



Agricultural Land Commission
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November 15, 2011

Reply to the attention of Jennifer Carson
ALC File: 52447

Evan Parliament, CAO
District of Sooke
2205 Otter Point Road
Sooke, BC V9Z 1J2

Dear Mr. Parliament:

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

Please find attached the Minutes of Resolution # **349/2011** outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Please note that other approvals may be necessary.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'Brian Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: BC Assessment, ,

JC/
52447d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 26th, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Jennifer Dyson	Chair
Richard Bullock	Commissioner
Bert Miles	Commissioner
Jim Johnson	Commissioner

COMMISSION STAFF PRESENT:

Brian Underhill	Executive Director
Roger Cheetham	Regional Planner
Terra Kaethler	Land Use Planner
Jennifer Carson	Land Use Planner

APPLICATION ID: #52447

PROPOSAL: To construct a Horseshoe Pitching Facility on 0.5 ha of the 5.6 ha property.
(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Parcel ID: 001-077-406
Legal Description: Lot 1, Section 15, Sooke District, Plan 32289
Civic Address: 2250 Sooke River Road, Sooke
Size: 5.7 ha
Area in ALR: 5.4 ha
Current Land Use: vacant
Farm Classification: No
(BC Assessment)

PROPERTY OWNER INFORMATION: District of Sooke

DATE PROPERTY ACQUIRED: March 2010

SITE INSPECTION MEETING:

The Commission believed that they had enough information to make a decision without a site visit. The applicants provided some comments and clarifications in an email on October 7, 2011 regarding the staff report. These comments discussed that 16 pitches were being proposed instead of 18, that the area described as pasture was in fact marshland and would not support farm machinery, and lastly that some of the picture captions provided by Sooke needed to be changed: "In the caption for Picture No. 3, could you change it to read: Facing north, looking at clearing just south of gully. In the caption for Picture No. 5, could you change it to read: Clearing of south end - removal of building remnants In the caption for Picture No. 10, could you change it to read: Looking north along Sooke River Road with property in the background"

COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

Before commencing general discussion on the application, staff discussed the email sent by the applicant on October 7, 2011 discussing clarifications of the staff report. The Commission reviewed and discussed the staff report and the accompanying Commission maps and photographs provided by the applicant. The Commission noted that it had allowed a park to be situated on property to the east and as such this use could be seen as an extension of this use.

Agricultural Capability and Suitability

The Commission discussed that the property had limited agricultural capability, and that the area proposed for the facility is separated from the remainder of the property by a steep bank. The remainder of the property appears to be marshland.

Assessment of Potential Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission discussed the surrounding land uses and does not believe the proposal would adversely impact existing or potential agricultural use of surrounding lands.

CONCLUSIONS:

1. That the land under application has limited agricultural capability and suitability.
2. That the proposal will not adversely impact agriculture.

IT WAS

MOVED BY: Commissioner Miles
SECONDED BY: Commissioner Johnson

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

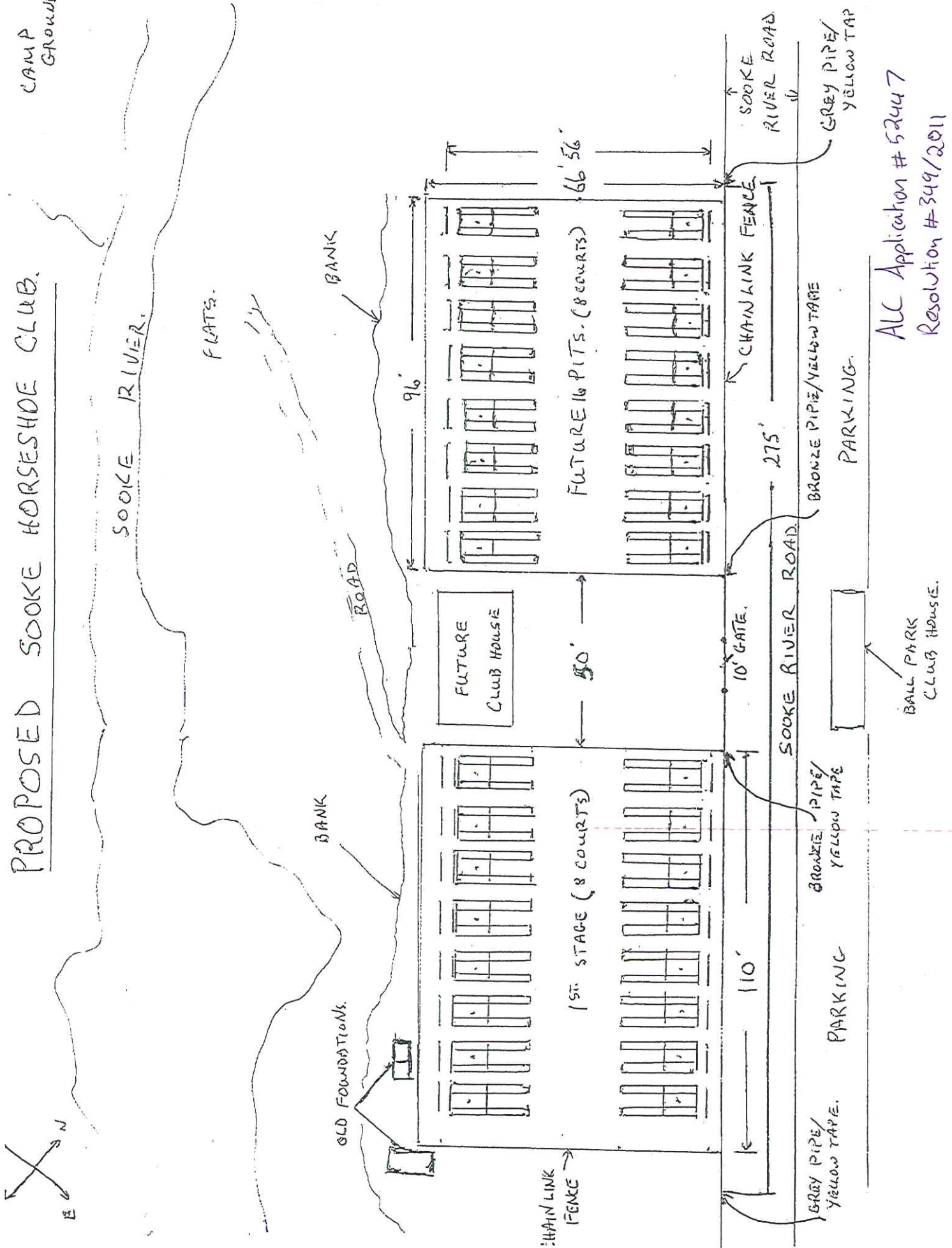
- The club house for the horseshoe facility will not exceed 1,000 square feet.

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 # 349/2011

PROPOSED SOOKE HORSESHOE CLUB.

CAMP
GROUND



ALL Application # 52447
Resolution # 349/2011