



Provincial Agricultural Land Commission - Staff Report

Application: 52221

Applicant: Cowichan Bay Improvement District
Agent: Gordon Fraser
Local Government: Cowichan Valley Regional District

Proposal: Non-farm Use - Proposal: to construct a 77.4 square meter addition on to the side of an existing 2 bay fire truck garage for the storage of an antique fire truck and provide space for equipment repair on the 0.72 ha subject property.

BACKGROUND INFORMATION

Despite being designated as Agricultural in the OCP, half of the site is zoned Parks and Institutional, which is reflected by its current use as a firehall. The Firehall is currently a non-conforming use in the ALR.

PROPERTY INFORMATION

PID: 026-301-482
Legal Description: Lot A Section 3 Range 3 Cowichan District Plan VIP78945
Property Area: 0.7 ha
ALR Area: 0.7 ha
Purchase Date: June 2, 2005
Location:
Owner: Cowichan Bay Improvement District

LAND USE

Current Land Use:

Cowichan Bay Fire and Rescue: Fire Hall, 2-bay fire truck garage, basketball court, fenced off storage area

Surrounding Land Uses:

North: Commercial
East: Agricultural
South: Agricultural
West: Commercial / Agricultural

PROPOSAL DETAILS

Non- Farm Use Area: 0.7 ha
Non- Farm Use Type: Civic/Institutional: Civic Facilities and Buildings

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: BCLI

Mapsheet: 92B.072

PREVIOUS APPLICATIONS

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Application ID: 41002

Legacy #: 35241

Applicant: Cowichan Bay Improvements

Proposal: Cowichan Bay Improvement District is requesting permission to subdivide a 0.4 ha portion of land from the 2 ha Ennals property and add this portion to their adjacent 0.4 ha property to allow for the expansion of the existing firehall.

Decision:

Resolution #	Decision Date	Decision Description
292/2004	June 10, 2004	Refuse as submitted - applicants have not convinced Commission of the need for the additional area - given that the subject area is good agricultural land

Note: Approved upon Reconsideration by Resolution #392/2004

RELEVANT APPLICATIONS

Application ID: 12299

Legacy #: 32347

Applicant: Gaye Oldfield

Proposal: To establish on the western 1.6 ha portion of the subject property a direct farm marketing operation and a livestock auction. The market would include the sale of wool, feed, plants and produce which would include some primary processing of produce.

Decision:

Resolution #	Decision Date	Decision Description
681/1998	October 21, 1998	<p>The Commission did not agree with the use of 1.6 ha for a direct farm marketing operation and a livestock auction. Nor was the Commission in agreement with the establishment of agricultural processing facilities within the existing buildings or on the subject property.</p> <p>The Commission approved the use of the existing buildings and curtilage for a livestock auction for a one year term subject to the issuance of a Temporary Use Permit by the Cowichan Valley Regional District and subject to the receipt of an Irrevocable Letter of Credit in the amount of \$10,000 in favour of the Commission to ensure restoration and rehabilitation of the parking area. Furthermore, the Commission has no objection to the sale of agricultural products produced on Vancouver Island farms in conjunction with the livestock auction. The specific terms and conditions of the operation of the auction and agricultural products is to be set out in a Temporary Use Permit that must be approved by the Commission. The proponent is to be directed to work with interested parties such as the Farmer's Institute and the Regional District and farm operators to find a site that does not consist of such high quality soils and is better drained.</p>

Note: Adjacent property to the east.

Application ID: 2118

Legacy #: 28841

Applicant: DALE W. LOWE

Proposal: To establish a Rare Breed Survival Centre on the 6 ha property. The facility would display the breeds, display old machinery, host school visits and operate a gift shop.

Decision:

Resolution #	Decision Date	Decision Description
570/1994	June 6, 1994	The Commission allowed the facility in principle subject to several conditions, among them, consolidation of the subject properties, a \$5,000.00 security and restricted parking and retail areas.

Note: Adjacent property to the east.

LOCAL GOVERNMENT INFORMATION

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Official Community Plan:

Bylaw Name: CVRD Bylaw No. 925- Official Settlement Plan
Designation: Cowichan Bay
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: CVRD Zoning Bylaw No. 1015
Zoning Designation: Cowichan Bay A-1 and P-1
Minimum Lot Size: 1.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

"By a vote of 7-0, the members recommend that this application be supported."

Board/Council

"That the application be forwarded to the ALC with a recommendation to approve"

Planning Staff

"That the application be forwarded to the ALC with a recommendation to approve"

ALC STAFF COMMENTS

The proposal appears to have minimal impact on agriculture.

ATTACHMENTS

52221_ContextMap10k.pdf
52221_AgCapabilityMap.pdf
52221_AirphotoMap5k.pdf

END OF REPORT

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