



Agricultural Land Commission
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www.alc.gov.bc.ca

August 25, 2006

Reply to the attention of Roger Cheetham

Patricia Harris
323 Musgrave Road
Salt Spring Island, BC V8K 1V5

Dear Sir/Madam:

RE: **Application #C-36715**
PID: 024-482-625
Lot 1, Section 52, South Salt Spring Island, Cowichan District, Plan VIP68616

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to convert an office into a seasonal cottage. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with Commissioner Rugg on 1st August 28th 2006. He found the meeting and site visit informative. In particular, he noted that the proposed seasonal cottage is located on a ridge that has low agricultural capability and that the property is not being used to any extent for agricultural purposes.

The Commission recognized that while the cottage would not have any major impact on the agricultural potential of the property it was of the view that its approval would create an undesirable precedent that might lead to pressure on the ALR to permit seasonal cottages elsewhere in the ALR. The Commission considered that such uses should only be permitted where they can be clearly shown to be contributing to agriculture by providing additional income to support a primary agricultural use. It also noted that the provisions of the Commission's regulations relating to the erection of sleeping units require that the property is classified as a farm under the *Assessment Act*.

For these reasons, the Commission refused your application as proposed.

The decision noted above is recorded as Resolution # 412/2006.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlsen, Chair

pc: Islands Trust Salt Spring Island (#SS-ALR-2005-7)

RC/lv
36715d1.

Staff Report
Application # C – 36715-0
Applicant: Patricia Harris

DATE RECEIVED: May 17, 2006

DATE PREPARED: July 20, 2006

TO: Chair and Commissioners – Island Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To build a seasonal cottage on the 1.86 ha property.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicant is proposing to convert an existing structure currently used for offices, into a seasonal cabin. The building is 55.3 square meters.

Local Government:

Islands Trust Salt Spring Island

Legal Description of Property:

PID: 024-482-625
Lot 1, Section 52, South Salt Spring Island, Cowichan District, Plan VIP68616

Purchase Date:

October 2001

Location of Property:

323 Musgrave Road, Salt Spring Island

Size of Property:

1.9 ha (The entire property is in the ALR).

Present use of the Property:

One house, shop and office.

WEST: Residential, sheep field and undeveloped (ALR)
SOUTH: Residential (ALR)
EAST: Residential (ALR)
NORTH: Vacant, hay (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 92B/14
The majority of the property is identified as having prime dominant ratings.

Official Community Plan and Designation:

Salt Spring Island Official Community Plan

Zoning Bylaw and Designation:

Salt Spring Island Land Use Bylaw No. 355 designates the property as A1.
Minimum parcel size 8 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Salt Spring Island Local Trust Committee: It was moved and seconded that the applicant be referred to the Agricultural Advisory Committee and the application be authorized to proceed and be forwarded to the Commission for consideration and that the Commission be advised that the Salt Spring Island Local Trust Committee supports approval of the application.

Advisory Agriculture Committee: The AAC passed a resolution of support for the application.

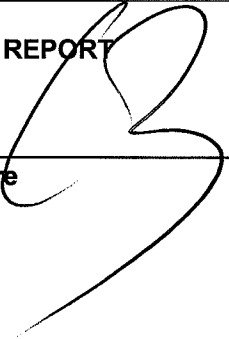
ATTACHMENTS:

- Islands Trust Staff Report: Dated April 13, 2006
- ALR Context Map 92B.073 1:20,000

END OF REPORT

Signature

Date



Plan No. 1

