



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

February 14, 2007

Reply to the attention of Terra Kaethler
ALC File: #J - 37135

Inside Out Planning and Architecture Inc.
2355 James White Boulevard
Sidney, BC V8L 0A1

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 10/2007 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

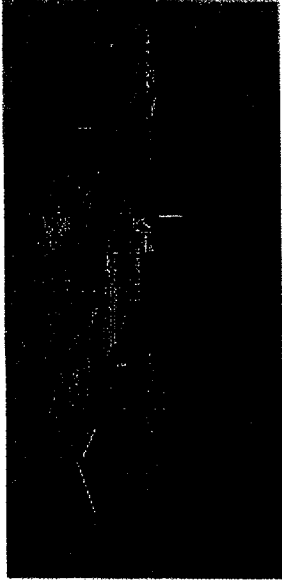
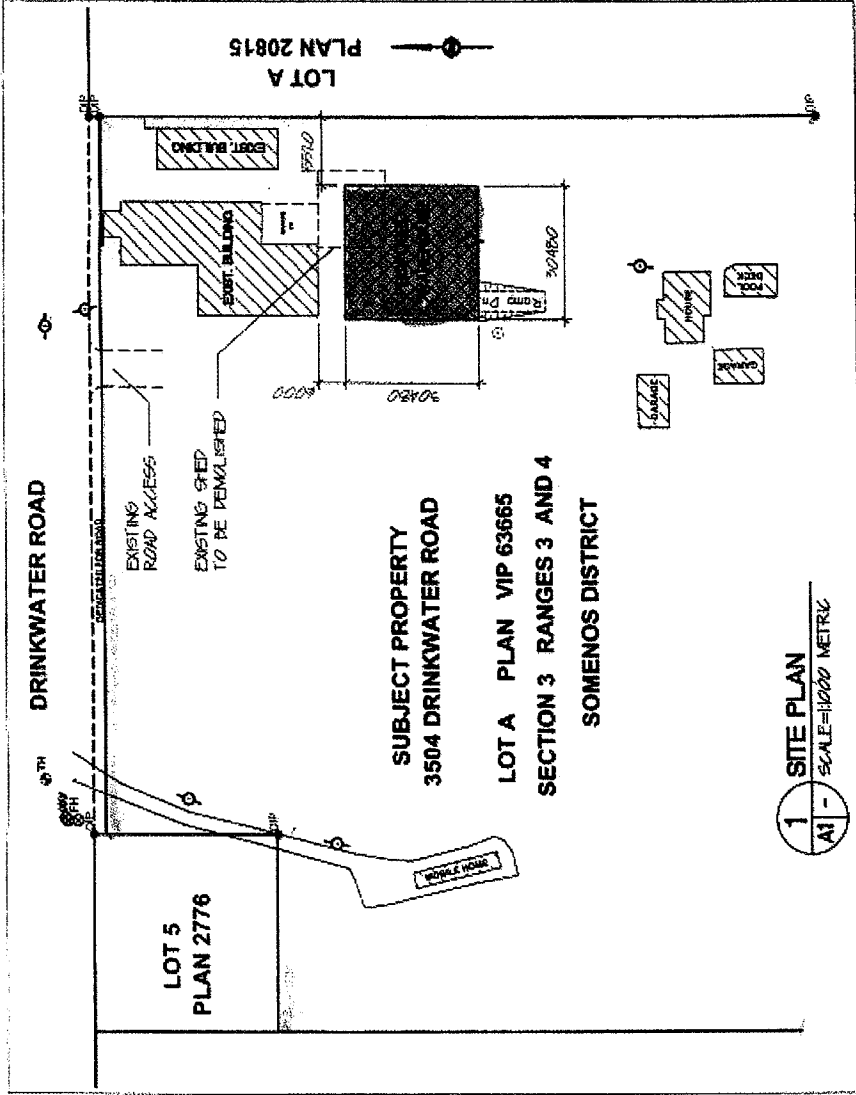
Per:

Erik Karlsen, Chair

cc: Mustard Seed Street Church, 625 Queens Avenue, Victoria, BC V8T 1L9
District of North Cowichan (#3025-20-06-08)

Enclosure: Minutes/Sketch Plan

TK/lv/37135d1



APPROXIMATE LOCATION
OF PROPOSED WAREHOUSE

**2 SITE AREA
A1 - SCALE= N.T.S.**

RECEIVED
DEC 13 2007
LAND COMMISSION

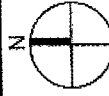
LEGEND

Subject property

Approved location for Non-farm use

it **OUT**
Planning and Architecture Inc.
1200 Ave. 16th Street,
Vancouver, B.C. Canada V6Z 1K1
Tel: 604-271-1111
Fax: 604-271-1112
www.itout.com

**HOPE FARM
MUSTARD SEED CHURCH
DUNCAN, BC**



SITE PLAN

PROJECT No. 003
ISSUED FOR: DRAWING No. **A1**
DATE ISSUED: 02/28/07 SH. 2006
PROJECT: HOPE FARM
SCALE: 1:1000 METRIC
DATE: 02/28/07
DRAWN BY: [blank]
CHECKED BY: [blank]

Provincial Agricultural Land Commission
Application # J-37135
Resolution #10/2007



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on February 6, 2007 in Shawnigan Lake, B.C.

PRESENT: David Craven Commissioner, Island Panel
 Donald Rugg Commissioner, Island Panel

ABSENT: Lorne Seitz Chair, Island Panel

For Consideration

Application: # J - 37135
Applicant: Mustard Seed Street Church
Agent: Inside-out Planning and Architecture Inc.
Proposal: To construct a 10,000 square foot storage shed for agricultural equipment, and food products grown/produced both on and off-site. Food products will be distributed to local food banks.
Legal: PID: 023-484-331
 Lot A, Section 3, Range 3, Somenos District, Plan VIP63665
Location: 3504 Drinkwater Road, North Cowichan

Site Inspection

A site inspection was conducted on February 6, 2007 at 11:25 a.m. Those in attendance were:

- David Craven Commissioner
- Donald Rugg Commissioner
- Rev. Chris Riddell The Mustard Seed Church
- Pierre Leroux Manager, Hope Farm
- Bob Farm Worker

The Commissioners and proponents met on the site and walked the property and reviewed the site proposed for the storage shed.

The former dairy farm was bought by the Mustard Seed Church in April 2006 to operate as a farm that also provides training to persons with addictions or other social problems. The farm contains a house, mobile home, garage, small garage shed, and two barns. In addition they lease a further 4 acres adjoining the property that has a house on it. They plan on purchasing that property and placing a fruit orchard on that land.

The Mustard Seed Church has hired a team composed of two professional agrologists and a planner to develop a farm plan that will form the basis for a 25-year development program for the farm. The plan for the 30+ acres includes a number of intensive vegetable and fruit production areas along with forage production and a wet area being designated for tree production.

The proponents confirmed that they expect at least 50% of the storage to be used for produce from their own property.

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 Commissioners were pleased to see the detailed site plan for the farm and the involvement of professional agrologists in its preparation.

They were concerned with the addition of a further building, given the fact that two barns currently exist on the property. The proponents put forth that the two barns were already fully committed in the proposed operation of the farm with hay storage and livestock. The commissioners reflected that given the intensive nature of the farm plan if fully developed, an additional building would be used effectively.

However, the proponents should be aware that the Commissioners saw little reason for any further increase of building footprint on the property in addition to the 10,000 sq ft. building, and will not likely entertain future applications of this concern.

IT WAS

MOVED BY: Commissioner Rugg
SECONDED BY: Commissioner Craven

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 # 10/2007



Staff Report
Application # J – 37135
Applicant: Mustard Seed Street Church
Agent: Insideout Planning and Architecture Inc.

DATE RECEIVED: December 18, 2006

DATE PREPARED: January 25, 2007

TO: Chair and Commissioners – Island Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To construct a new barn for storage of agricultural equipment, food produce from the site, and food products produced and/or processed off-site. Food products will be donated and distributed to local food banks. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Hope Farm was a dairy farm and is now operated by the Mustard Seed Street Church as a non-profit society. It is a working farm and provides educational/social services.

Local Government:

The Corporation of the District of North Cowichan

Legal Description of Property:

PID: 023-484-331
Lot A, Section 3, Range 3, Somenos District, Plan VIP63665

Purchase Date:

March 2006

Location of Property:

3504 Drinkwater Road, North Cowichan

Size of Property:

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

BACKGROUND INFORMATION (Continued):

Present use of the Property:

The property is presently a fruit, vegetable and hay farm. There are also chickens on property along with outbuildings to store hay and animals. There is a garage, work shop and one mobile home for a farm maintenance worker. The home on the property is used as a healing centre with up to 10 residents who are also farm workers.

Surrounding Land Uses:

WEST: Gravel Pit (may be owned by the Municipality)
SOUTH: Farmland
EAST: Farm (hay)
NORTH: Drinkwater Road

Agricultural Capability:

Data Source: Agricultural Capability Map # 92B.072 & 92B.082
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP: N/A
Designation: Rural

Zoning Bylaw and Designation:

Zoning: Bylaw No.3282
Designation: A1
Minimum Lot Size: 12 ha

RELEVANT APPLICATIONS:

Application #25442-0

Applicant: Stocco, Joseph
Decision Date: June 05, 1991
Proposal: To develop an 18-hole full size golf course with driving range, maintenance centre and clubhouse complex on a 63.3 ha portion of the property.
Decision: Allowed with conditions.

Application #32546-0

Applicant: Haines, Laurin and Aafien
Decision Date: April 19, 1999
Proposal: To construct a horse riding arena, measuring 30m by 60m, to attract more customers to board their horses.
Decision: Allowed.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council:

The Council of the District of North Cowichan forwarded the application with no objections.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS Cont. :

Advisory Planning Commission:

Recommended resolution to amend zoning Bylaw to change the definition of agricultural storage to include food bank storage.

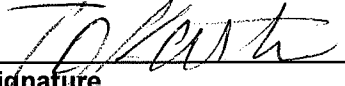
Local Planning Staff:

Support the proposal to permit food bank storage on the applicant's property. Also support zoning amendment to the definition of agricultural storage to facilitate this proposal.

ATTACHMENTS:

1. ALC Context Map
2. Aerial Photograph
3. Sketch of Proposal

END OF REPORT



Signature

Jan. 31 07

Date