



Agricultural Land Commission
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www.alc.gov.bc.ca

February 3, 2009

Reply to the attention of Terra Kaethler
ALC File: C-38672

Julia and Susan Grace
1306 Beddis Road
Salt Spring Island, BC V8K2C9

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 9/2009 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 in a cursive style.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Islands Trust Salt Spring Island (SS-ALR-2008-2)
BC Assessment

TK/
i/38672d1.doc



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 14, 2009 in Campbell River, B.C.

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

For Consideration

Application: # C- 38672
Applicant: Julia and Susan Grace
Proposal: To use an existing cottage on the property for farm help.
Legal: PID: 009-744-461
That part of the North West 1/4 of Section 76, South Salt Spring Island, Cowichan District, Plan DD17009, Except Part in Plans 3965 and VIP54905
Location: 1306 Beddis Road, Saltspring Island

Site Inspection

No site inspection was conducted.

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 noted that the subject dwelling is an existing cottage that was built by the previous owners without approval from the Commission. The intention of the applicants is to bring the cottage into legal standing by receiving permission to use the cottage for accommodation for a permanent farm employee.

The Commission considered that the property is utilized as a dairy and that the owners operate an artisan cheese business on the property. The business currently employs 5 people. It was noted that the second dwelling is approximately 57 square meters and located in an area of minimal agricultural suitability. The Commission also considered the recommendations of support from the Agricultural Advisory Committee and the Local Government.

The Commission was of the view that utilizing the existing cottage for farmworker accommodation was warranted on the subject property and would provide a benefit for agriculture. Given the location and size of the dwelling, it did not believe there would be any negative impact to the existing or potential agricultural use of the subject property or surrounding lands.

Conclusion

1. That the proposal will not negatively impact agriculture.
2. That the proposal will benefit agriculture.

IT WAS

MOVED BY: Commissioner Seitz

SECONDED BY: Commissioner Dyson

THAT the application be approved.

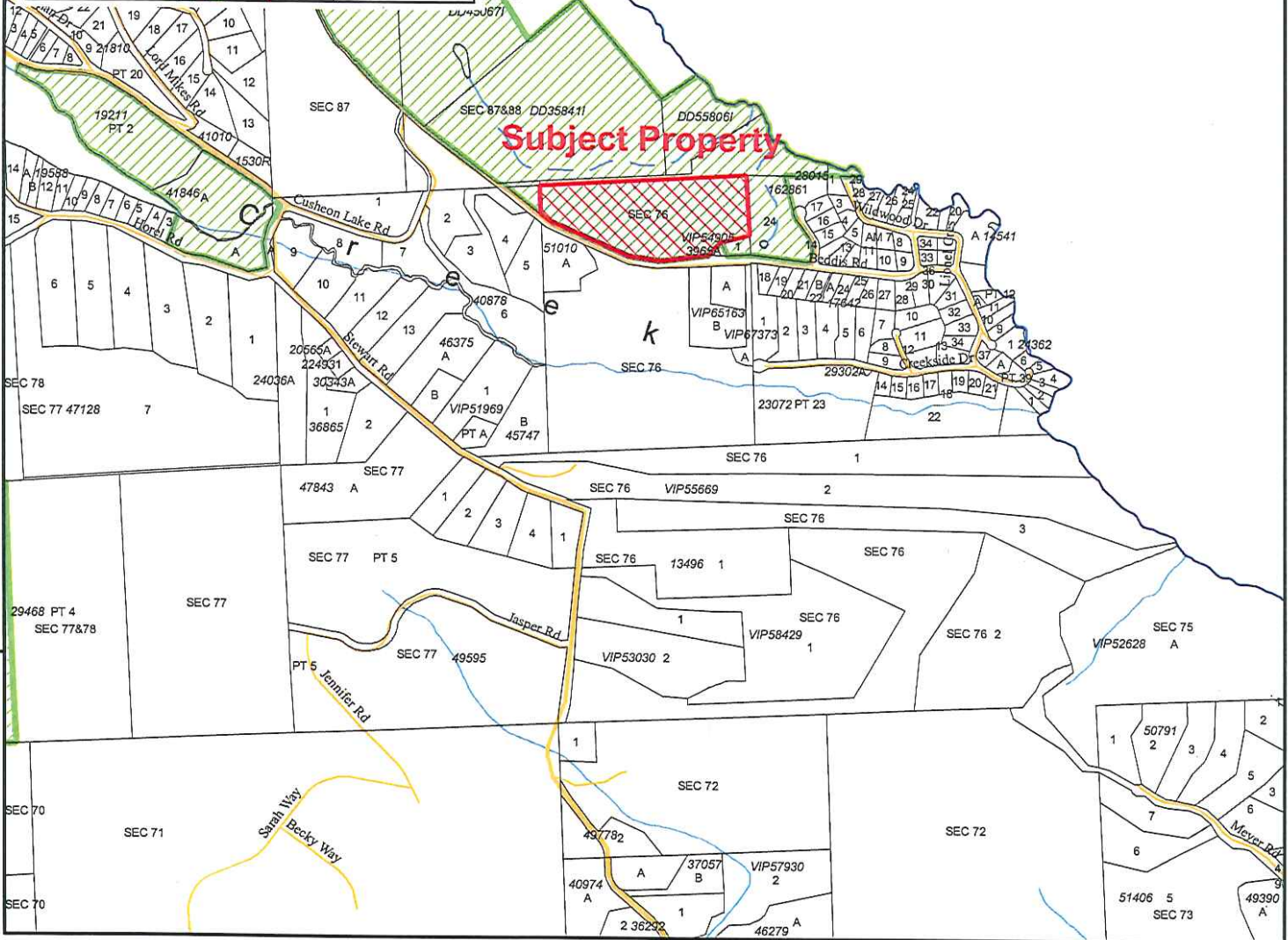
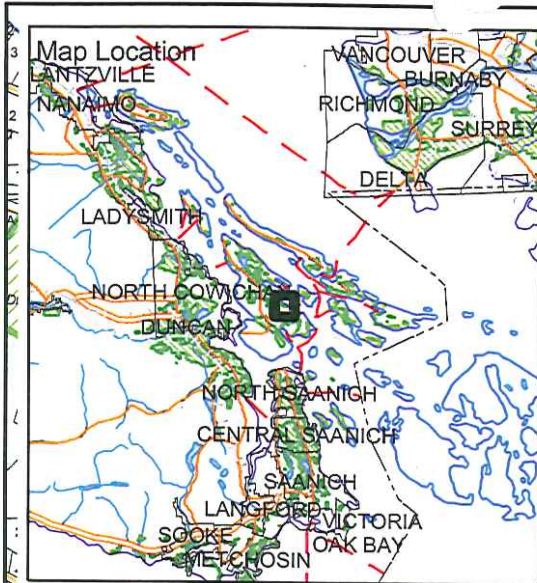
CARRIED

Resolution # 9/2009

Provincial Agricultural Land Commission
 Application # 38672
 Resolution #9/2009



Approved use of existing second dwelling for farmworker accommodation

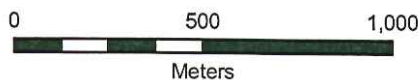


48°48'0"N

123°26'0"W



Context Map
 Map Scale: 1:20,000



ALC File #:	21-08-38672
Mapsheet #:	92B.083
Map Produced:	Nov 27, 2008
Regional District:	Capital