



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: # **C-37760**

February 11, 2008

Geoffrey & Jane Bunting
6518 Throup Road
Sooke, BC V0S1N0

Dear Sir:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 07/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written in a cursive style.

Erik Karlsen, Chair

cc: District of Sooke (ALREX2007-0431)

Enclosure: Minutes

TK
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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 17, 2008 in Langford, B.C.

PRESENT:	Lorne Seitz	Chair, Island Panel
	David Craven	Commissioner
	Donald Rugg	Commissioner
	Terra Kaethler	Staff

For Consideration

Application: # C- 37760
 Applicant: Geoffrey & Jane Bunting
 Agent: Josh Prowse
 Proposal: To exclude the 9.8 ha subject property.
 Legal: PID: 003-300-234
 Lot 1, Section 27, Sooke District, Plan 22652, Except Parts in Plans 34483 and 39338
 Location: 6518 Throup Road, Sooke

Site Inspection

A site inspection was conducted on January 17, 2008. Those in attendance were:

- Lorne Seitz Chair, Island Panel
- David Craven Commissioner
- Donald Rugg Commissioner
- Terra Kaethler Staff
- Geoff Bunting Applicant

The Commission met with the applicant and walked the property. The property had been developed as a 9-hole golf course, based on the Commission's approval of a 2001 application (#C-33592). It was noted that the previously allowed clubhouse (#C-33592) had never been built.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. 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.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the majority of the subject property is identified as improvable to Class 2X. Approximately 1/3 of the property is identified as having an improvable soil classification of 4P.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Subclasses

P stoniness
X cumulative and minor adverse

The Commission considered that the majority of the property was identified as having prime capability for agricultural use. Upon the site visit, the Commission noted that a portion of the property consisted of a steep ridge down to a creek bed, and that areas of the property appeared to have excess water and stony soils. However, the Commission determined that the majority of the property retained agricultural capability and that exclusion was not warranted.

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Other Factors

The Commission noted the discussion with the applicant and recognized the financial difficulties associated with the golf course development. However, the Commission must weigh an applicant's personal circumstances against its legislated responsibility to preserve agricultural land. In this case, the Commission believed that exclusion of the subject property would have a negative impact on agriculture and would be inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.

IT WAS

MOVED BY: Commissioner Rugg

SECONDED BY: Commissioner Seitz

THAT the application be refused as proposed.

CARRIED

Resolution # 7/2008