



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: J-01719

August 15, 2008

Cowichan Rugby Club
1860 Herd Rd
Duncan, BC V9L 3X5

Dear Sir/Madam:

Re: **Request for Amendment to Resolution # 4000/76**

Please find attached the Minutes of Resolution # 427/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: The Corporation of the District of North Cowichan

Enclosure: Minutes/Sketch Plan

TK/
i/01719d2.doc

REGISTERED EM75358

Provincial Agricultural Land Commission

Application # 01719-1
Resolution #427/2008



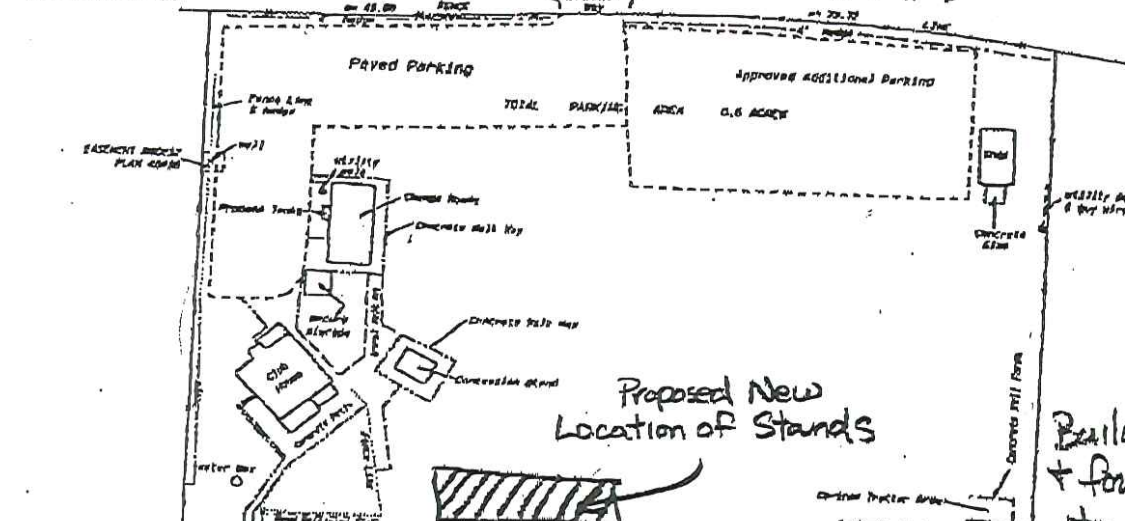
Approved new location of Grand Stand

SITE PLAN OF LOT A, SECTIONS 7 & 8, RANGE 1,
COMIAGEN DISTRICT, PLAN 2247, EXCEPT PART IN
PLAN 38501 AND MARKED AREA "C".

SCALE 1:1000
All distances are in metres.
* denotes protection fence.

HEAD

ROAD



Proposed New Location of Stands

Building + foundation to be removed

Building + concrete path to be removed

REM. LOT A PLAN 2247

CURRENT LOCATION OF STANDS

Playing Field

Practice Area

Fence to be removed

Building to be removed

SECTION 7 SECTION 8



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on July 16, 2008 in Comox, B.C.

PRESENT:	Lorne Seitz	Chair, Island Panel
	David Craven	Commissioner
	Jennifer Dyson	Commissioner
	Terra Kaethler	Staff

For Consideration

Application: # J- 01719
Applicant: Cowichan Rugby Club
Proposal: To amend the original decision to facilitate the movement of the grandstand to a different location on the property, and the removal of other buildings and infrastructure.
Legal: Lot A, Range 1, Section 8,Comiaken District, Plan 2247
Location: Duncan

Site Inspection

A site inspection was conducted on June 26. Those in attendance were:

- John James Applicant
- David Craven Commissioner

Commissioner Craven met with the applicant and viewed the area of the proposed location of the grandstand.

Commissioner Eligible to Vote

Commissioner Seitz and Commissioner Dyson were not present at the site inspection. It was confirmed that a summary of the site inspection was provided thus establishing the Commissioners' eligibility to vote on the application.

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 Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission considered that the grandstand was going to be moved intact to the new site adjacent to the Clubhouse and that it will remain the same size and footprint. Further, it was noted that the foundation of the existing grandstand will be removed as well as several outbuildings and fencing. As such, the Commission did not believe the proposal would impact existing or potential agricultural use of surrounding lands.

Conclusion

That the proposal will not impact agriculture.

IT WAS

MOVED BY: Commissioner Dyson

SECONDED BY: Commissioner Seitz

THAT the original decision under Resolution # 4000/1976 be amended and that proposed relocation of the grandstand be approved.

AND THAT the approval is subject to the following condition:

- The removal of additional buildings, road and concrete foundation of the existing grandstand as proposed.

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 # 427/2008