



**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 - 37136

BC Forest Museum Society  
2892 Drinkwater Road  
North Cowichan, BC V9L 6C2

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 12/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

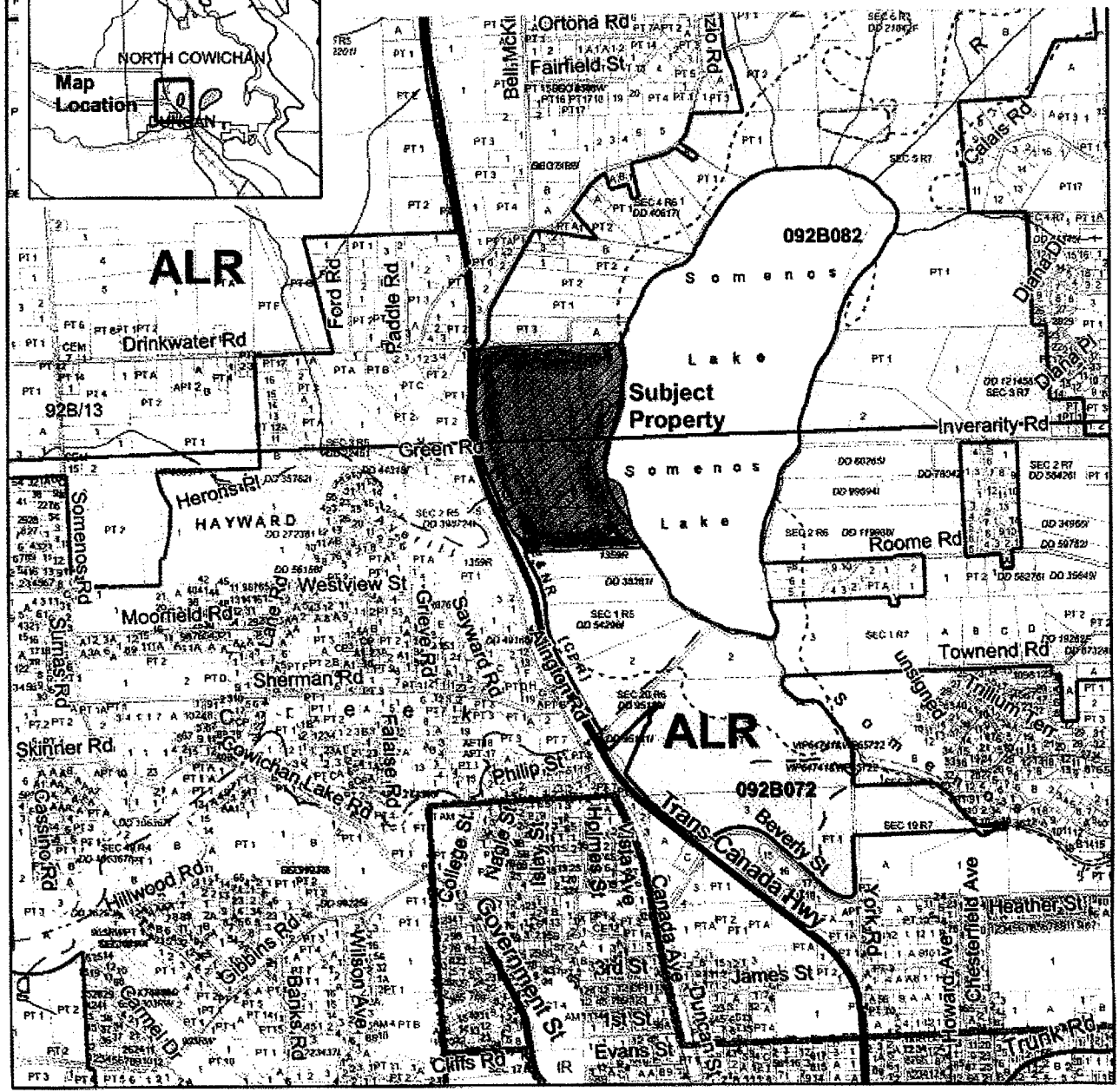
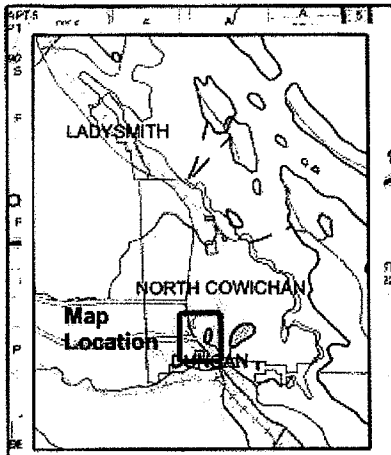
cc: District of North Cowichan (#3025-20-06-09)

Enclosure: Minutes/Sketch Plan

TK/lv/37136d1.

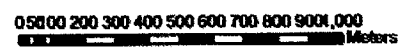
**Provincial Agricultural Land Commission**  
**Application # J-37136**  
**Resolution #12/2007**

**Subject Property approved for location of modular building of approximately 2000 sq. ft to house Duncan Visitor's Center**



**ALC Context Map**

Map Scale: 1:20,000



ALC File#:	21-06-37136
Map Sheet #:	9B.072 & 92B.082
Regional District:	Cowichan Valley



# MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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

- PRESENT:**      David Craven    Commissioner  
                        Donald Rugg    Commissioner
- ABSENT:**      Lorne Seitz    Chair, Island Panel

### For Consideration

- Application:            # J- 37136  
Applicant:              BC Forest Museum Society  
Proposal:                Non-Farm Use to locate the Duncan Cowichan Visitors Centre on the subject property.  
Legal:                    PID: 023-378-794  
                                  Lot 1, Section 2 & 3, Range 5 & 6, Somenos District, Plan VIP62422  
Location:                2892 Drinkwater Road, North Cowichan

### Site Inspection

A site inspection was conducted on February 6, 2007 at 12:20 p.m. Those in attendance were:

- Commissioners: Don Rugg, David Craven
- BC Forest Museum Society: Bill Dumont, Vicky Holman

The Commissioners and Forest Museum Society personnel met at the Forest Museum at 2892 Drinkwater Road to review their proposal. The Society has owned the land since 1964 and it has been a Forest Museum since that time. The land consists of a large museum building at the entrance complete with gravel parking lot, many museum buildings spread throughout the property and a train track carrying a steam train that circles the grounds. In addition there is a caretakers house built very close to Drinkwater Road.

The proposal would see a modular building of approximately 2000 sq. ft. put in place between the entrance museum and the caretaker residence in order to house the Visitor Information Centre for Duncan and the region. This could be a temporary facility as they would hope to place a more permanent building in a location more visible from the highway in the future.

### 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 Forest Museum and the Chamber of Commerce that manages the Duncan Cowichan Visitors Centre see the opportunity to place the Center in close proximity to the Museum as a win-win for both. The Commissioners suggested that a display highlighting the agricultural production of the region could be a good addition to either the Duncan Cowichan Visitors Centre or the Museum and could be seen as a benefit to agriculture in the region. Vicky volunteered that the Duncan Cowichan Visitors Centre already serves as a booking agent for the local wineries for wine tours and sees the inclusion of additional information on the agriculture industry in the region as being very positive.

The Commissioners felt there was no downside to the proposal to locate the Duncan Cowichan Visitors Centre in the site proposed and could see significant benefit for the agricultural community if they were prepared to develop and manage a display for inclusion in the Centre or Museum.

**IT WAS**

**MOVED BY:** Commissioner Craven

**SECONDED BY:** Commissioner Rugg

THAT the application be approved.

AND THAT the BC Forest Museum Society (or the Duncan Cowichan Visitors Centre) is asked to communicate with the agricultural community in the region to solicit their support for the development and maintenance of the agricultural display in the facility.

AND THAT approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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 # 12/2007**



**Staff Report**  
**Application # J – 37136**  
**Applicant: BC Forest Museum Society**

**DATE RECEIVED:** December 19, 2006

**DATE PREPARED:** January 25, 2007

**TO:** Chair and Commissioners – Island Panel

**FROM:** Jennifer Carson, Land Use Planner

**PROPOSAL:** Non-Farm Use to locate the Duncan Cowichan Visitors Centre on the subject property. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

This property was purchased in 1964 by the BC Forest Museum Society.

**Local Government:**

The Corporation of the District of North Cowichan

**Legal Description of Property:**

PID: 023-378-794

Lot 1, Section 2 & 3, Range 5 & 6, Somenos District, Plan VIP62422

**Purchase Date:**

January 1964

**Location of Property:**

2892 Drinkwater Road, North Cowichan

**Size of Property:**

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

**Present use of the Property:**

BC Forestry Museum, gift shop, discovery train, small food concession, special events

**Surrounding Land Uses:**

**WEST:** Commercial  
**SOUTH:** Agriculture and Somenos Marsh protected area  
**EAST:** Somenos Lake  
**NORTH:** Agriculture and large lot residential

**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: Urban Green Corridor/Park

**Zoning Bylaw and Designation:**

Zoning: N/A  
Designation: Public Utility  
Minimum Lot Size: N/A

**RELEVANT APPLICATIONS:**

**Application #35231-0**

**Applicant:** Oud, Bert  
**Decision Date:** February 25, 2004  
**Proposal:** To register a 0.7 ha bare-land strata subdivision on the 10.1 ha property.  
**Decision:** Allowed subject to consolidation of easterly 5 acres with adjacent property.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**District of North Cowichan:**

The Council for the District of North Cowichan forwarded the application with a recommendation of support.

**STAFF COMMENTS:**

It is recommended that the Commission consider the following:

- This property was purchased before it was designated as part of the Agriculture Land Reserve.

**ATTACHMENTS:**

1. ALR Context Map
2. Aerial Photograph
3. Planning Report to Council

**END OF REPORT**

  
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Signature

  
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Date