



## Agricultural Land Commission Staff Report

**DATE:** December 4, 2009  
**TO:** Vice Chair and Commissioners - Island Panel  
**FROM:** Gordon Bednard

**RE:** Application # 50728  
**PROPOSAL:** Non-Farm Use - Visitor Centre Washrooms

### PROPOSAL INFORMATION

**Background:** Visitor Centre leased up to 2015 - washroom completion required by end of  
**Received Date:** 2009.  
**Applicant:** October 9, 2009  
**Agent:** Province of British Columbia, Ministry of Labour and Citizen's Services  
**Local Government:** Saanich Peninsula Chamber of Commerce  
District of North Saanich

### DESCRIPTION OF LAND

**PID:** 000-238-465  
**Legal Description:** Lot 3 Section 15 Range 2 East, North Saanich District, Plan 13825  
**Civic Address:** 10382 Pat Bay Highway  
**Area:** 4.3 ha  
**ALR Area:** 4.3 ha  
**Purchase Date:** October 13, 1978  
**Owner:** Province of British Columbia, Ministry of Labour and Citizen's Services

**Total Land Area:** 4.3 ha  
**Total ALR Area:** 4.3 ha  
**Current Land Use:** Visitor Centre, BC Ferries works yard, and Mainroad South Island Contracting Ltd.

### PROPOSAL DETAILS

#### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.4	Unclassified	

**Surrounding Land Uses:**

North Municipal Road, and Pat Bay Highway  
East Municipal Road, and Pat Bay Highway  
South M.O.T./BC Ferries storage yard, Sandown Racetrack  
West Road works contractor, gravel pit, storage yard and Saltspring Lavender Company

**Official Community Plan**

**Bylaw Name:** OCP Bylaw # 1130  
**Designation:** Agricultural  
**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** Bylaw 750  
**Zoning Designation:** Rural 1  
**Minimum Lot Size:** 20.0 ha  
**Zoning Compliance:** Yes

**Committee Recommendations**

Type	Recommendation	Description
Board/Council	Approve	Forwarded with support

**STAFF COMMENTS**

No application for the existing visitors centre was ever considered by the Commission. This application was precipitated by a funding grant for the addition of washroom facilities to the visitors centre. The Commission should consider all aspects of the visitors centre in its deliberations - buildings, parking, septic system, etc. Facilities have been in place for approximately 20 years and the land is Crown.

**ATTACHMENTS**

50728 context map.pdf  
50728 air photo.pdf

**END OF REPORT**

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Signature

\_\_\_\_\_  
Date