

Reason in support of application and a bit of history of the property:

Property owners operate a dairy farm which is comprised of several adjacent properties on Nicomen Island and it is common in this area for farm units to be comprised of multiple properties connecting with no fence lines. The current 2 properties, 9518 and 9466 Catherwood Rd., are both part of a single farm unit and have the same property owner. The attached proposed barn drawings and shown site plan shows previously constructed barns that were previously supported with 0 lot line DVP application and resulting in the structures being located on both 9518 and 9466 Catherwood Rd.

Pertaining further to this the property owners have registered a covenant in favor of the Regional District which states the property will be treated as a single parcel for as long as the structures that cross the property boundary exist. The covenant also states that the property owner cannot sell, transfer, or otherwise dispose of either of the parcels individually. The covenant does not wave the setback requirements for new construction, which is why a variance is required for the proposed agricultural buildings.

Regarding Farm Rationale:

Farming operation costs and land are becoming considerably higher and additional land is becoming harder to acquire. The proposed location of the newly proposed dairy barn 1.) replaces an outdated and inefficient building and allows for more sustainable efficient farming. This Dairy barn is to provide additional room for expansion and industry growth while 2.) It enables the proposed building to be sited closely to the existing operation which contributes to a successful farm business, and minimizes the impact on farmland.

There are plans to construct further agricultural buildings on the properties soon and we are working currently through farm planning and site-specific details. In light of this this variance request includes the creation of an area where further agricultural buildings within the vicinity of the existing farmyard and footprint would not require an additional variance application to reduce the setbacks from the shared property lines and be considered for a period of 3 years.

Thanks