



Provincial Agricultural Land Commission - Staff Report

Application: 52198

Applicant: Diocese of Victoria
Agent: Father Sean Flynn
Local Government: Cowichan Valley Regional District

Proposal: Non-farm Use - Proposal: to construct a 439 square metre building to be utilized as a Welcome Centre for the church property, including a Parish office, meeting space and fellowship areas.

BACKGROUND INFORMATION

The church was built in the late 1800's.

PROPERTY INFORMATION

PID: 023-211-407
Legal Description: Lot 1 Section 5 Range 9 Shawnigan District Plan VIP62081
Property Area: 1.3 ha
ALR Area: 1.3 ha
Purchase Date: September 25, 1995
Location: 790 Kilmalu Road
Owner: Bishop of Victoria

LAND USE

Current Land Use:
Heritage church, cemetery, accessory building and parking lot.

Surrounding Land Uses:
North: Residential (across Kilmalu Road is a hobby farm)
East: Farm
South: Agricultural/ Church Property
West: RV/Tractor Sales Centre

PROPOSAL DETAILS

Non-Farm Use Area: 1.3 ha
Non-Farm Use Type: Civic/Institutional: Churches & Bible Schools

Agricultural Capability:
The majority of the area under application is rated as: Prime
Source: BCL
Mapsheet: 92B.063

LOCAL GOVERNMENT INFORMATION

Official Community Plan:
Bylaw Name: OCP Bylaw No. 1890
Designation: Agricultural
OCP Compliance: Yes

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: Electoral Area "A" Zoning Bylaw No. 2000
Zoning Designation: Parks and Institutional (P-1)
Minimum Lot Size: 1.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Advisory Planning Committee

Subject to conditions of exterior facade

Board/Council

Subject to conditions of exterior facade and compliance with parcel line setbacks

Planning Staff

Subject to conditions of exterior facade and compliance with parcel line setbacks

ALC STAFF COMMENTS

The property has prime agricultural capability (Class 2 and 3), however, given the small size of the property and historic use of the property for church facilities, it is unlikely that the property will be used for agricultural purposes.

Given the size and location of the proposed building it would have minimal impact on agriculture.

In the Advisory Planning Commission Minutes of October 12, 2010, the applicant mentioned the potential of converting the Welcome Center to a Rectory in the future.

ATTACHMENTS

52198_ContextMap10k.pdf
52198_AirphotoMap5k.pdf
52198_AgCapabilityMap.pdf

END OF REPORT

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