



**Agricultural Land Commission**  
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Reply to the attention of Terra Kaethler  
ALC File: C-38300

September 23, 2008

Terry and Dawn Coughlin  
2941 Adye Road  
Victoria, BC V9B2G4

Dear Sir/Madam:

**Re: Application for Non-Farm Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 568/2008 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 over a white background.

Erik Karlsen, Chair

cc: District of Metchosin (3260-08-01)

Enclosure: Minutes/Sketch Plan

TK/  
i/38300d1.doc



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

**A meeting was held by the Provincial Agricultural Land Commission on September 10, 2008 at the offices the District of Saanich, located at 770 Vernon Ave, Victoria, B.C.**

<b>PRESENT:</b>	Lorne Seitz	Chair, Island Panel
	David Craven	Commissioner
	Jennifer Dyson	Commissioner
	Terra Kaethler	Staff
	Roger Cheetham	Staff

### For Consideration

Application: # C- 38300  
 Applicant: Terry and Dawn Coughlin  
 Proposal: Non-farm use to renovate the existing dwelling to create an office space for a massage therapist and physiotherapist business operation.  
 Legal: PID: 001-649-663  
 Lot A, Section 1, Metchosin District, Plan 17706  
 Location: Lot A, Plan 17706 Section 1, Metchosin District, 4347 Metchosin Road

### Site Inspection

A site inspection was conducted on September 10, 2008. Those in attendance were:

- Lorne Seitz                      Chair, Island Panel
- David Craven                    Commissioner
- Jennifer Dyson                 Commissioner
- Terra Kaethler                 Staff
- Roger Cheetham                Staff
- Tony Coughlin                 Applicant

The Commission met with the applicant and walked the property. It was noted that the single dwelling proposed for non-farm use fronted Metchosin Road. The back portion of the property was adjacent to residential and farm uses. It was further noted that the property was in an area of commercial uses and adjacent to the Village Core area.

### 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**

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission discussed that the District of Metchosin was a unique municipality due to its high percentage of lands within the ALR. It noted that the subject property was adjacent to existing commercial activities and other business – some of which had previously been approved by the Commission – and adjacent to the Village Core.

The proposal included the renovation of a single dwelling which fronted Metchosin Road to be used for office space and necessary parking space. The remainder of the property, which constituted a small field, would be used for septic, but otherwise would not be changed. As such, the Commission does not believe the proposal would impact existing or potential agricultural use of the subject property or surrounding lands.

It was further discussed at the site visit, that the District of Metchosin had initiated a process to examine the Village Core area which may be expanded to include the subject property. To that end, the Commission looks forward to receiving plans from the District of Metchosin in the near future.

**Conclusion**

That the proposal will not negatively impact agriculture.

**IT WAS**

**MOVED BY:** Commissioner Craven

**SECONDED BY:** Commissioner Dyson

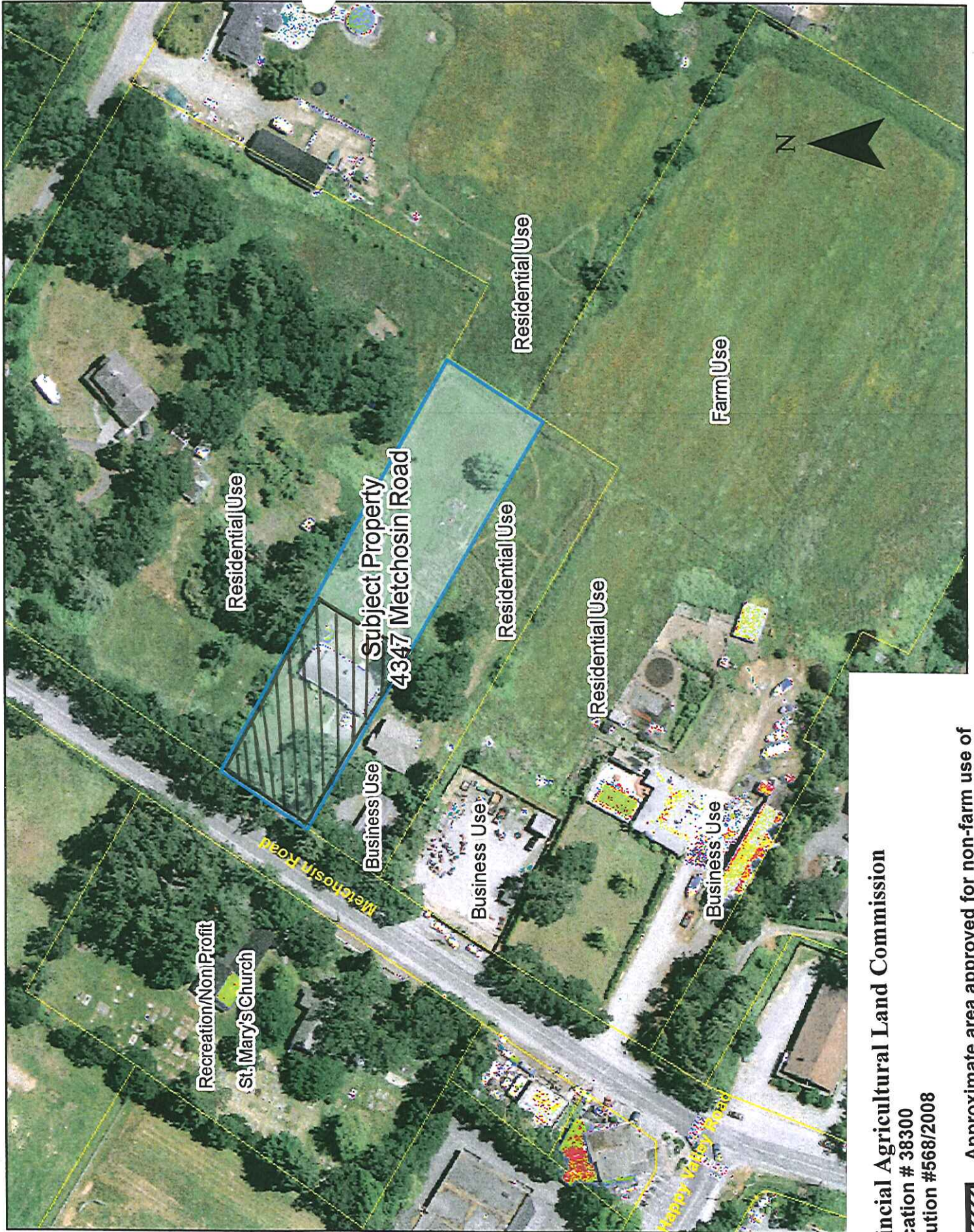
THAT the application be approved as proposed.

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 # 568/2008**





Provincial Agricultural Land Commission  
Application # 38300  
Resolution #568/2008

Approximate area approved for non-farm use of office space

