



**Agricultural Land Commission**  
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November 18, 2008

Reply to the attention of Terra Kaethler  
ALC File: J-38490

Cowichan Valley Regional District  
Engineering Services  
175 Ingram St.  
Duncan, BC V9L 1N8

Dear Sir/Madam:

**Re: Application for Non-Farm Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 716/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Cowichan Valley Regional District (5330-30-SPW)

TK/  
i/38490.d1

This map is compiled from various sources for internal use and is designed for reference purposes only.

The Regional District does not warrant the accuracy.

All persons making use of this compilation are advised that amendments have been consolidated for convenience purposes only and that boundaries are representational.

**The original Bylaws should be consulted for all purposes of interpretation and application of the Bylaws.**

Printed: March 11, 2008

Figure 2



Scale: 1:4,000





A meeting was held by the Provincial Agricultural Land Commission on November 04, 2008 in Courtenay, B.C.

<b>PRESENT:</b>	Lorne Seitz	Chair, Island Panel
	David Craven	Commissioner
	Jennifer Dyson	Commissioner
	Terra Kaethler	Staff

**For Consideration**

Application: # J- 38490  
 Applicant: Cowichan Valley  
 Proposal: The CVRD is applying for a water reservoir installation as part of upgrades to Satellite Park Water System, in Boatswain Park. The proposed area is approximately 400 square meters.  
 Legal: PID: 001-160-320  
 Location: Lot 1, Section 15, Range 9, Shawnigan District, Plan 31436  
 Boatswain park, Cobble Hill

**Site Inspection**

A site inspection was conducted on November 4, 2008. Those in attendance were:

- Lorne Seitz Chair, Island Panel
- David Craven Commissioner
- Jennifer Dyson Commissioner
- Terra Kaethler Staff
- Alina Linea Engineering Technologist, Engineering Services, CVRD
- Dave Leitch Utilities Manager, Engineering Services, CVRD

The Commission viewed the proposed site for the water reservoir and discussed the proposal with the CVRD staff. It noted that the area of the reservoir site had been cleared, and that the reservoir would be approximately 6 meters high and 12 meters in diameter. The CVRD staff explained that the water reservoir was a required upgrade of services to the area as there is no room to expand the existing reservoir in its current location.

**Context**

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

**Discussion**

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission noted that the area proposed for the installation of the water reservoir was a small area and was within a community park. As such, the Commission did not believe the proposal would negatively impact the existing or potential agricultural use of the property or surrounding lands.

**Conclusion**

That the proposal will not negatively impact agriculture.

**IT WAS**

**MOVED BY:** Commissioner Dyson

**SECONDED BY:** Commissioner Seitz

THAT the application be approved.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

**CARRIED**

**Resolution # 716/2008**