



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: J-38208

August 7, 2008

Marian Davies
2801 Renfrew Road
Shawnigan Lake, BC V0R2W1

Dear Madam:

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

Please find attached the Minutes of Resolution # 411/2008 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:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written in a cursive style.

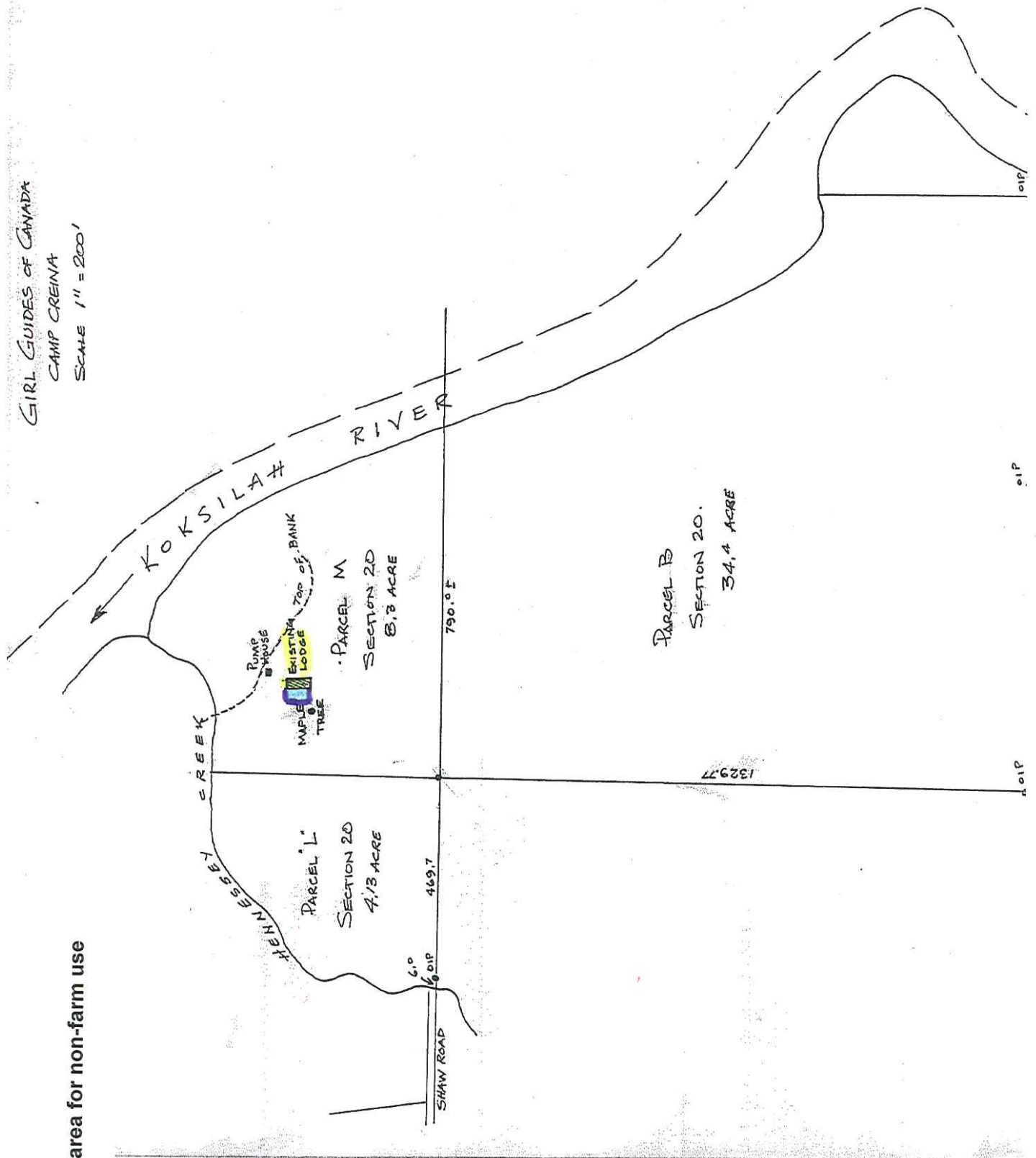
Erik Karlsen, Chair

cc: Cowichan Valley Regional District (1-E-08ALR)

Enclosure: Minutes/Sketch Plan

TK/38208d1.doc

Approved area for non-farm use





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- 38208
 Applicant: Girl Guides of Canada - Guides du Canada
 Agent: Marian Davies
 Proposal: Non-farm use to expand the existing Girl Guide of Canada Camp to provide camping opportunities for disabled and elderly campers
 Proposal includes the 155 m2 expansion of Maple Lodge to build a 32-bed bunkhouse, with 3 toilets, expanded kitchen space, and one wheelchair accessible shower. A septic system will also be built adjacent to the existing Maple Lodge building.

Legal:

1. PID: 008-933-642
Parcel L, Section 1, Range 1, Cowichan District
2. PID: 009-476-431
Parcel M, Section 1, Range 1, Cowichan District
3. PID: 009-476-539
Parcel B, Section 20, Range 1, Shawnigan District

Location: Shaw Road

Site Inspection

A site inspection was conducted on July 15. Those in attendance were:

- Marian Davies Agent
- Lorne Seitz Chair, Island Panel
- David Craven Commissioner
- Jennifer Dyson Commissioner
- Terra Kaethler Staff

The Commission met with the agent at the property and walked the area of the proposed expansion and the existing lodge. It was noted that the existing lodge was moderate in size and had minimal services and that the proposed expansion area was small and adjacent to the existing lodge. Further, the proposal area was adjacent to a steep and forested slope, which had limited potential for agriculture.

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 recognized that the property had been used as a camp for several decades, since before the ALR was instated, and that the property would continue to be used for camp purposes. Further, the Commission noted that the proposed expansion area was small and was adjacent to a steep and forested slope, which had limited potential for agriculture.

Therefore the Commission did not believe that the proposed expansion of the lodge would have a negative impact on the agricultural potential of the property. Further, 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 Craven

SECONDED BY: Commissioner Dyson

THAT the application be approved 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 # 411/2008