



**Staff Report**  
**Application # J – 38208**  
**Applicant: Girl Guides of Canada - Guides du Canada**  
**Agent: Marian Davies**

**DATE RECEIVED:** June 2, 2008

**DATE PREPARED:** July 4, 2008

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

**FROM:** Terra Kaethler, Land Use Planner

**PROPOSAL:** Non-farm use to expand the existing Girl Guide of Canada Camp to provide camping opportunities for disabled and elderly campers, through provision of accessible toilet and shower facilities, as well as bunk beds. Proposal includes the 155 m<sup>2</sup> 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.

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

**BACKGROUND INFORMATION:**

The subject properties were purchased by the applicant in the 1960's and have been used as a camp since that time. Under Section 23(2) of the *Agricultural Land Commission Act*, the restrictions on the use of agricultural land do not apply to land lawfully used for a non-farm use, established and carried on continuously for at least 6 months immediately before December 21, 1972, unless or until: a) the use is changed, other than to farm use, without permission of the Commission. This applies to the portion of the property actually being used for non-farm use only, not the entire parcel.

As the proposal is for an expansion of the camp facilities to include overnight usage, an application to the Commission was required.

**Local Government:**

Cowichan Valley Regional District (CVRD)

**Legal Description of Properties:**

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

**BACKGROUND INFORMATION (continued):**

**Purchase Date:**

March 1960

**Location of Properties:**

Shaw Road

**Size of Properties:**

Parcel L: 1.7 ha (The entire property is in the ALR)  
Parcel M: 3.4 ha (The entire property is in the ALR)  
Parcel B: 13.9 ha (The entire property is in the ALR)

**Present use of the Properties:**

Girl Guide Camp, tent sites, tent pads, workshop, well, water system, roads/parking, enviro toilets, field/obstacle course, chapel, flagpoles, picnic tables

**Surrounding Land Uses:**

**WEST:** Agricultural  
**SOUTH:** Agricultural  
**EAST:** Agricultural  
**NORTH:** Agricultural

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92B/12  
The majority of the property is identified as having Mixed Prime and Secondary ratings improvable to Class 3 with a limitation of soil moisture deficiency, and Class 5 and 7 with a limitation of topography.

**Official Community Plan and Designation:**

Cowichan/Koksilah OCP Bylaw No. 1490 and Shawnigan Lake OCP Bylaw No. 1010  
Designation: N/A

**Zoning Bylaw and Designation:**

Zoning: Electoral Area "F" Bylaw No. 1840 and Electoral Area "B" Bylaw No. 985  
Designation: N/A  
Minimum Lot Size: 12 ha

**RELEVANT APPLICATIONS:**

**Application #26640**

**Applicant:** Carroll  
**Date:** 1995  
**Proposal:** 1.2 ha Homesite Severance subdivision  
**Decision:** Approved

**Application: #28443**

**Applicant:** Read  
**Date:** 1994  
**Proposal:** Non-farm use for second dwelling for family  
**Decision:** Approved, on the condition that for family use only

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**CVRD Board:** Forwarded the application with a recommendation of support.

**STAFF COMMENTS:**


- The proposed expansion area is relatively small - 155 m<sup>2</sup>.
- According to Agricultural Capability Map # 92B/12, it appears that the proposed expansion is in an area of the property with Class 3 soils, though it is close to areas rated as Class 5 and Class 7. A site visit will help to determine the soil capability in the area of the proposal as well as the overall impact to the property and/or surrounding area.

**ATTACHMENTS:**

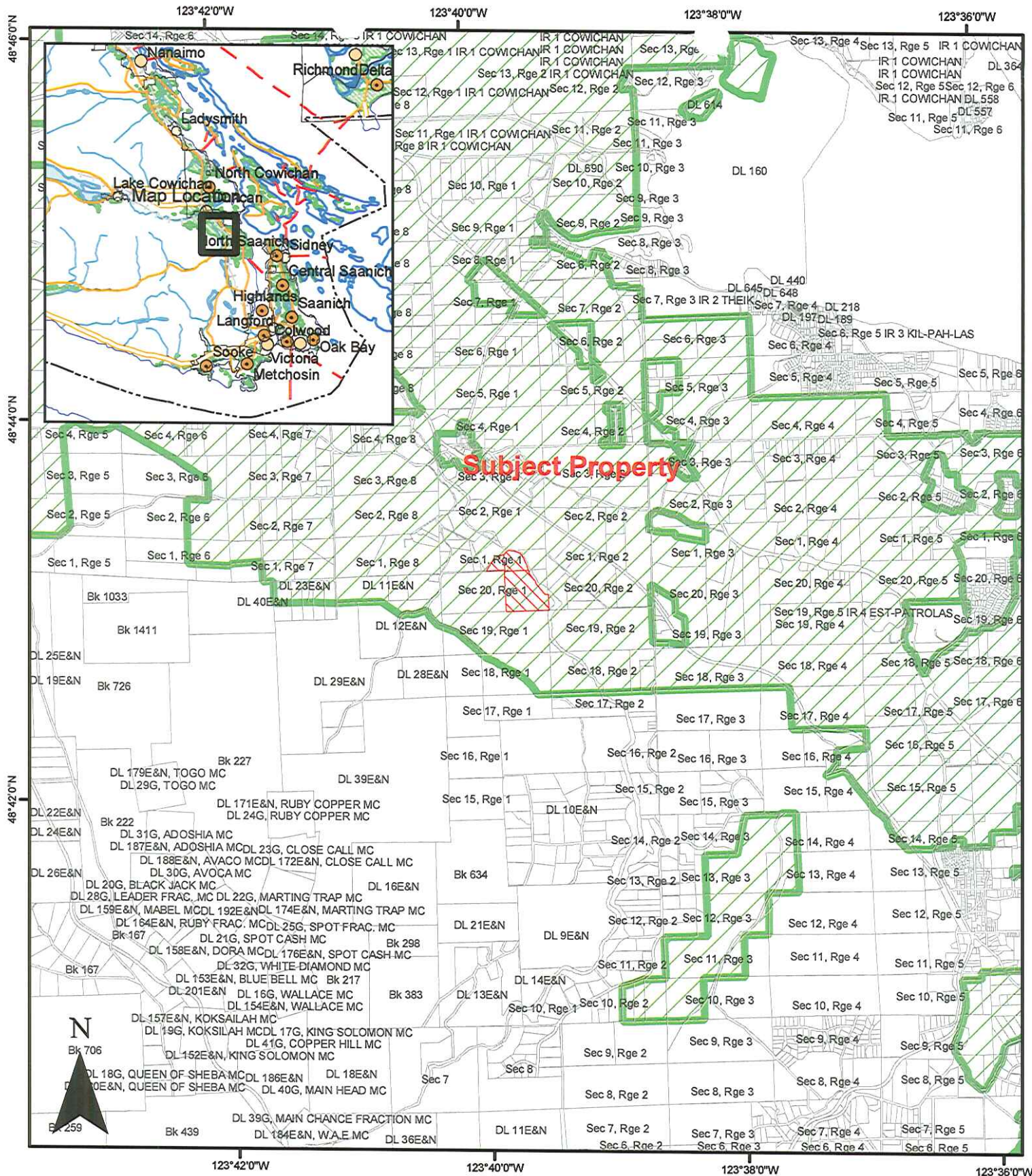
- ALC Context Map (1:50,000)
- Airphoto (1:10,000)
- Agricultural Capability Map (1:10,000)
- Information provided by applicant (3 pgs)
- Map of Site and location on property (2 pgs)
- Proposed renovation and addition plan
- Photos of area under proposal
- CVRD Planning Technician report

**END OF REPORT**

  
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Signature

  
\_\_\_\_\_  
Date





ALC File #: 21-2008-38208  
 Mapsheet #: 92B.072  
 Map Produced: July 02, 2008  
 Regional District: Cowichan

**ALC Context Map**  
 Map Scale: 1:50,000

