



Staff Report
Application # C – 38489
Applicant: TimberWest Forest Corporation

DATE RECEIVED: September 17, 2008

DATE PREPARED: December 4, 2008

TO: Chair and Commissioners – Island Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To create a statutory right of way in order to construct a water distribution system to service the community of Port Renfrew. The application also includes the construction of a gravel road for the purpose of accessing the water line. This application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

BACKGROUND INFORMATION:

The Commission requested further information from the applicant, and was notified that the water line will be buried under the proposed gravel road. It was explained that the area west of the proposed SRW is very wet which is why the proposed location was chosen.

Local Government:

Capital Regional District

Legal Description of Properties:

1. PID: 009-555-111
West 1/2 of the North East 1/4, Section 6, Township 10, Renfrew District, Except That Part Shown Coloured Red On Plan Deposited Under DD102750I and VIP71518
2. PID: 009-555-021
That Part of the North East 1/4, Section 6, Township 10, Renfrew District, As Shown Outlined in Red On Plan Deposited Under (DD102750I)
3. PID: 009-554-785
The North West 1/4, Section 6, Township 10, Renfrew District, Except Part in Plan VIP71518

Location of Properties:

South of the community of Port Renfrew

Area affected by Project:

1.9 ha (The entire area is in the ALR).

Present use of the Property:

Forested land

Agricultural Capability:

Data Source: Agricultural Capability Map # 92C/9
The majority of the property is identified as having Prime ratings.

PREVIOUS APPLICATIONS:

Application #35254-0

Applicant: Staehli, Richard

Decision July 14, 2004

Date:

Proposal: To dedicate the portion of the Miller Creek Power Ltd. access road which crosses the ALR portion of the subject property for public use (0.13 ha). The road's current constructed width is 6 m and it is located within a 20 m wide easement on the subject property. The applicant may need to upgrade the road as required (widening, enhanced surfacing, etc.)

Decision: Allowed as requested subject to installation of a buffer along the portion of the ALR boundary shared with the proposed strata subdivision. Buffer to be composed of a fence, natural vegetation where practicable and new vegetative plantings to fill gaps in vegetative screening.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The application was sent to the CRD for comment; however, to date no comments have been received.

ATTACHMENTS:

1. ALC Context Maps (2 pages)
2. Aerial Photograph
3. Agricultural Capability Map
4. Proposal (6 pages)

END OF REPORT

Signature

Date