

ALR Application Non-Adhering Residential Use

1425 McCurdy Rd East

A25-0016



Purpose

- To consider a staff recommendation to NOT support two (2) Agricultural Land Commission (ALC) non-adhering residential use applications to:
 - Retroactively permit an 90m² additional residence*.
 - Retroactively permit a 32m² additional residence.

* 90m² dwelling unit within a garage.

Per ALC Total Floor Area definition, the additional residence would be 215m²

Development Process

Sep 25, 2025 Development Application Submitted



Staff Review & Circulation



Jan 15, 2026 Agricultural Advisory Committee



Mar 30, 2026 Council Consideration



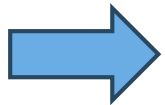
Agricultural Land Commission Consideration



Restrictive Covenants



Building Permit



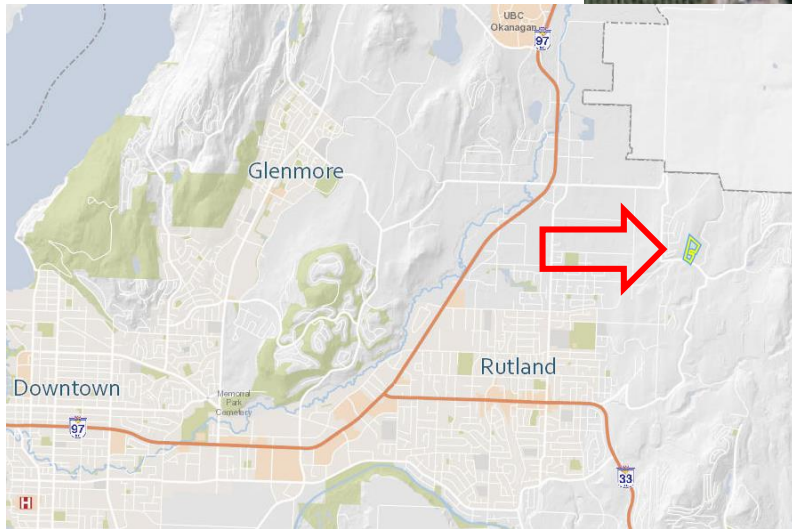
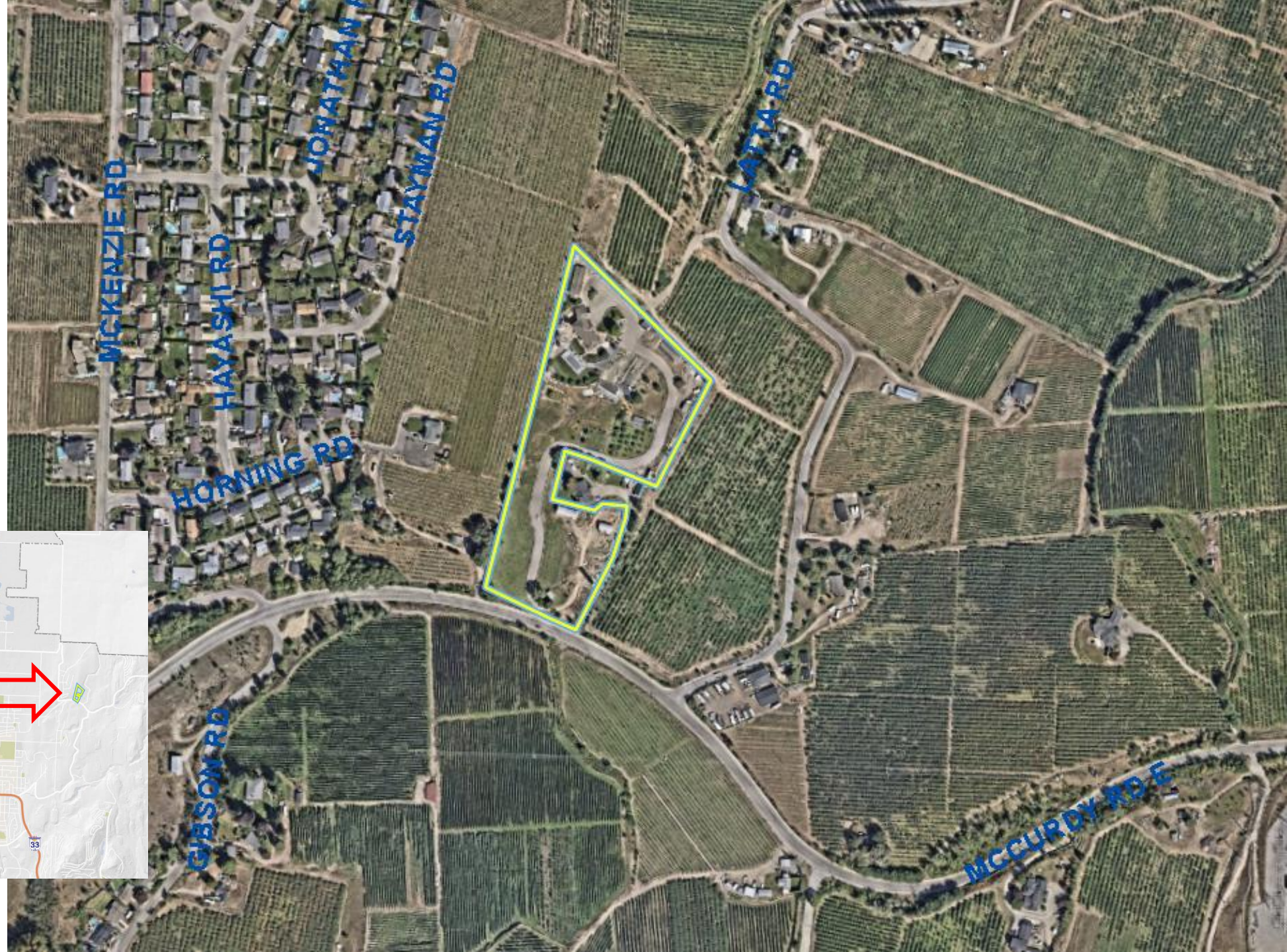
Council Approval



If supported by Council & the ALC

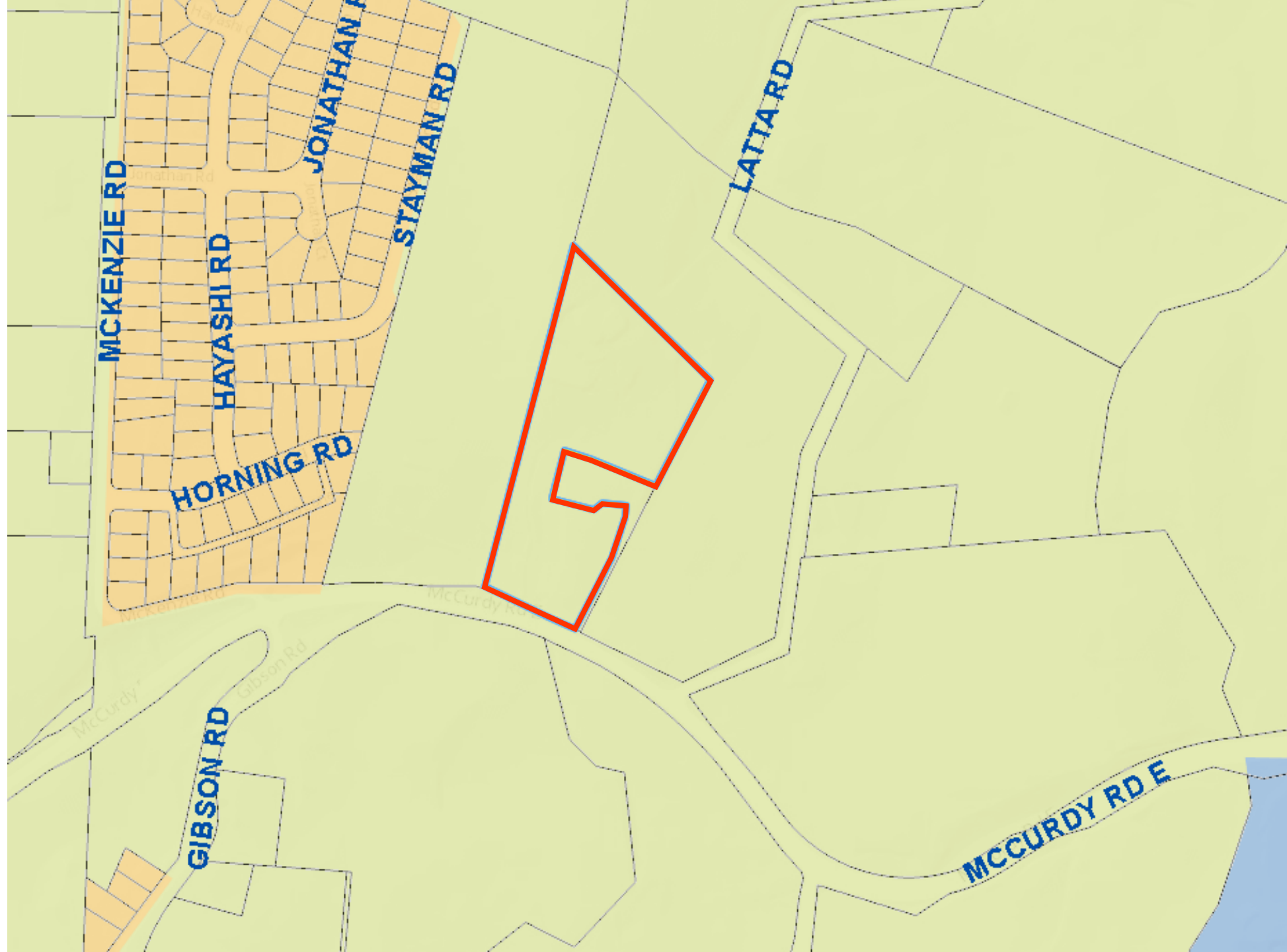


Context Map



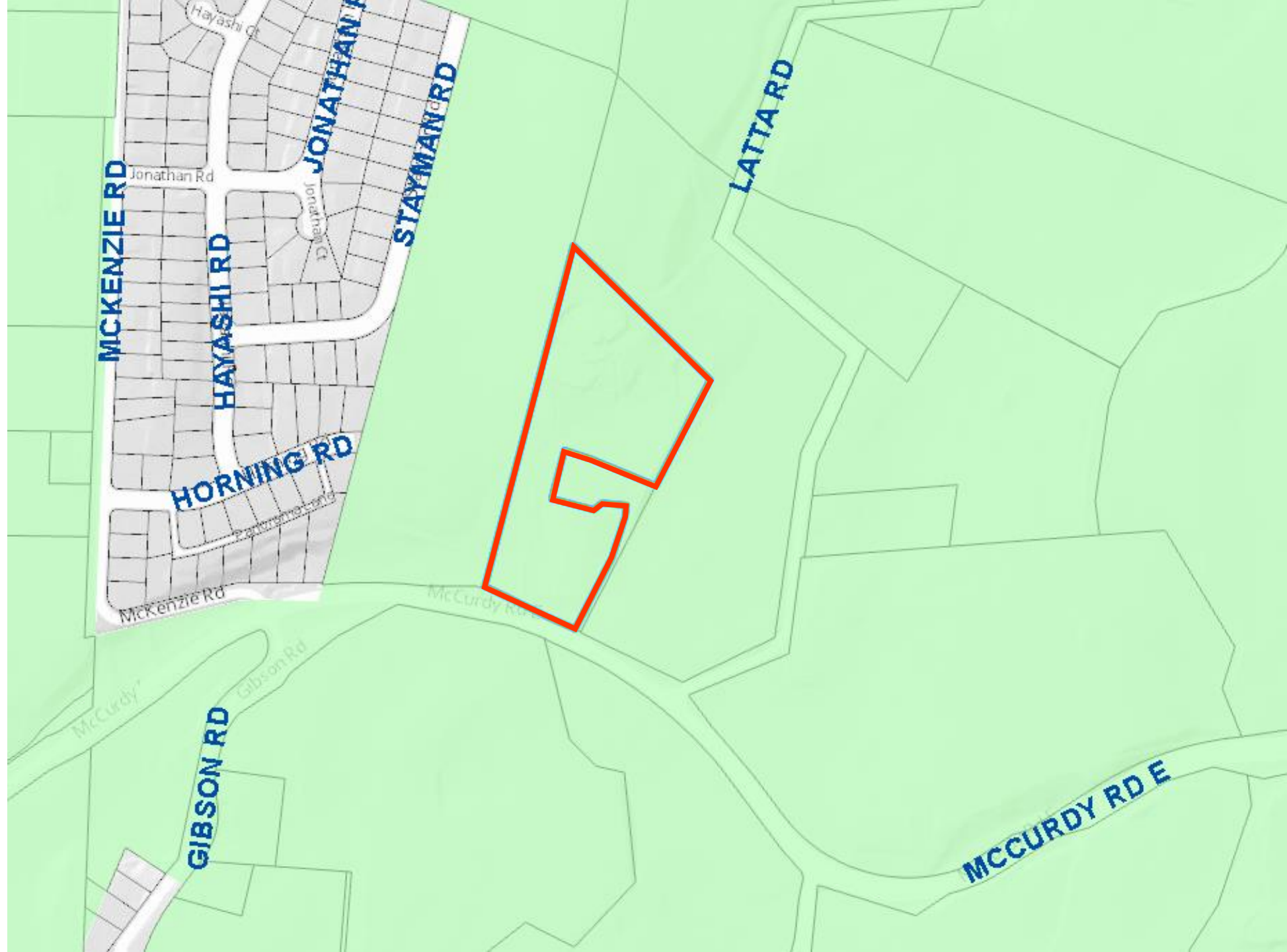


OCP Future Land Use / Zoning





Agricultural Land Reserve





Subject Property Overview

- 1 Residential area ~8,500m²
- 2 Cold storage
- 3 Solar Tower
- 4 Green houses
- 5 Animal grazing



Application #1
90m² dwelling for family members
(within a 215m² accessory building)

Single detached dwelling (540m²)

Application #2
32m² dwelling for farm workers

Original homesite

Application #1 History

2009

- Accessory building + dwelling built without permits
- Non-Farm Use Application (A09-0015)
 - Supported by Council, refused by the ALC
- Building permit expired



2013

- Compliance agreement to decommission suite by March 2013
 - Not resolved



2018

- Non-Farm Use Application (A18-0001)
 - Not supported by Council, not forwarded to the ALC



2018-2025

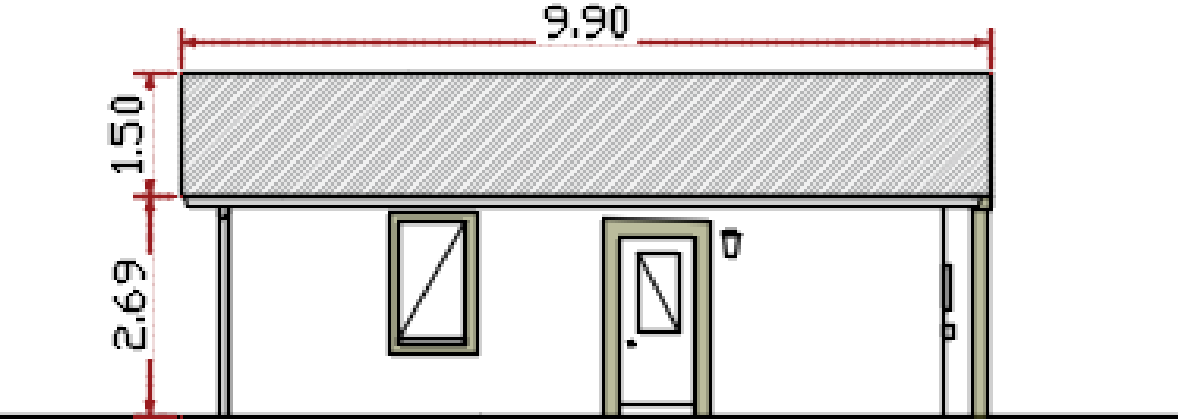
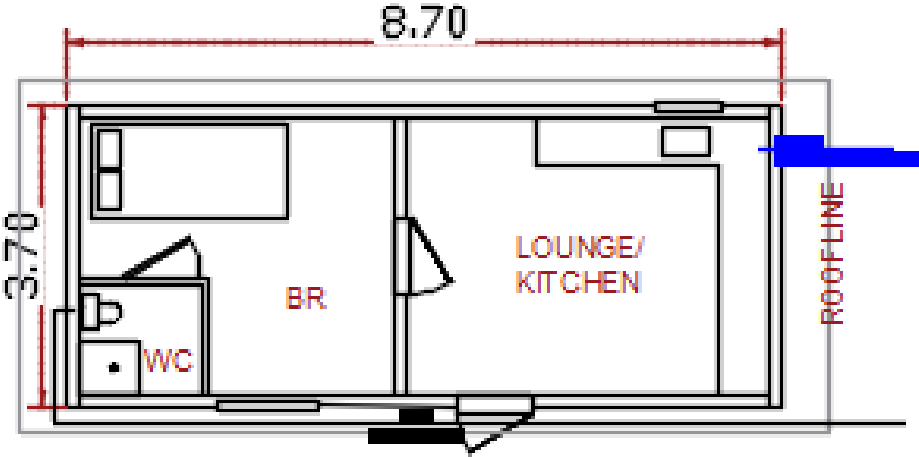
- Ongoing enforcement action



2025

- Non-Adhering Residential Use Application received

Application #2 Project Details



Application #2 History

2011 • Built without permits



2013 • Retroactively permitted as a chicken coop



2013-2023 • Kitchen, bedroom and bathroom added



2024 • Applicant provided rationale for building
• Staff advise applicant of requirement to decommission



2025 • Non-Adhering Residential Use Application received

OCP Policy:

- Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development.
- Farm help housing may be supported where approved by the ALC, if agriculture is the principal use on the parcel and if deemed necessary based on the scale of the farm operations.
- Locate buildings and structures in close proximity and where appropriate, near the existing road frontage.

A1 Zoning Regulations:

- One principal residence of up to 500m² GFA* and one carriage house of up to 90m² permitted.
- For lots over 0.8ha, a residential footprint covenant area must be registered:
 - Up to 2,000m² for principal residences, and
 - Up to 1,000 m² for carriage houses.

* The existing 540 m² residence was built prior to floor area constraints in the Zoning Bylaw that were adopted to align with the February 2019 changes to the Agricultural Land Commission Act.

ALR Regulations:

- ALR Use Regulation Section 34.3 allows for an additional residence on ALR parcels, if:
 - The Total Floor Area of the principal residence is less than 500m², and
 - The Total Floor Area of the additional residence is less than 90m².

AAC Recommendations – January 15:

Additional Residence #1

- 90m² dwelling within a 215m² accessory building
- AAC Recommended that Council does not support the proposed Non-Adhering Residential Use.

Additional Residence #2

- 32m² dwelling
- AAC Recommended that Council does not support the proposed Non-Adhering Residential Use

Staff Recommendation

Additional Residence #1

- 90m² dwelling within a 215m² accessory building
- Staff recommend non-support the proposed Non-Adhering Residential Use.

Additional Residence #2

- 32m² dwelling
- Staff recommend non-support the proposed Non-Adhering Residential Use.