



**Agricultural Land Commission**  
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Reply to the attention of Terra Kaethler  
ALC File: # **C-37887**

April 18, 2008

John and Connie Glover  
2493 Sooke River Rd  
Sooke, BC V0S1N0

Dear Sir./Madam:

**Re: Application to Subdivide Land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 157/2008 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: The District of Sooke (SPEC2007-0617/0618)

Enclosure: Minutes/Sketch Plan

TK/  
i/37887d1.doc



## **Discussion**

### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The agricultural capability of the soil of the subject property is identified as Class 2. Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

The Commission considered that the soil capability ratings reflected prime capability for agricultural use and that the proposal would decrease the agricultural potential of the property.

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land.

The subject property is in an area of mixed parcel sizes within the ALR. The Commission was of the view that subdivision of the subject property may have implications in regards to future applications in the area for additional small residential lots which have no benefit to agriculture. The Commission believed that the proposal would encourage further parcelization of properties within agricultural areas and may negatively impact existing or potential agricultural use of surrounding lands.

Further, the Commission noted that the proposal is to facilitate residential accommodations for family members. As such, the Commission believed that there were other options available to the applicant as per Section 3(1) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, which states:

*"the following land uses are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw:*

- 1. one secondary suite within a single family dwelling, and*
- 2. one manufactured home, up to 9 m in width, for use by a member of the owner's immediate family*

### **Conclusion**

1. That the land under application has agricultural capability.
2. That the proposal will impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Craven

**SECONDED BY:** Commissioner Rugg

THAT the application be refused.

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 # 157/2008**