



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

October 19, 2005

Reply to the attention of Ron Wallace

James & Denise Wilson
6829 Grant Road W
Sooke, BC – V0S 1N0

Dear Sir/Madam:

Re: Application # C-36217
Lot 2, Section 3, Sooke District, Plan 1516;

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude the above noted property from the ALR. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on September 29, 2005.

The Commission writes to advise that it approved your application. The above noted property shown on the attached map is excluded from the Agricultural Land Reserve Plan of the District of Sooke.

The decision noted above is recorded as Resolution **#548/2005**.

It is a condition of this approval that the owner or occupier must 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. The Commission suggests you contact the District of Sooke at your earliest convenience.

Yours truly,

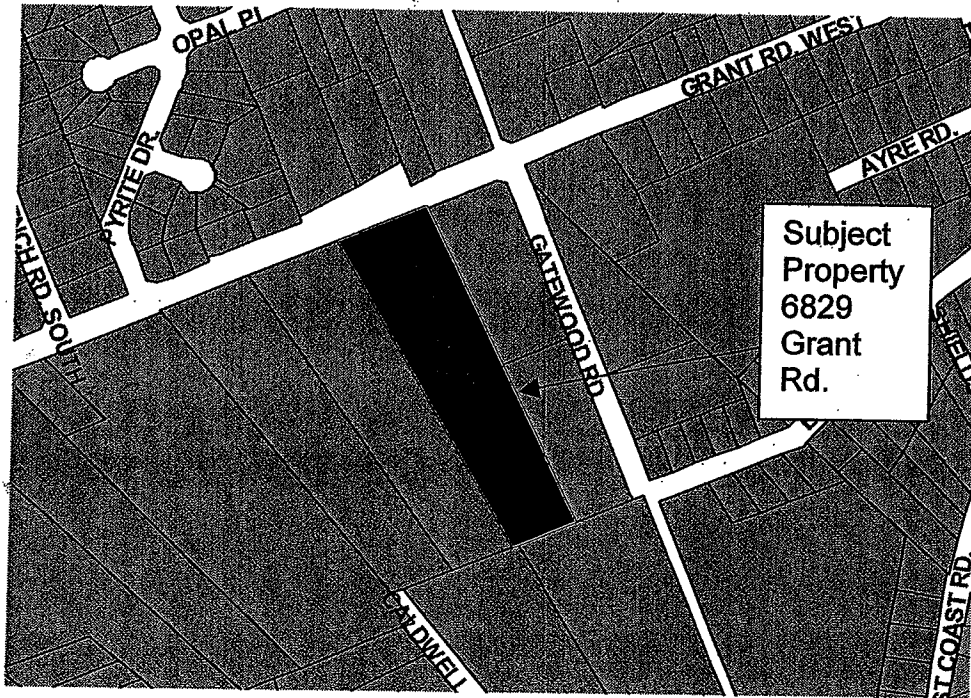
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: District of Sooke – ALREX2005-0052
BC Assessment, Victoria

RW/lv/Encl.
36217d1



Subject Property – 6829 Grant Road – Lot 2, Section 3, Sooke District, Plan 1516

**Provincial Agricultural Land Commission
Application: C-36217
Resolution #548/2005**

**█ Subject property approved for exclusion from the
ALR.**



Staff Report
Application # C – 36217-0
Applicant: James & Denise Wilson

DATE PREPARED: September 19, 2005

TO: Chair and Commissioners – Island Panel

FROM: Ron Wallace, Regional Research Officer

PROPOSAL: To exclude the 2 ha subject property from the ALR for future development.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

There have been a number of recent applications approved for exclusion in the immediate area.

Local Government:

The District of Sooke

Legal Description of Property:

1. PID: 007-315-724
Lot 2, Section 3, Sooke District, Plan 1516;

Purchase Date

12/22/1997

Location of Property:

6829 Grant Road, Sooke

Size of Property:

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

Present use of the Property:

The property is used for residential purposes.

Surrounding Land Uses:

WEST: Rural residential

SOUTH: Rural residential use, in ALR

EAST: Mobile home park
NORTH: Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # CRD Study - 92B/5
The majority of the property is identified as having Mixed Prime and Secondary ratings.

Official Community Plan and Designation:

Agricultural (ALR)

Zoning Bylaw and Designation:

AG - Agricultural, 4 ha minimum lot size

RELEVANT APPLICATIONS:

Application #34193-0

Applicant: Scott, David & Muriel
Decision Date: June 25, 2002
Proposal: To exclude the 2.02 ha property from the ALR.
Decision: THAT the staff report be received and the application to remove 2.02 ha from the ALR be approved as recommended.

Application #34194-0

Applicant: Lovbakke, Troy & Noreen
Decision Date: June 25, 2002
Proposal: To exclude the 2.02 ha property from the ALR.
Decision: THAT the staff report be received and the application to remove 2.02 ha from the ALR be approved as recommended.

Application #34904-0

Applicant: Nicholson, Timothy & Kimberley
Decision Date: July 16, 2003
Proposal: Timothy and Kimberley Nicholson, through their agent Marjorie Melville, are requesting exclusion of this 0.8 ha property from the ALR in order to facilitate its development as multi family residential housing.
Decision: Approved having regard to similar decisions nearby in the context of the new OCP that envisages development in this area

Application #35381-0

Applicant: Jay, Lawrence
Decision Date: July 21, 2004
Proposal: Lawrence Jay is requesting allowance for a second dwelling for farm help on his 2.1 ha property. The existing dwelling would be used for the help, and a new house would be constructed for the owner.
Decision: To allow a second dwelling for farm help

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Council

The application was forwarded without a recommendation.

STAFF COMMENTS:

This is an area of small lots that the Commission has been supportive of exclusions. As this application is very similar to other proposals that have been approved by the Commission, staff recommends support for the application.

END OF REPORT



Signature

Date 20 Sept 2005