



Staff Report
Application # C – 37670
Applicant: School District #62 (Sooke)
Agent: Metchosin

DATE RECEIVED: September 13, 2007

DATE PREPARED: November 14, 2007

TO: Chair and Commissioners – Island Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Non-farm use to operate an arts and cultural centre out of a portion approximately 920m² of the existing Metchosin School building, which is no longer being operated as an elementary school. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

District of Metchosin

Legal Description of Property:

PID: 001-638-955
Lot A, Section 1, Metchosin District, Plan 17774

Purchase Date:

1965

Location of Property:

4495 Happy Valley Road, Metchosin

Size of Property:

1.9 ha (The entire property is in the ALR).

Present use of the Property:

Elementary school building

Surrounding Land Uses:

WEST: Residential
SOUTH: Business
EAST: Church
NORTH: Farm

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:

Designation: Community Institutional

Zoning Bylaw and Designation:

Designation: Community Institutional 2 (P2) Zone (ALR)
Minimum Lot Size: 4 ha

PREVIOUS APPLICATIONS:

Application #06913-0

Applicant: Siddall, Denis, Warner,
Decision Date: July 6, 1978
Proposal: To expand existing elementary school.
Decision: Allowed.

RELEVANT APPLICATIONS:

Application #32345-0

Applicant: Crawford, Linda
Decision Date: November 25, 1998
Proposal: To operate a welding and repair business which is mobile in nature and is generally conducted off site approximately 65% of the time. The business uses a garage of 148.6 m² (1,600 ft²).
Decision: Allowed provided the welding and repair business is confined to the existing area.

Application #36760-0

Applicant: Gilbert, James & Sandra
Decision Date: August 03, 2006
Proposal: Property has a history of 30 year+ of commercial use and is requesting to establish a farm equipment sales location. Tractors, Attachments and Farm Implements, Backhoes will be sold on the property.
Decision: Approved in view of previous use of site and lack of agricultural potential.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council for the District of Metchosin:

forwarded the application with a recommendation of support

STAFF COMMENTS:

It is recommended that the Commissioners consider the following:

- The use of the property for an elementary school preceded the ALR designation of the property.
- In 1978 the Commission gave the applicants permission to expand the school.
- The use of the property as a school was discontinued in January 2007.
- The proposed use of the property is within the pre-existing footprint.
- The majority of the surrounding land uses are non-agricultural.

ATTACHMENTS:

1. ALC Context Map
2. Aerial Photograph
3. Agricultural Capability Map
4. Letter from District of Metchosin
5. Report to Planning and Environment Committee (2 pages)
6. Sketch of area being proposed for use
7. Sketch of adjacent uses
8. Photos of subject property (2 pages)

END OF REPORT

Signature



Date

