



May 3, 2006

**Agricultural Land Commission**  
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Burnaby, British Columbia V5G 4K6  
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Reply to the attention of Ron Wallace

Board of School Trustees of School District #63  
2125 Keating Cross Road  
Saanichton, BC V8M 2A5

Dear Sir/Madam:

**Re: Application # C-36538**  
**Lot 1, Section 4, Range 2 East, North Saanich District, Plan 17389**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to utilize the ALR portion of the above noted property for a "play structure, chip pathways, a 1.0 ha playing field with soccer goals, baseball backdrop, irrigation system and sub-soil drainage." In addition, the proposal is to place 4300 cubic meters of soil over a 1.25 ha portion of the property to a depth ranging from 0.3 to 0.45 meters. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on 18 April 2006. The Commission found the meeting and site visit informative.

The Commission writes to advise that it approved your application in principle subject to:

- a consultant having the appropriate academic and work credentials in soil science (i.e. Land Reclamation Specialist with knowledge in soil physics, drainage, irrigation and a good understanding of filling operations) be hired to prepare a report for a plan to fill the above noted property as proposed. The Commission expressed a particular need for a hydrology assessment of the project and a plan to ensure that the subject property will be properly drained and will not have an adverse effect on the adjacent farm to the north or on surrounding neighbours.
- final approval of the application will be given upon receipt and endorsement of this report.
- compliance 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. The Commission suggests you contact the District of North Saanich at your earliest convenience.

The decision noted above is recorded as Resolution **#184/2006**.

Please quote your application number in any future correspondence.

Yours truly,  
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: District of North Saanich – ALR2005-05  
RW/lv/36538d1

**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on 19 April 2006 at the offices of the Ministry of Agriculture and Food, Duncan, B.C.

**PRESENT:**     Lorne Seitz                                         Chair  
                  David Craven                                         Commissioner  
                  Donald Rugg     Commissioner

**STAFF:**         Ron Wallace, Regional Research Officer  
                       Roger Cheetham, Planner

**For Consideration**

Ron Wallace presented his staff report dated 4 April 2006 regarding application #C-36538-0, Board of School Trustees of School District #63. The application is twofold:

- 1) To utilize the ALR portion of the property for a "play structure, chip pathways, a 1.0 ha playing field with soccer goals, baseball backdrop, irrigation system and sub-soil drainage".
- 2) To place 4300 cubic meters of soil over a 1.25 ha portion of the property to a depth ranging from 0.3 to 0.45 meters.

**Site Inspection**

A site inspection was conducted on 18 April 2006. Those in attendance were:

- Commissioners Seitz, Craven & Rugg
- Agricultural Land Commission Staff: Ron Wallace, Regional Research Officer and Roger Cheetham, Planner
- Applicants: Joan Axford, Secretary-Treasurer, Saanich Schools and Jim Partlow, Landscape Architect.

The site inspection lasted from 9:00 a.m. to 9:30 a.m.

**Commission Discussion**

In reviewing the application the Commission noted that the School District has owned the property since 1964 and that the ALR portion of the property has been informally used for playing fields since 1970 with the construction of the Recreational Centre to the south. In addition, the Commission was aware of the concerns of this application from a neighbor who lives on the adjacent property to the north. In light of the above, the Commission approved the application in principle subject to a consultant having the appropriate academic credentials in soil science being hired to prepare a report for a plan to fill the property as proposed. The Commission expressed a particular need for a hydrology assessment of the project and a plan to ensure that the subject property will be properly drained and will not have an adverse effect on the adjacent farm to the north or on surrounding neighbours. The Commission would be prepared to give final approval upon the receipt and endorsement of this report.

**IT WAS**

**MOVED BY:** Commissioner D. Craven

**SECONDED BY:** Commissioner D. Rugg

THAT the staff report be received and the application be approved in principle subject to the following condition: That a consultant having the appropriate academic and work credentials in soil science be hired to prepare a report for a plan to fill the property as proposed. The report is to include a hydrological assessment of the subject property to ensure it will be properly drained and will not have an adverse effect on the adjacent farm to the north or on surrounding neighbours. Final approval of the application will be given upon receipt and endorsement of this report.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report**  
**Application # C – 36538-0**  
**Applicant: Board of School Trustees of School District #63**  
**(Saanich)**

**DATE PREPARED:** April 4, 2006

**TO:** Chair and Commissioners – Island Panel

**FROM:** Ron Wallace, Regional Research Officer

**PROPOSAL:** The subject property is 4 ha with approximately 2/3 of its eastern portion, ±2.7 ha, being within the ALR. The application is twofold:

1) To utilize the ALR portion of the property for a "play structure, chip pathways, a 1.0 ha playing field with soccer goals, baseball backdrop, irrigation system and sub-soil drainage".

2) To place 4300 cubic meters of soil over a 1.25 ha portion of the property to a depth ranging from 0.3 to 0.45 meters.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

There have been no previous applications on the subject property. The School District purchased this property in 1964 and at that time it was zoned Institutional. The lower 2/3 of the property was placed in the ALR in 1973.

The Commission has received correspondence from a neighbor who lives on the adjacent property to the north of the subject property. This neighbor is an organic farmer who has produced various crops including garlic and small potatoes. Their main objection to the development is with the placement of the proposed elementary school on the western treed portion, lying outside the ALR, of the subject property. It is their concern that water run-off will flow from the proposed school site, sitting on higher ground, towards their farm that lies below. Staff at the District of North Saanich is aware of this concern and has proposed the creation of a vegetative buffer area between the two properties to help mitigate the potential excess water problem.

**Local Government:**

District of North Saanich

**Legal Description of Property:**

1. PID: 003-908-593  
Lot 1, Section 4, Range 2 East, North Saanich District, Plan 17389

**Purchase Date (m/d/y):**

10/15/1964

**Location of Property:**

On East Saanich Road and Forest Park Road, North Saanich.

**Size of Property:**

4.0 ha

**ALR Area:**

±2.7 ha

**Present use of the Property:**

The eastern 2/3 of the property lying within the ALR is a flat field. The western 1/3 of the property lying outside of the ALR is treed with sloping topography and rocky soil conditions.

**Surrounding Land Uses:**

**WEST:** Single family residential

**SOUTH:** Panorama Recreational Center site - within the ALR

**EAST:** Single family residential - outside of the ALR

**NORTH:** Single family residence - outside of the ALR and organic farm - within the ALR

**Agricultural Capability:**

Data Source: Agricultural Capability Map # CRD Study

The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

The property is designated "Institutional" with the OCP.

**Zoning Bylaw and Designation:**

The property has always been zoned for school use as it has been owned by the School District since 1964.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Council**

On February 20, 2006 the North Saanich Council adopted a resolution authorizing staff to forward the application to the Commission.

**Local Government Staff**

The Planning staff has indicated that the School District has owned this property since 1964 and since 1970 has been used informally for field sports with the construction of the Recreation Centre to the south.

**STAFF COMMENTS:**

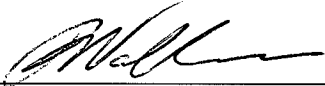
Staff recommends that the Commission consider the following:

- The School District has owned the subject property since 1964.
- The land has been zoned for school use since the inception of the District of North Saanich in 1965.
- The ALR portion of the property has been informally used for playing fields since 1970 with the construction of the Recreational Centre to the south.
- As the proposal is to utilize the ALR portion of the property just for playing fields, with no structural development, the land could be redeveloped for farm use in the future.
- Staff recommends an on-site to determine if there are additional measures the Commission can take to mitigate the concerns of the farmer to the north.

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**END OF REPORT**

Signature



Date

11 April 2006