



Agricultural Land Commission
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September 29, 2006

Please reply to the attention of Roger Cheetham

Anton & Lynda Voorhoeve
PO Box 138, 2313 Sylvester Road
Shawnigan Lake, BC V0R 2W0

Dear Sir/Madam:

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Our Ref: J - 36840

Please find attached the Minutes of Resolution Number 450/2006 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name below. The signature is fluid and cursive.

Erik Karlsen, Chair

Cc: Cowichan Valley Regional District (3-B-05ALR)

RC/lv/Encl.
36840d1



Staff Report
Application # J – 36840-0
Applicant: Anton & Lynda Voorhoeve

DATE RECEIVED: July 24, 2006

DATE PREPARED: August 29, 2006

TO: Chair and Commissioners – Island Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To subdivide a 2 ha lot from the 18.6 ha subject property.
This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Cowichan Valley Regional District

Legal Description of Property:

PID: 000-066-109
Parcel G (DD 214187I), District Lots 1 & 48, Malahat District, EXCEPT Plans 27106, 36830, VIP51944 and CIP79465

Purchase Date:

September 2005

Location of Property:

2313 Sylvester Road, Shawnigan Lake

Size of Property:

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

Present use of the Property:

Residence, hay production, horse breeding/training

Surrounding Land Uses:

WEST: Residential
SOUTH: Residential
EAST: Residential/ children's summer camp
NORTH: Farming

BACKGROUND INFORMATION (continued):

Agricultural Capability:

Data Source: Agricultural Capability Map # 92B.062 & .063
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP: Bylaw No. 1010
Designation: Agricultural

Zoning Bylaw and Designation:

Zoning Bylaw No. 985
Designation: A-1
Minimum Lot Size 12ha

PREVIOUS APPLICATIONS:

Application #11310-0

Applicant: William & Winifred Cools
Decision Date: 1982
Proposal: Construction of 3-3500 sq ft abattoir
Decision: Allowed.

Application #11828-0

Applicant: Provincial Agricultural Land Commission -- Fine tuning
Decision Date: 1984
Proposal: Inclusions and exclusions of land in the area of the subject property.
Decision: Excluded 6 ha from the SE corner and included 8 ha in the NE corner of the subject property.

Application #25134-0

Applicant: Hendon Hadings Ltd.
Decision Date: 1990
Proposal: Turf farm on 16 ha
Decision: Allowed with conditions.

Application #29779-0

Applicant: William & Winnifred Cools
Decision Date: June 20, 1995
Proposal: To subdivide a 2 ha lot from the 19 ha parcel for the applicant's son.
Decision: Refused but would allow the subdivision of the property as divided by the ALR boundary. The resulting lots would be approximately 9 ha within the ALR and 10 ha outside the ALR.

Application #29779-1

Applicant: William & Winnifred Cools
Decision Date: September 11, 1995
Proposal: To subdivide a 2 ha lot from the 19 ha property.
Decision: Allowed on the grounds that the land lies on the edge of the ALR and has marginal agricultural capability.

PREVIOUS APPLICATIONS (continued):

Application #32523-0

Applicant: Fatt's Poultry Farm Ltd

Proposal: To relocate their camp and farm from Saltspring Island to the subject property. This property is split zoned with a portion of it lying outside of the ALR. The Camp facilities will be located on the non-ALR portion of the property.

Decision: Allowed provided that all new facilities that need to be constructed for the day camp not be located on any lands designated Class 1 (improved) capability.

Application #35240-0

Applicant: Narnia Holdings Ltd. (Carol Toal and Anton Voorhoeve)

Decision Date: April 5, 2004

Proposal: To subdivide the 40 ha property in half along the creek to allow each of the owners separate title to pursue their different business interests. Carol Toal runs the recreational camp on the eastern section of the property and Anton Voorhoeve farms the lower lying lands to the west of the creek.

Decision: Allowed subdivision along creek with panhandle access for upland lot and easement if necessary for septic disposal site on the lower property for the benefit of the upland lot.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Cowichan Valley Regional District Board: The application be forwarded.

Cowichan Valley Regional District Planning Staff: recommend allowing the application to be forwarded.

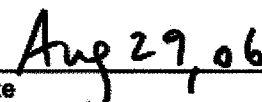
ATTACHMENTS:

- ALR Context Map: 92B.063 - 1:50,000 (Created by ALC Staff)
- Airphoto (Created by ALC Staff)
- Plan of Proposed Subdivision (Submitted by the applicant)
- CVRD Staff Report for Electoral Area Services Committee Meeting

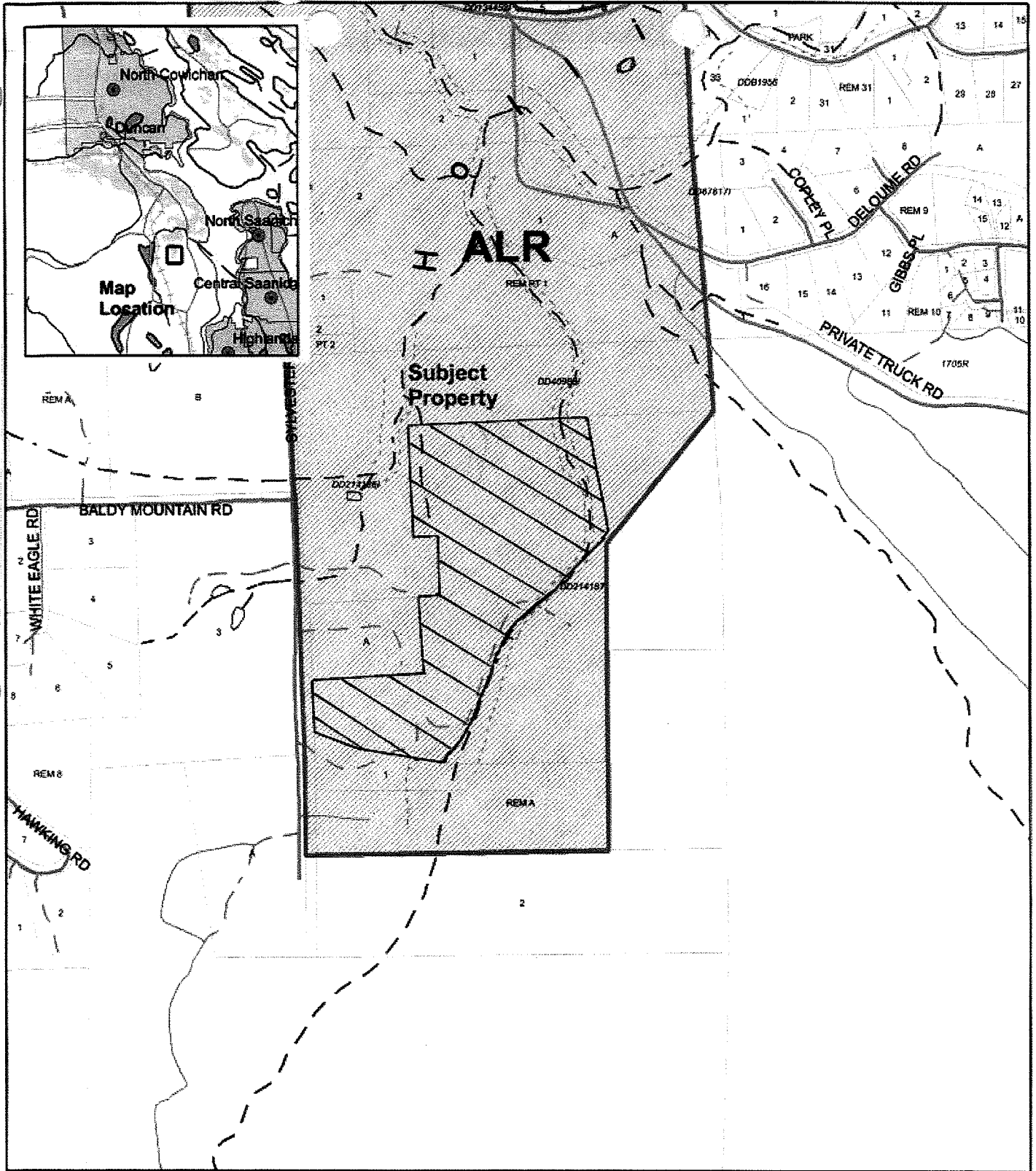
END OF REPORT



Signature



Date

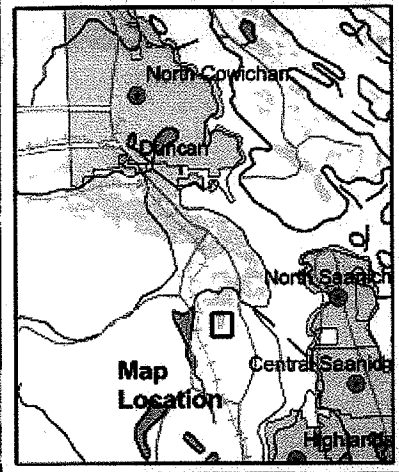


ALC Context Map

Map Scale: 1:10,000



ALC File#:	21-06-36840
Map Sheet #:	92B.063
Regional District:	Cowichan Valley



ALC Context Map

Map Scale: 1:10,000



ALC File#:	21-06-36840
Map Sheet #:	92B.063
Regional District:	Cowichan Valley

