



## Agricultural Land Commission Staff Report

**DATE:** December 4, 2009  
**TO:** Vice Chair and Commissioners - Island Panel  
**FROM:** Gordon Bednard  
  
**RE:** Application # 50460  
**PROPOSAL:** Non-Farm Use - Portable Classroom

### PROPOSAL INFORMATION

**Background:** School District #64 is requesting approval to place a portable classroom on the  
**Received Date:** subject 0.4 ha property for use as an Alternate School.  
**Applicant:** August 27, 2009  
**Agent:** School District #64  
**Local Government:** N/A  
Islands Trust Salt Spring Island

### DESCRIPTION OF LAND

**PID:** 002-015-234  
**Legal Description:** Lot C, Section 2 Range 3 East, North Salt Spring Island, Cowichan District,  
Plan 3995  
**Civic Address:** 240 Rainbow Road  
**Area:** .4 ha  
**ALR Area:** .4 ha  
**Purchase Date:** October 27, 2008  
**Owner:** School District #64

**Total Land Area:** .4 ha  
**Total ALR Area:** .4 ha  
**Current Land Use:** Vacant - unused  
Single Family Dwelling (60 years old) with no agricultural activity since  
house was constructed

### PROPOSAL DETAILS

#### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Mixed Prime and Secondary	CLI

**Surrounding Land Uses:**

North Vacant - Parks & Rec  
East Gulf Islands Secondary  
South Road - ALR - Unused  
West Residence & Parks & Rec Swimming Pool

**Official Community Plan**

**Bylaw Name:** SSI OCP Bylaw 434  
**Designation:** Agriculture  
**OCP Compliance:** No

**Zoning**

**Zoning Bylaw Name:** Bylaw 355  
**Zoning Designation:** Agriculture 1  
**Minimum Lot Size:** 8.0 ha  
**Zoning Compliance:** No

**RELEVANT APPLICATIONS**

**Application #:** 38116

**Applicant:** School District #64

**Proposal:**

**Decisions:**

Resolution Number	Decision Date	Decision Description
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**Note:** Property to east of subject lands

**Application #:** 38115

**Applicant:** School District #64

**Proposal:**

**Decisions:**

Resolution Number	Decision Date	Decision Description
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**Note:** Property to east of subject lands

**Application #:** 17668

**Applicant:** Saltspring Parks & Recreation Commission

**Proposal:** The Saltspring Island PARC (Parks, Arts and Recreation Committee) has asked the Commission for allowance to use the subject lands for recreational facilities and uses within the ALR. The proposed use includes a multi use recreation centre, pool, tennis/racket courts, ballfield, seniors facility, daycare, parking and maintenance facilities.

Appropriate buffering and fencing would be located along boundary lines.

These properties were chosen (and purchased in 1996) due to its proximity to the high school.

**Decisions:**

**Resolution  
Number**

92

**Decision Date**

April 10, 2002

**Decision Description**

Allow subject to fencing along the western boundary.

**Note:** Property to west of subject lands

**Committee Recommendations**

**Type**

Board/Council

**Recommendation**

Approve

**Description**

Forwarded with support of Islands Trust Committee

**STAFF COMMENTS**

With the High School to the east and the Recreation Centre to the west (both approved by the Commission as non-farm uses) staff sees little additional impact on agriculture in the area should the Commission allow the present proposal on a temporary or permanent basis.

**ATTACHMENTS**

50460 air photo.pdf

50460 context map.pdf

**END OF REPORT**

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**Signature**

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**Date**