



Staff Report
Application # J – 37867
Applicant: Bill Motherwell

DATE RECEIVED: December 12, 2007

DATE PREPARED: February 14, 2008

TO: Chair and Commissioners – Island Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: Non-farm use to construct a mini storage facility including one residence care-taker suite.

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

BACKGROUND INFORMATION:

A previous application # J-31701, allowed the establishment of a gas bar, restaurant/coffee shop and convenience store in 1998.

Local Government:

Cowichan Valley Regional District

Legal Description of Property:

Lot 1, Section 15, Range 6, Shawnigan District, Plan 33346

Location of Property:

7705 Old Lake Cowichan Road

Size of Property:

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

Present use of the Property:

Bare Land

Surrounding Land Uses:

WEST: Road (Trans Canada Highway)

SOUTH: Road

EAST: Road and Forestry Service Facility

NORTH: Residential/Road

Agricultural Capability:

Data Source: Agricultural Capability Map # 92B.073 (digital)
The majority of the property is identified as having Prime ratings.

Official Community Plan and Designation:

Cobble Hill OCP Bylaw No. 1210 (1989)
Designation: N/A

Zoning Bylaw and Designation:

Electoral Area C (Cobble Hill) Zoning Bylaw No. 1405 (1991)
Designation: Primary Agricultural A-1
Minimum Lot Size: 12 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Cowichan Valley Regional District Board: The Regional Board forwarded the application with a recommendation of support.

STAFF COMMENTS:

There is an outstanding approval from 1998 to establish a gas station, restaurant and convenience store which was based on minimal agricultural capability due to its small size and location by the highway.

ATTACHMENTS:

- Application Form
- Proposed subdivision plan
- CVRD Staff Report
- ALC Context Map
- Agricultural Capability Map
- Aerial Photo

END OF REPORT

Signature

Date