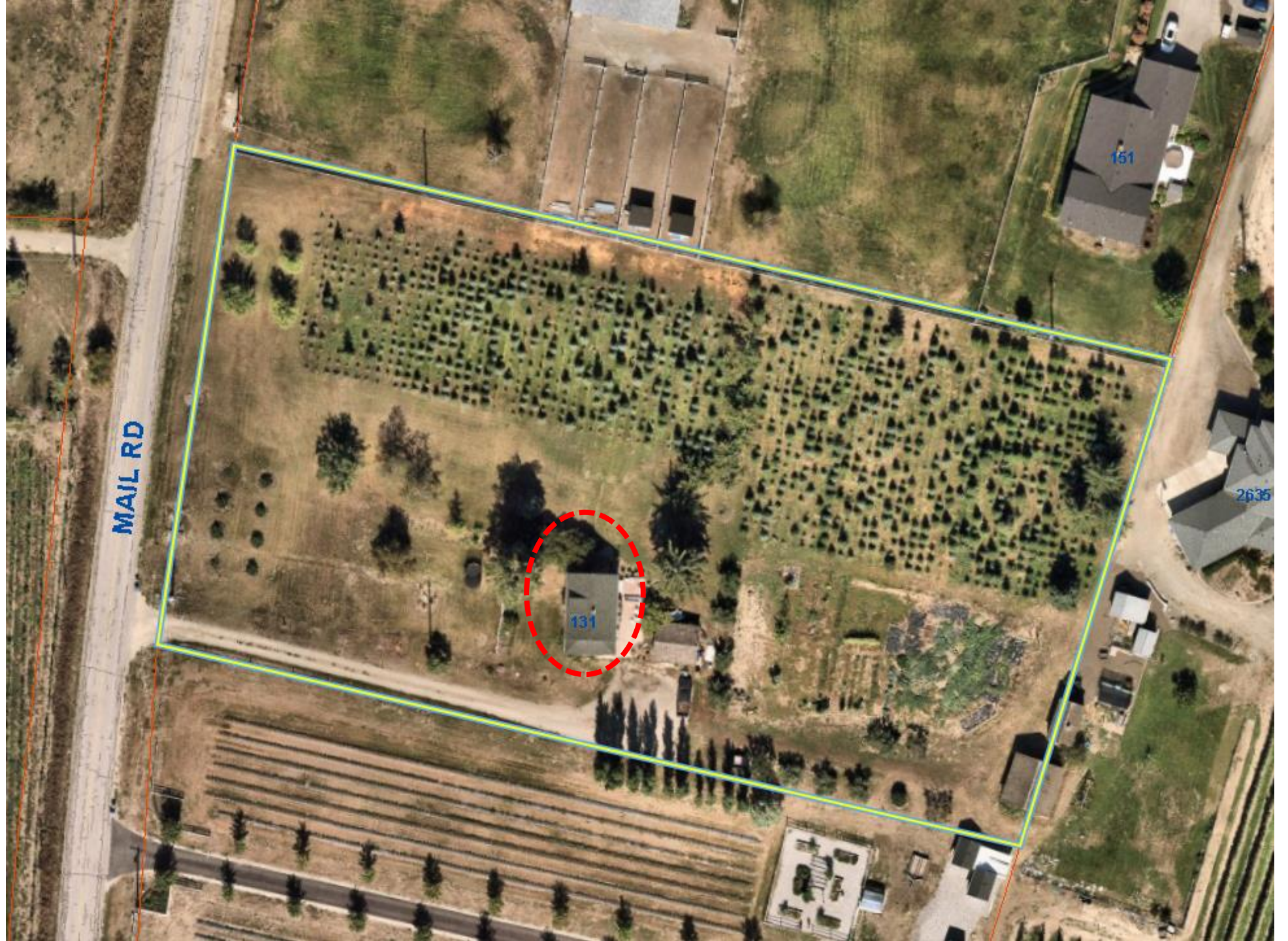
Agricultural  
Land  
Reserve







# Subject Property Map

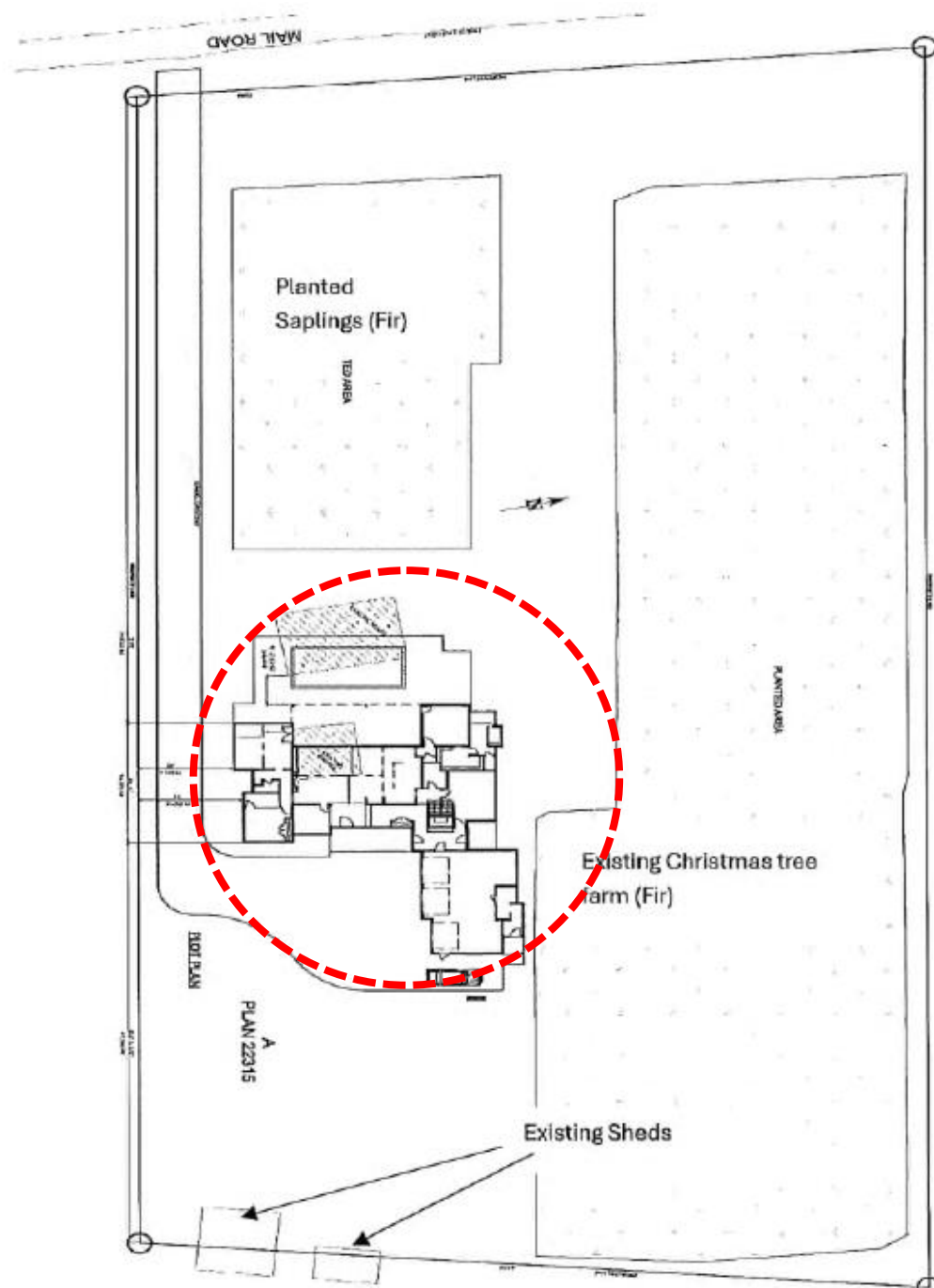


# Technical Details

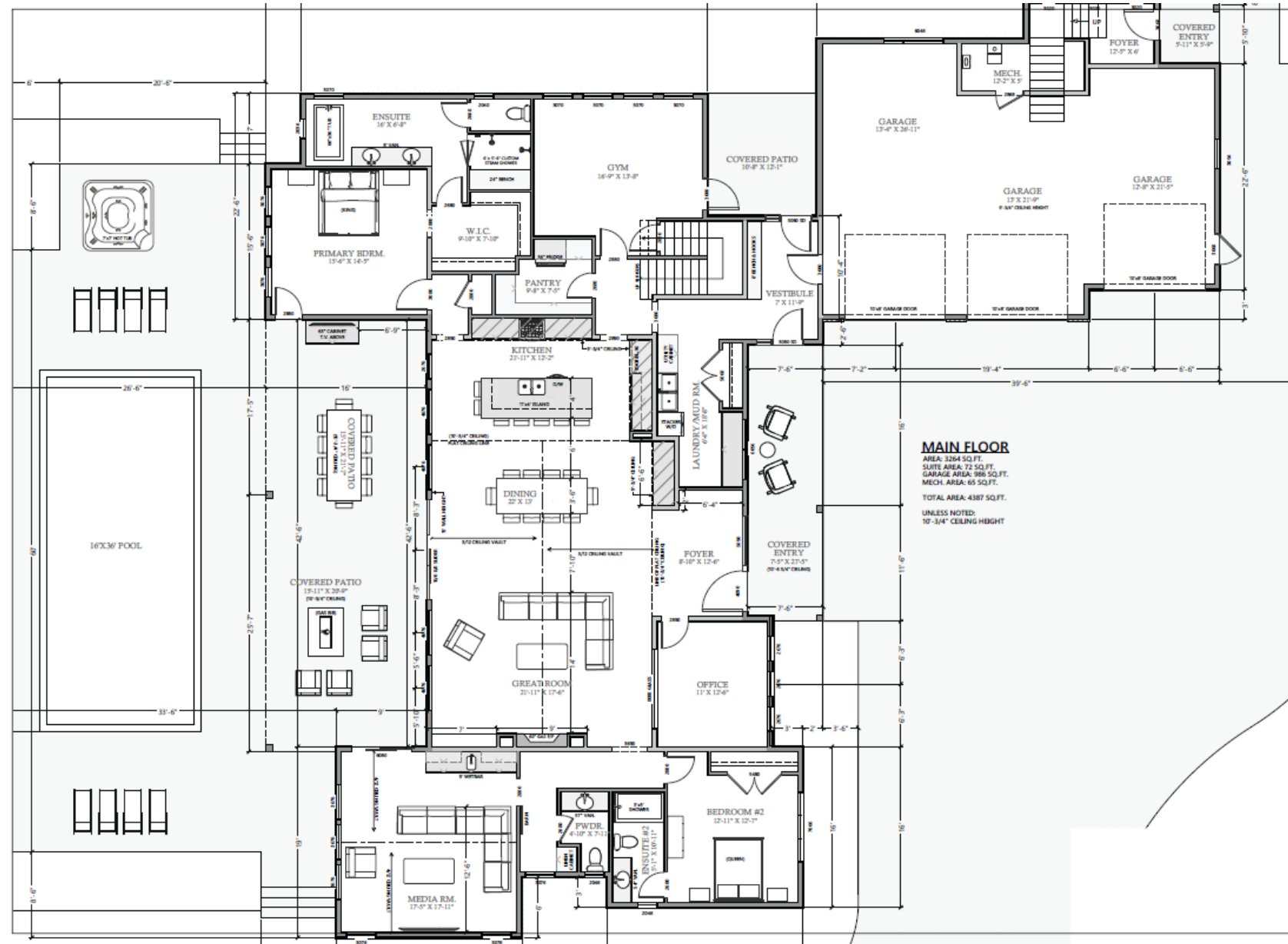
- The applicant is seeking approvals to allow for the construction of a new dwelling, while remaining in the existing dwelling during construction.
  - The proposed new dwelling would be permitted up to 500 m<sup>2</sup> in size.
  - Final occupancy of the new building would not be permitted without a decommissioning or demolition of existing dwelling.
- A Farm Residential Footprint covenant is required to be registered on Title prior to the issuance of any new Building Permit.



# Site Plan

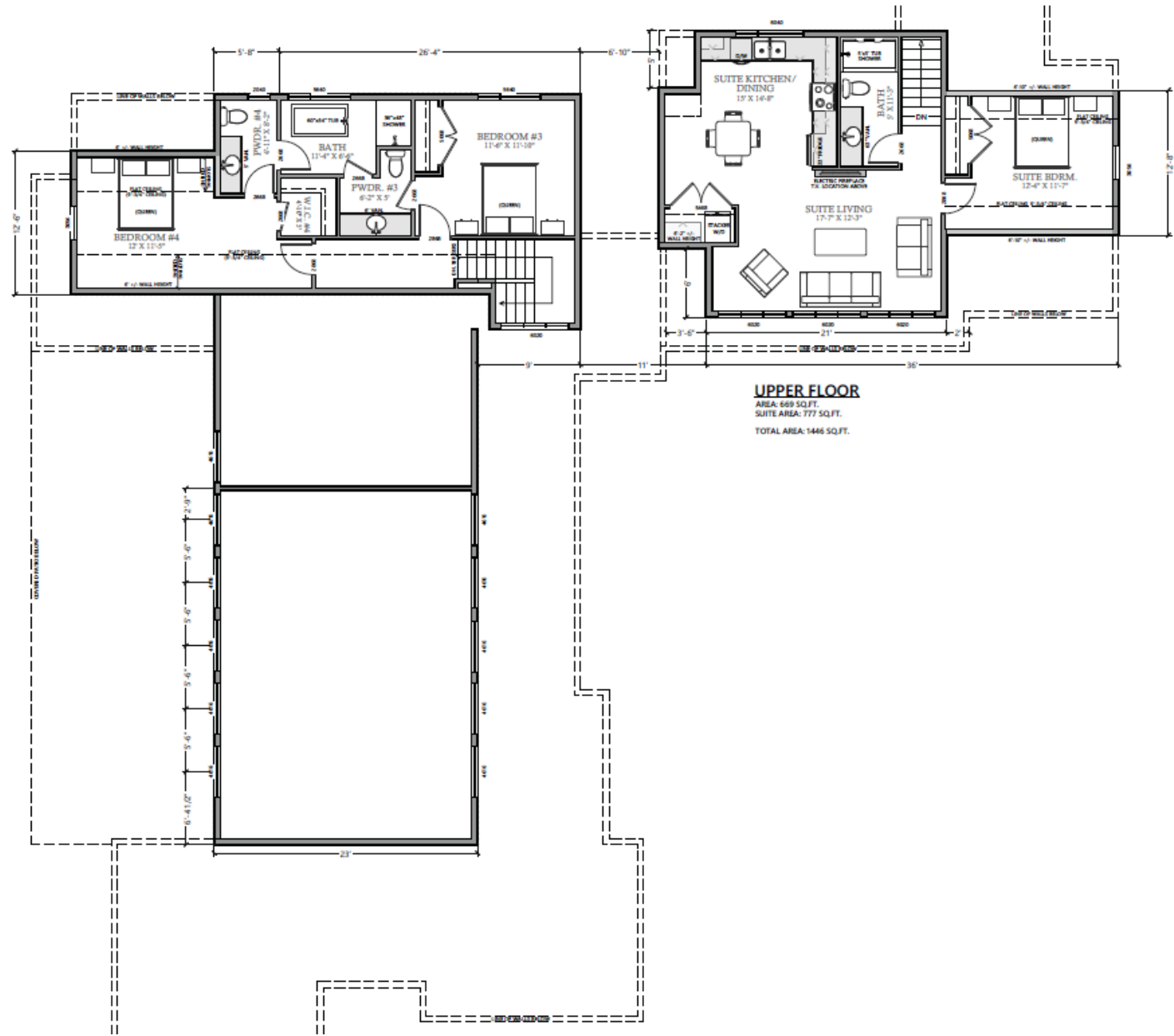


# Floor Plan





# Floor Plan



# AAC Recommendation

- Application was forwarded to the Agricultural Advisory Committee on April 10<sup>th</sup>, 2025:
  - Committee recommended the application be supported.



# Staff Recommendation

- Staff recommend **support** of the proposed Non-Adhering Residential Use Permit Application.
  - Homeplating;
  - Proposed residence is under 500 m<sup>2</sup> in size;
  - Farm Residential Footprint Covenant Required.
- Recommend the application be forwarded to ALC for consideration.