



Agricultural Land Commission
133-4940 Canada Way
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www.alc.gov.bc.ca

March 18, 2013

ALC File: #53047

J. William Wikkerink Farms Ltd.
2890 Cameron Taggart Road
RR #5 Cobble Hill, BC
V0R 1L6

Dear Mr. Wikkerink:

Re: Application to Construct a Second Dwelling

Please find attached the Minutes of Resolution #52/2013 as it relates to the above noted application.

Further correspondence with respect to this application is to be directed to Liz Sutton.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #52/2013

cc: Cowichan Valley Regional District (File: 1-B-12ALR)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on February 19, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53047.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Liz Sutton	Land Use Planner
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PROPOSAL: To build an additional dwelling for farm help. The proposed dwelling would be placed on the footprint of a recently removed dwelling.
(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Owner: J. William Wikkerink Farms Ltd., Inc. No. 80539

Legal: PID: 027-817-806
Lot A, Sections 3 and 4, Range 6, Shawnigan District, Plan VIP86278

Location: Cobble Hill

Size: 65.2 ha

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

6 The following are the purposes of the commission:

(a) to preserve agricultural land;

- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) 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.
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COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

1. The Commission believes that the number of dwellings on an ALR property should reflect the needs of the agricultural operation.

Conclusion:

The Wikkerinks operate a dairy farm and require an additional dwelling to continue or expand their operation.

2. The proposed second dwelling is to be placed on the footprint of a recently removed dwelling.

Conclusion:

The proposed dwelling will not negatively affect agricultural land.

IT WAS

MOVED BY: Commissioner Miles
SECONDED BY: Commissioner Pranger

THAT the request to construct a second dwelling on the footprint of a recently removed dwelling be approved.

AND FINALLY THAT this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution #52/2013