



COWICHAN VALLEY REGIONAL DISTRICT
175 Ingram Street, Duncan, B.C. V9L 1N8
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REFERRAL RESPONSES

CVRD File No.:	ALR22C02
Application Type:	Agricultural Land Reserve Application
Subject Property:	4005 Rowe Road (PID 009-649-557).
Proposal:	Subdivision Application to the Agricultural Land Commission.
Planner Assigned to File:	Richard Buchan, Planner III
CVRD Parks & Trails Division <i>Mark VandenDungen</i>	There are no park dedication requirements under Section 510 of the Local Government Act for this application.
CVRD Utilities Division <i>Lisa Daugenet</i>	This property is not located within a CVRD utility service area therefore Utilities division has no comment.
CVRD Environmental Services Division <i>Keith Lawrence</i>	<p>As part of our preliminary review of this file, Environmental Services (ES) has considered the proposed subdivision layout in relation to our goal of the protection of water resources. ES notes that mapping for the region highlights a wetland on site; however, further investigation has determined that a Qualified Environmental Professional (QEP) was previously retained by the property owner to assess the area in question.</p> <ul style="list-style-type: none"> • We understand that a QEP attended the site in both November and December of 2018 during the wet season when high water and full pool conditions were expected to occur, and found that the area does not have conditions present that meet the definitions generally accepted for a wetland • Per the Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840 “<i>wetlands</i>” means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal conditions does support vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, estuaries and similar areas” <p>Based on the information available, further investigation regarding this matter is not required at this time.</p>
CVRD Community Planning Division <i>Mike Tippett & Lauren Wright</i>	<p><i>With respect to our Division’s goals/interests, we offer the following comments:</i></p> <p>The Community Planning (CP) Division understands that past efforts were made to rezone the property with the intention to allow for subdivision along the boundary of the ALR. Should the Board</p>

	<p>seek to advance this application to the ALC for a decision, it is recommended that the applicant provide a draft access easement, complete with reference plan prepared by a qualified land surveyor (showing the width and location of access on both lots), for the ALC and Provincial Approving Officer to consider.</p> <p>It is also recommended that the Agricultural Land Commission (ALC) require the owners of the affected property to also grant a covenant to ensure the easement remains registered. The covenant should include a provision that the owners will not discharge or modify the easement without the consent of the Agricultural Land Commission. This would help to ensure that the larger portion of the non-contiguous parcel does not become isolated and remains viable for an agricultural operation.</p>
CVRD Bylaw Enforcement Division <i>Rob Harris</i>	No comments.