



## Agricultural Land Commission Staff Report

**DATE:** February 5, 2010  
**TO:** Vice Chair and Commissioners - Island Panel  
**FROM:** Gordon bednard

**RE:** Application # 51174  
**PROPOSAL:** Subdivison & Non-Farm Use - Water reservoir/water treatment facility

### PROPOSAL INFORMATION

**Background:** Creation of a proposed 2023 sq mtre parcel by subdivision of Lot 33 to construct  
**Received Date:** /upgrade a new water reservoir and treatment building.  
**Applicant:** December 14, 2009  
**Agent:** Lawrence Sharp  
**Local Government:** Cowichan Valley Regional District - Gord Bonekamp  
Cowichan Valley Regional District

### DESCRIPTION OF LAND

**PID:** 002-969-165  
**Legal Description:** Lot 33 Section 9 Range 8 Quamichan District Plan 24064  
**Civic Address:** 4890 Wilson Road  
**Area:** 2.6 ha  
**ALR Area:** 2.6 ha  
**Purchase Date:** April 16, 1971  
**Owner:** Lawrence Sharp

**Total Land Area:** 2.6 ha  
**Total ALR Area:** 2.6 ha  
**Current Land Use:** Residential use only. Main residence, detached garage with auxiliary accomodation and a detached shop. The DRID watertank and pumphouse also on property.

### PROPOSAL DETAILS

**Subdivision**

<b>Area</b>	<b>Agricultural Capability</b>	<b>Agricultural Capability Source</b>
2.6	Prime	BCLI

<b>Number of Lots</b>	<b>Lot Size (ha)</b>
1	0.2
1	2.4

**Surrounding Land Uses:**

North	Single family residential
East	Reserve Lands, Cowichan Indian Reserve No. 1, undeveloped
South	Single family residential use only, no agricultural usage
West	Single family residential

**Official Community Plan**

**Bylaw Name:** Cowichan Koksilah OCP  
**Designation:** Agriculture  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Bylaw 1840  
**Zoning Designation:** A-1 Primary Agriculture  
**Minimum Lot Size:** 0.0 ha  
**Zoning Compliance:** Yes

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Board/Council	Approve	Recommendation to approve

**STAFF COMMENTS**

Water reservoir and treatment facility to upgrade existing water supply for area residents.

**ATTACHMENTS**

**END OF REPORT**

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Signature

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Date