



Agricultural Land Commission
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June 19, 2007

Reply to the attention of Terra Kaethler
ALC File: # I - 37361

Mr. Alan Lai
Natural Glacial Waters Inc
8430 Berray Road, Site 21, Comp 9
Fanny Bay, BC V0R 1W0

Dear Sir:

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

Please find attached the Minutes of Resolution # 291/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Regional District of Comox-Strathcona (ALR-1A-06)

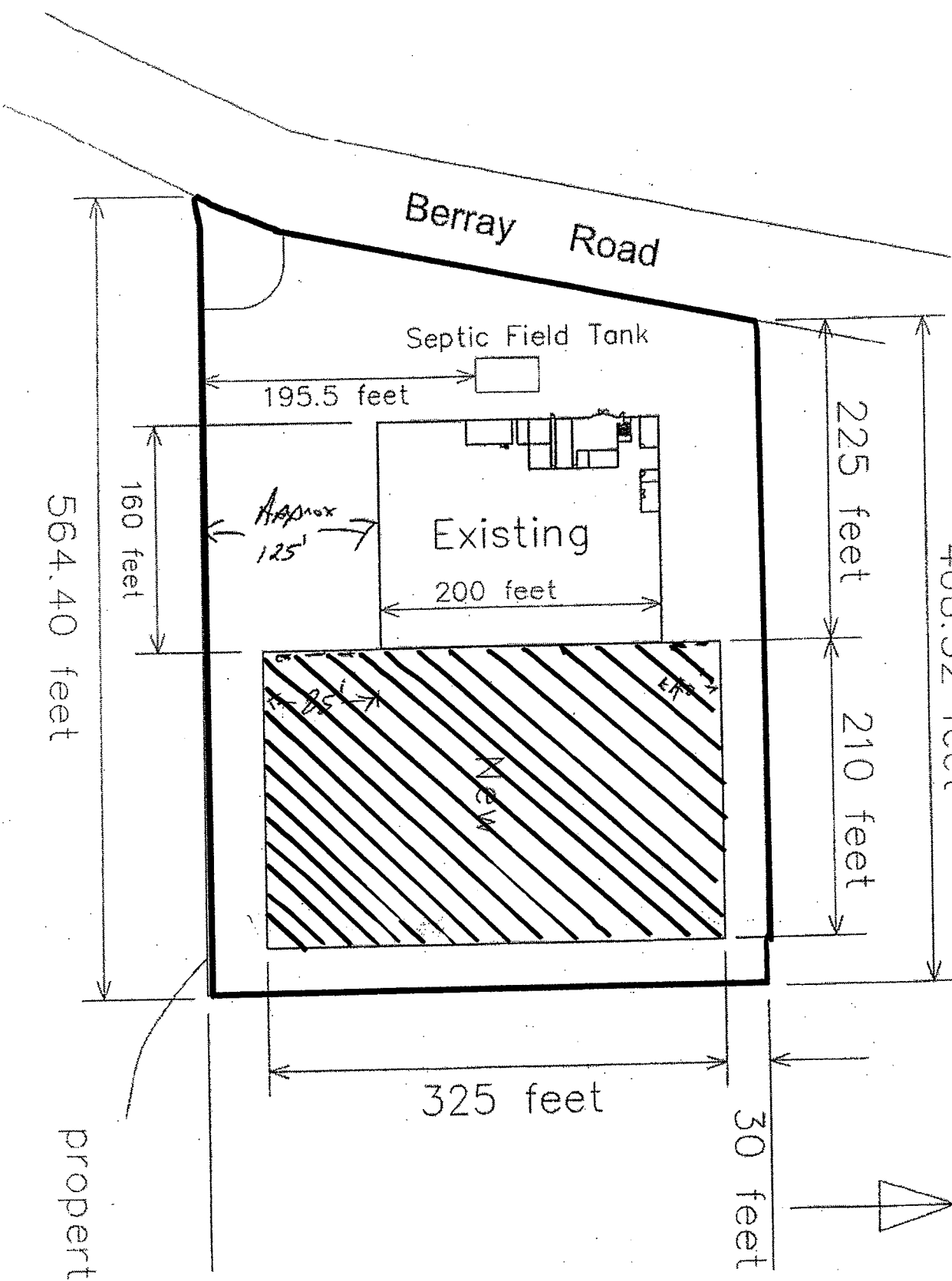
Enclosure: Minutes/Sketch Plan

TK/lv
37361d1.



Natural Glacial Waters

564.40 feet

property line



Provincial Agricultural Land Commission
Application # 37361
Resolution #291/2007

-  Subject property
-  Area approved for non-farm use

Assessment of Impact on Agriculture

As the property is surrounded by Provincial park uses, the Commission did not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusions

1. That the land under application is not suitable for agricultural use.
2. That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Craven

SECONDED BY: Commissioner Rugg

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 # 291/2007



Staff Report
Application # I – 37361
Applicant: Natural Glacial Waters Inc

DATE RECEIVED: April 19, 2007

DATE PREPARED: May 25, 2007

TO: Chair and Commissioners – Island Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Non-farm use to construct an addition to an existing warehouse in order to expand the applicants' water bottling business. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

In their application, the applicants have written, " The main purpose for the proposed building is to store raw materials and finish goods for Natural Glacial Waters Inc. With the forecast demand growing for 70% - 100% for the next five years, the existing storage space has become insufficient. As a result, the additional warehousing space is necessary for our company to meet the future demand."

Local Government:

Regional District of Comox - Strathcona

Legal Description of Property:

PID: 015-284-859
Lot A, District Lot 50, Newcastle District, Plan 49534

Purchase Date:

November, 1989

Location of Property:

8430 Berray Road, Fanny Bay

Size of Property:

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

Present use of the Property:

Existing building used as bottling plant facility

Surrounding Land Uses:

WEST: Forested
SOUTH: Forested
EAST: Forested
NORTH: Residence

Agricultural Capability:

Data Source: Agricultural Capability Map # 92F047
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP: Bylaw No. 2042
Designation: Agricultural

Zoning Bylaw and Designation:

Zoning: Bylaw No. 2781
Designation: Industrial Light
Minimum Lot Size 1.0 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Comox - Strathcona Regional District Board:

The Regional Board forwarded the application with a recommendation of support.

Agricultural Advisory Committee:

Have no objection to the proposal.

Local Government Staff:

That the Board support the application for non farm use on the property.

STAFF COMMENTS:

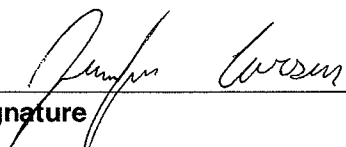
It is recommended that the Commission consider the following:

- The subject property is located on Prime Dominant land in terms of agricultural capability.
- A site visit will help to determine whether or not it is appropriate to extend this non-farm use on ALR land.

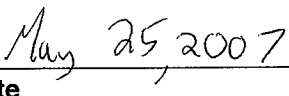
ATTACHMENTS:

1. Local Government Report (4)
2. 3D depiction of proposal
3. Sketch of proposal
4. ALR Maps
5. Agricultural Capability Map
6. Aerial Photograph

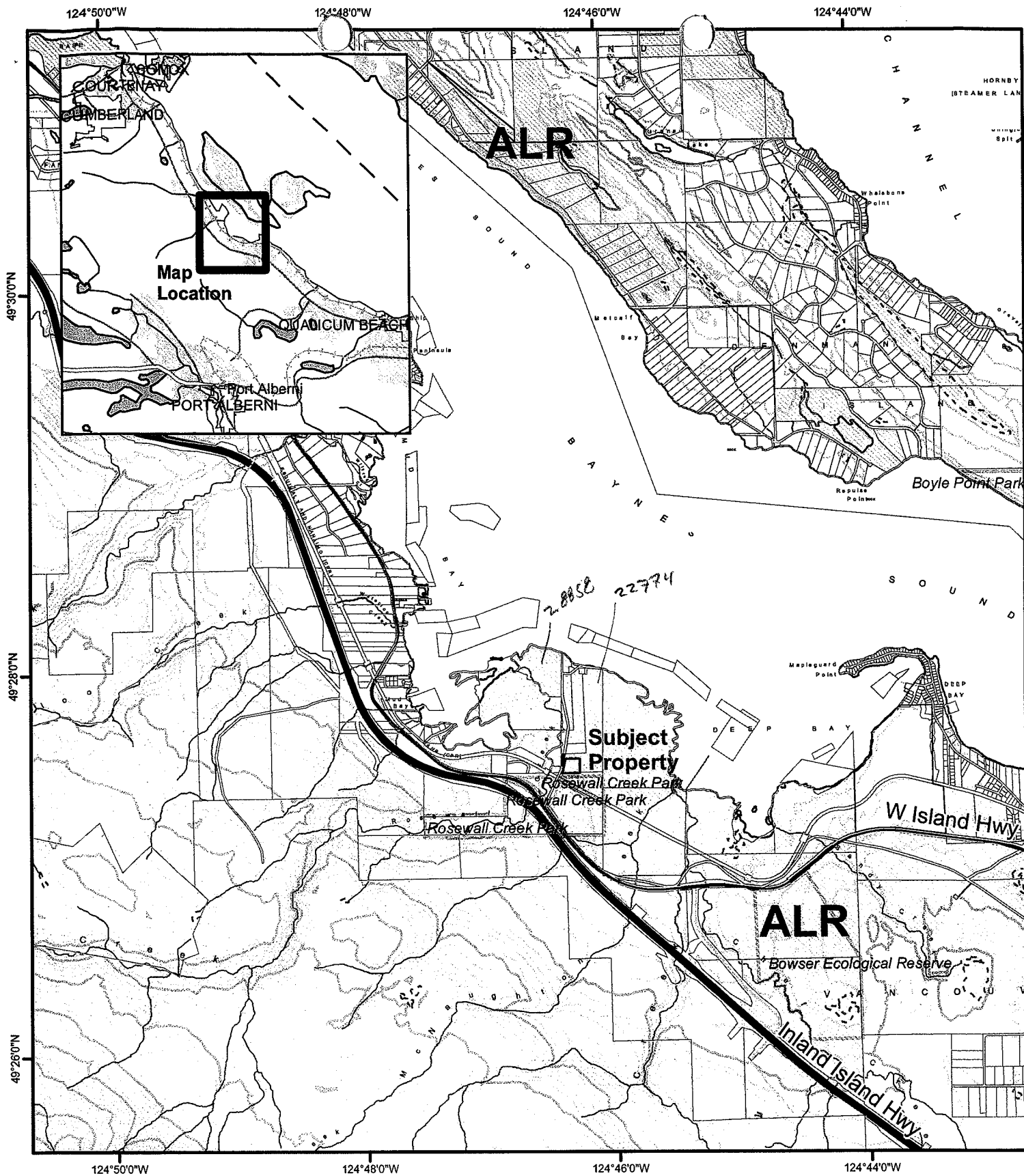
END OF REPORT



Signature



Date



Map Scale: 1:50,000

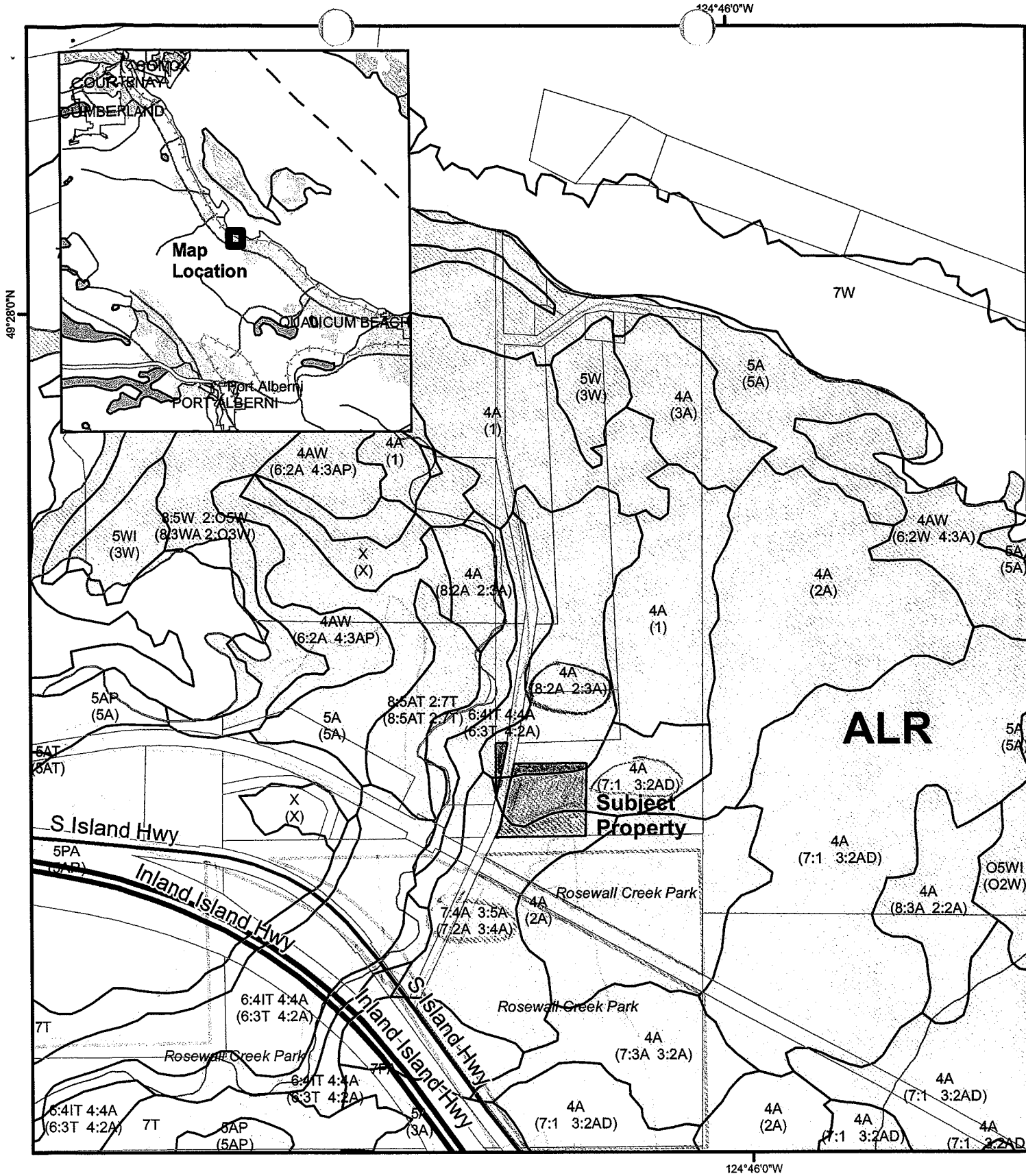


ALC File #: 21-07-37361

Mapsheet #: 92F047

Map Produced: May 17, 2007

Regional District: Comox-Strathcona



Map Scale: 1:10,000

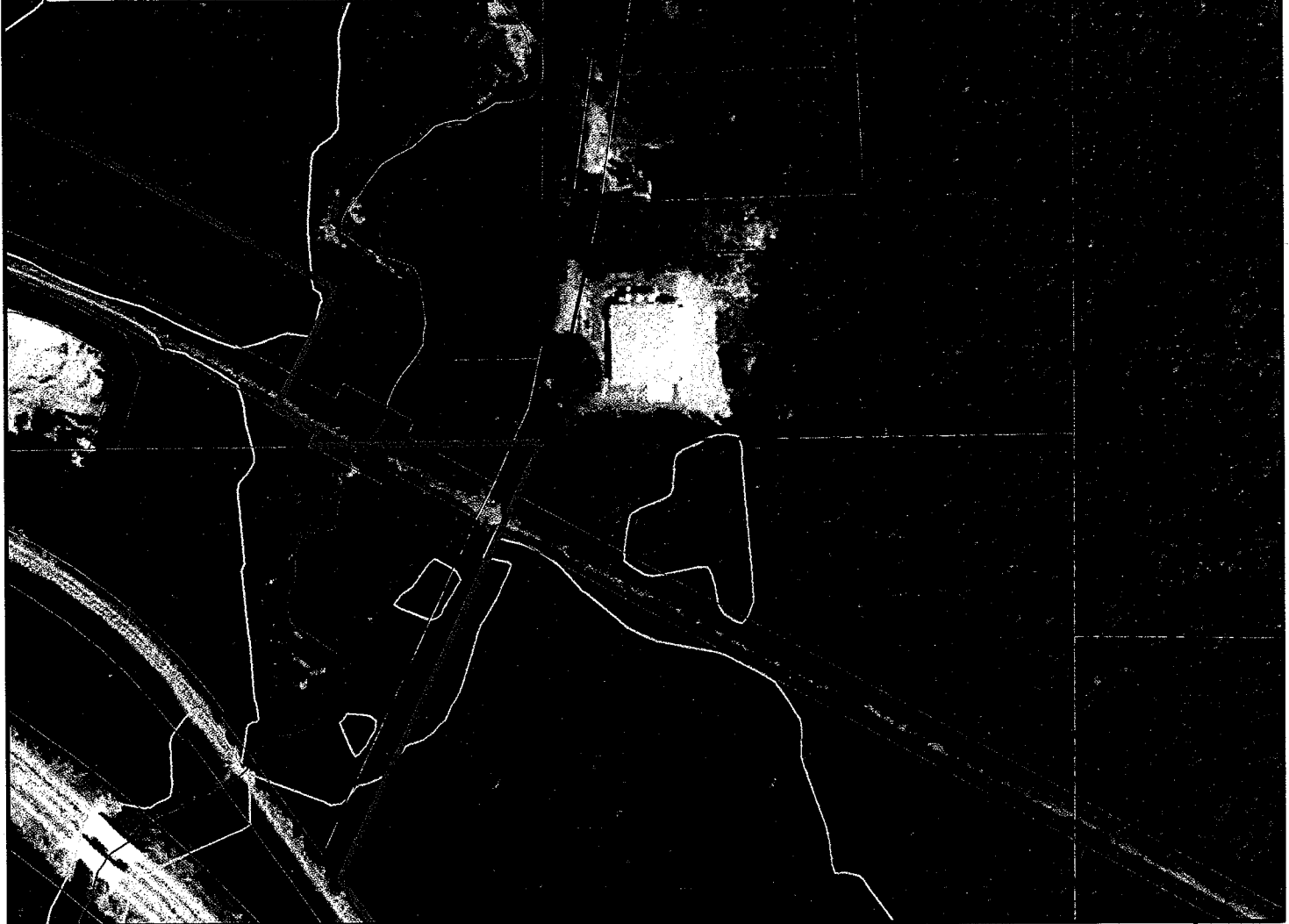
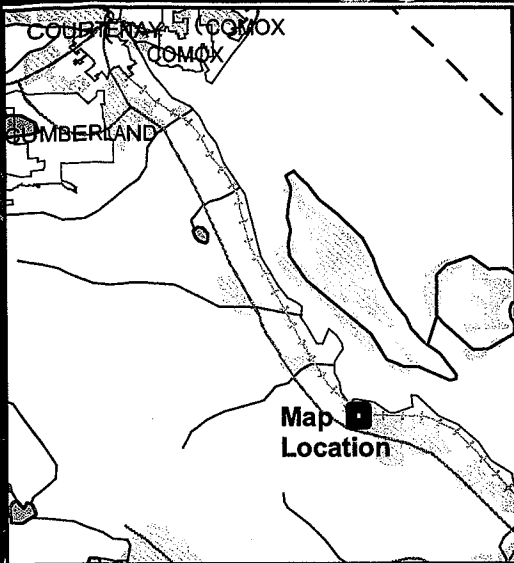


ALC File #: 21-07-37361

Mapsheet #: 92F047

Map Produced: May 17, 2007

Regional District: Comox-Strathcona



Map Scale: 1:5,000



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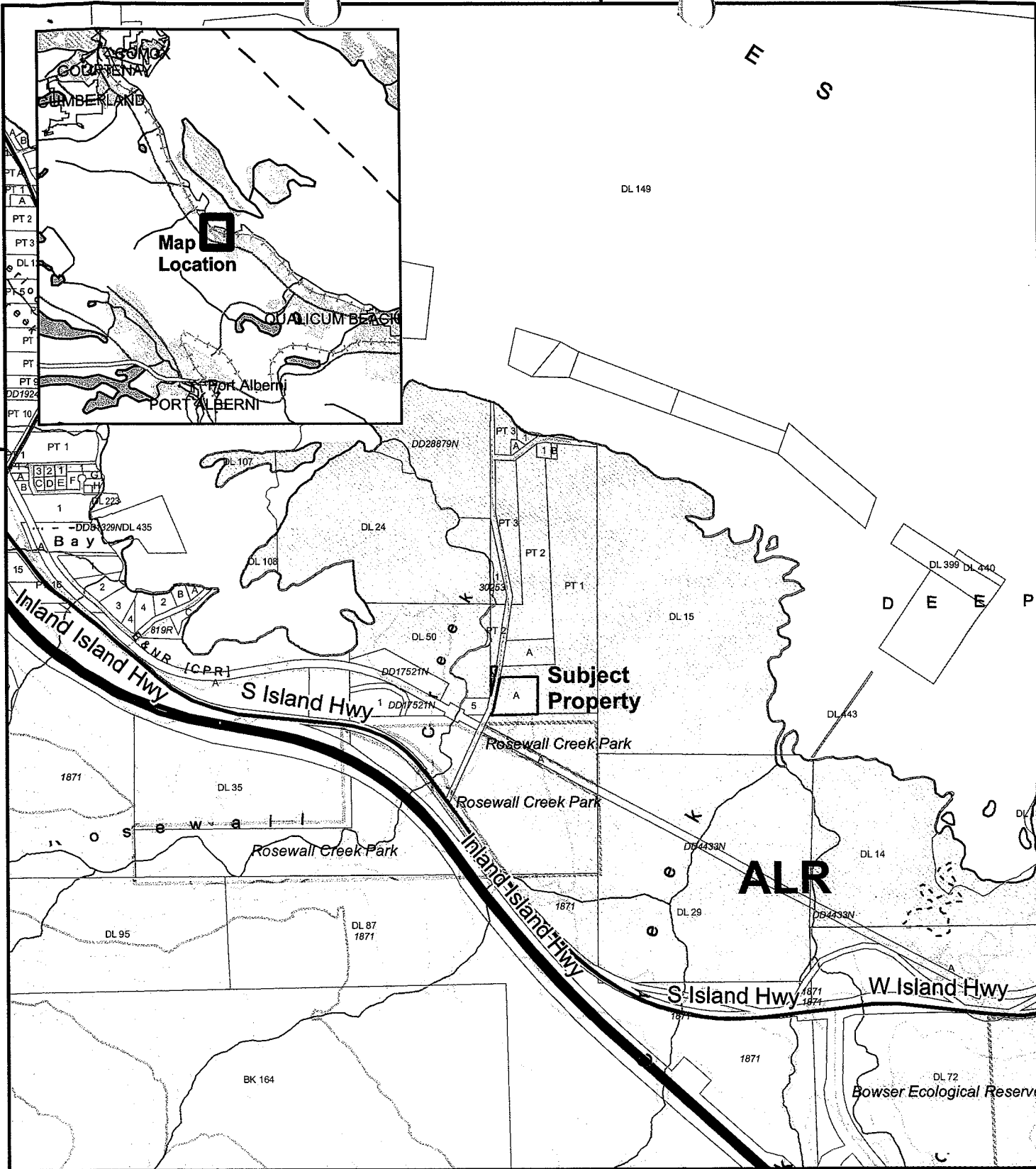
Mapsheet #: 92F047

Map Produced: May 17, 2007

Regional District: Comox-Strathcona

124°46'0"W

E
S

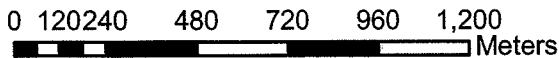


49°28'0"N

124°46'0"W



Map Scale: 1:20,000



ALC File #: 21-07-37361

Mapsheet #: 92F047

Map Produced: May 17, 2007

Regional District: Comox-Strathcona