



Agricultural Land Commission
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June 28, 2006

Reply to the attention of Gordon Bednard

Robert Wakelin
2260 Cowichan Bay Road
Cowichan Bay, BC V0R 1N1

Dear Sir:

Re: Application # J-36670
PID: 025-953-061
Lot 1, Section 9, Range 1 & 2, Cowichan Lake District, Plan VIP77069

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to rebuild an existing carport/garage into a garage/shop and residential suite. Eventually the old shop and existing residence would be removed and a new residence built in its place. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on June 5, 2006 at the property. The Commission found the meeting and site visit informative.

The Commission writes to advise that it approved your application subject to:

- the use being restricted to the area identified on the attached plan;
- compliance 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. The Commission suggests you contact the Cowichan Valley Regional District at your earliest convenience.

The decision noted above is recorded as Resolution # **291/2006**.

Please quote your application number in any future correspondence.

Yours truly,

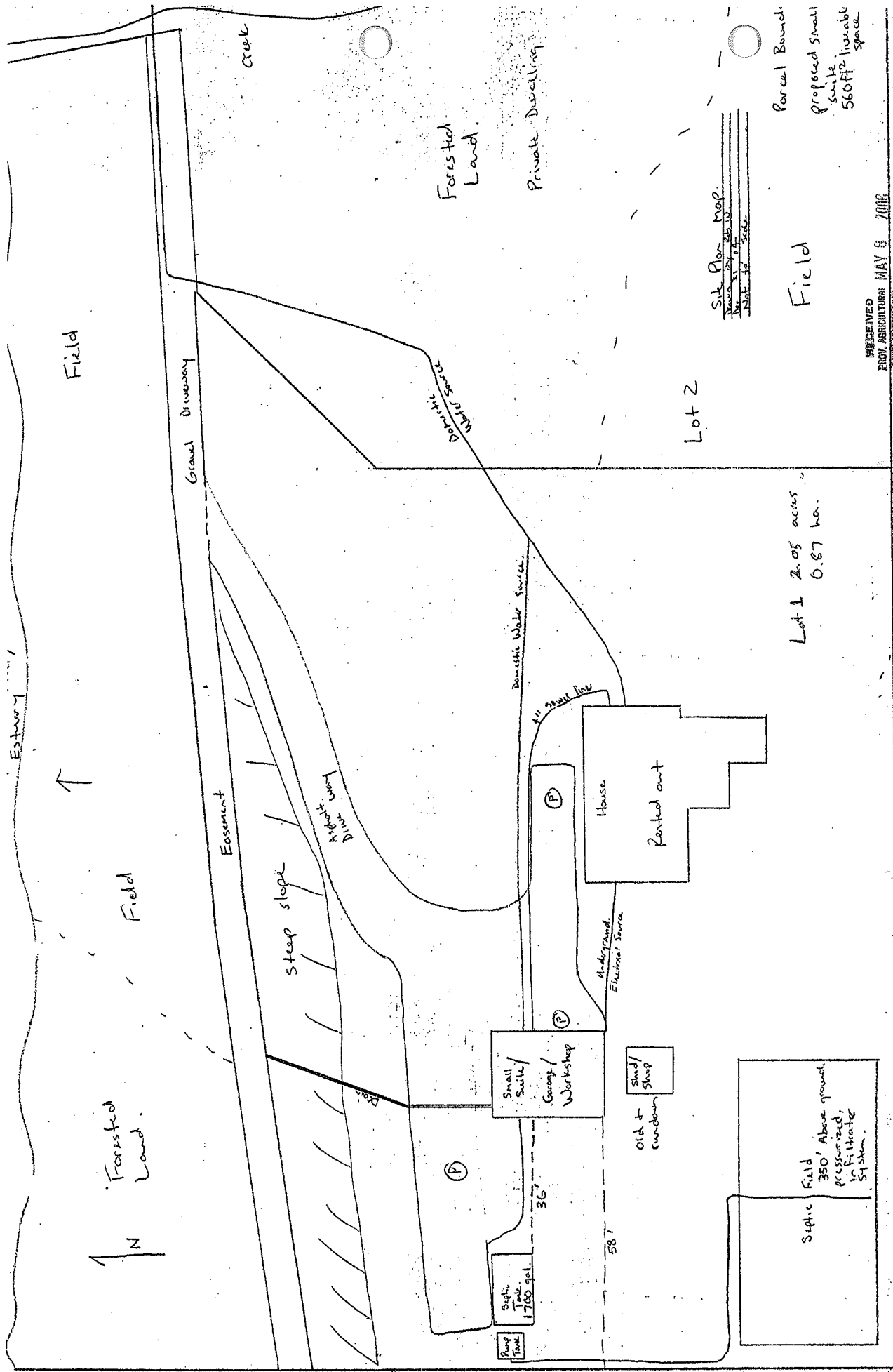
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Cowichan Valley Regional District - Attn: Elaine Gardam

GB/lv/Encl.
36670d1



Provincial Agricultural Land Commission

Application: J-36670
Resolution # 291/2006

Subject property.

Approved area for residential use

Lot 2

Lot 2
Private Dwelling



Staff Report
Application # J – 36670-0
Applicant: Robert Wakelin

DATE PREPARED: May 26, 2006

TO: Chair and Commissioners – Island Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To rebuild an existing carport/garage into a garage/shop and residential suite. Eventually the old shop and existing residence would be removed and a new residence built in its place.

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

BACKGROUND INFORMATION:

No previous applications on this property.

Local Government:

Cowichan Valley Regional District

Legal Description of Property:

PID: 025-953-061

Lot 1, Section 9, Range 1 & 2, Cowichan Lake District, Plan VIP77069

Purchase Date (m/d/y):

08/01/2004

Location of Property:

2260 Cowichan Bay Road, CVRD

Size of Property:

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

Present use of the Property:

one residence (rented), garage and shop under construction

Surrounding Land Uses:

- WEST:** Large lot agricultural and residential properties
- SOUTH:** Mixed agricultural use, in ALR
- EAST:** Rural residential, out of ALR
- NORTH:** Mixed agriculture, in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92B.072
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

Cowichan Bay OSP - Agriculture

Zoning Bylaw and Designation:

A-1 primary Agriculture
12 ha MLS

PREVIOUS APPLICATIONS:

NONE

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded with recommendation for approval.

STAFF COMMENTS:

Staff is concerned that the existing dwelling is rented out and therefore little justification from an agricultural development standpoint is evident (ie -additional dwelling for farm help). The proposed building is to be located on the more capable land and not the area classed as secondary. It would appear that the project is already underway without the approval of the Commission.

Staff is opposed to increasing the residential component in the ALR, unless it can be shown to somehow benefit agriculture - which in the present application may be difficult.

At this time, without the benefit of an onsite inspection and meeting with the applicant, staff recommends refusal of the application.

END OF REPORT

Signature

Date