



Agricultural Land Commission
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October 19, 2005

Reply to the attention of Ron Wallace

Raymond & Joy Jacquot
1760 Connie Road
Victoria, BC – V9C 4C2

Dear Sir/Madam:

Re: **Application #C-36233**
Lot 17, Section 116, Sooke District, Plan 34712

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 found the meeting and site visit informative.

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 **#549/2005**.

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,

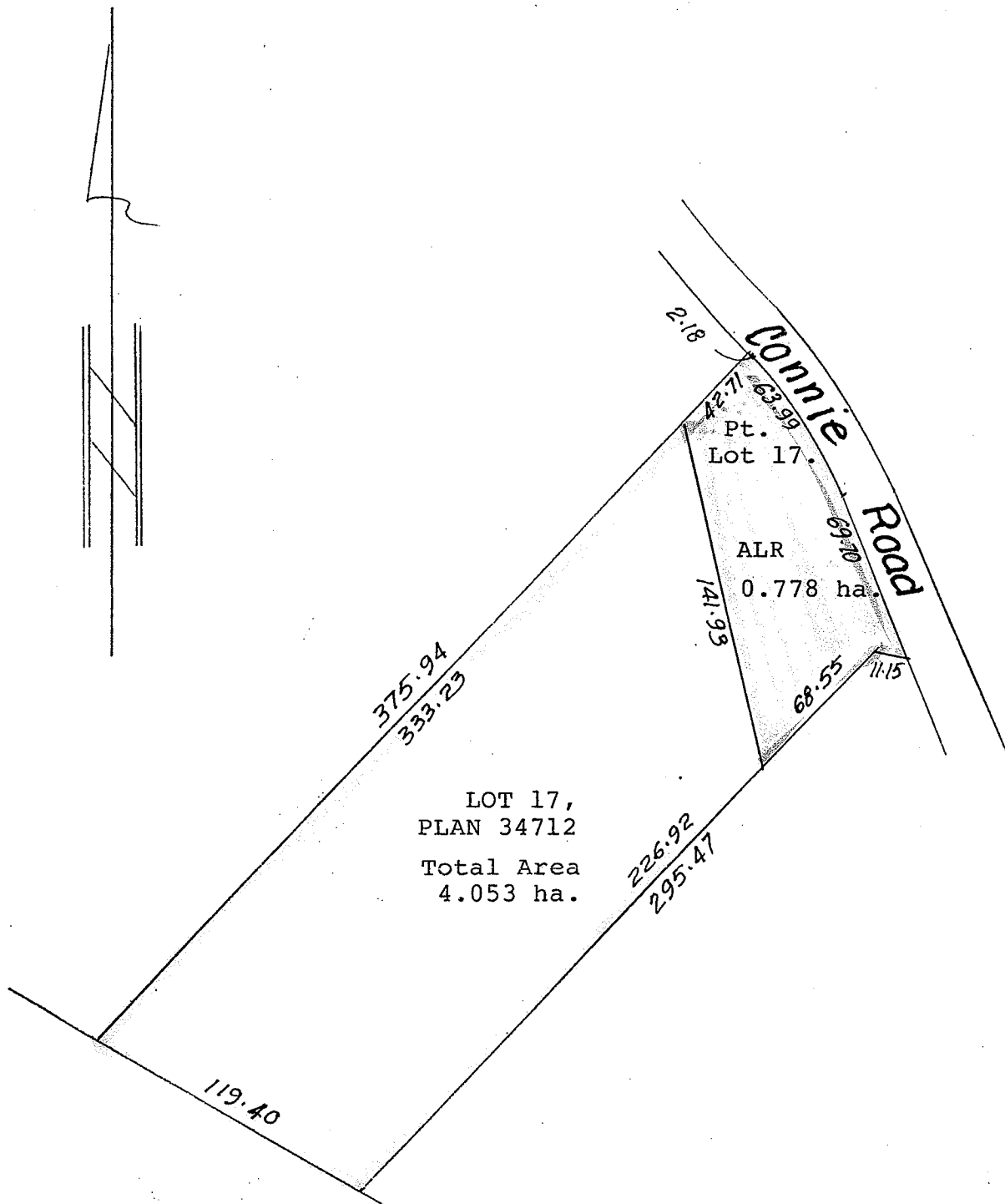
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

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

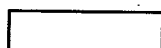
RW/lv/Encl.
36233d1



Provincial Agricultural Land Commission
Application: C-36233
Resolution #549/2005



Subject property



Area approved for exclusion from the ALR.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on September 29, 2005 in Victoria, B.C.

PRESENT: Lorne Seitz Chair
 David Craven Commissioner
 Donald Rugg Commissioner

STAFF: Ron Wallace, Regional Research Officer

For Consideration

Ron Wallace presented his staff report dated September 20, 2005 regarding application #C-36233-0. The application is to exclude a portion of the land from the ALR.

Site Inspection/Exclusion Meeting

A site inspection was conducted on September 29, 2005. Those in attendance were:

- Commissioners Seitz, Craven & Rugg
- Agricultural Land Commission Staff: Ron Wallace, Regional Research Officer
- Applicants Raymond and Joy Jacquot

The site inspection lasted from 1:15 p.m. to 1:30 p.m.

Commission Discussion

The Commission concurred with the staff recommendation to exclude the property from the ALR.

IT WAS

MOVED BY: Commissioner Rugg
SECONDED BY: Commissioner Craven

THAT the staff report be received and the application to exclude the subject property from the ALR be approved as recommended.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # C – 36233-0
Applicant: Raymond & Joy Jacquot

DATE PREPARED: September 20, 2005

TO: Chair and Commissioners – Island Panel

FROM: Ron Wallace, Regional Research Officer

PROPOSAL: To exclude a portion of the land from the ALR to permit subdivision of the parcel.

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

BACKGROUND INFORMATION:

There have been no previous applications involving the subject property, however there have been two subdivision applications on adjacent properties that were approved by the Commission.

Local Government:

Capital Regional District

Legal Description of Property:

1. PID: 000-302-091
Lot 17, Section 116, Sooke District, Plan 34712;

Purchase Date

05/10/1985

Location of Property:

1856 Connie Road, Sooke

Size of Property:

4 ha

ALR Area:

0.8 ha

Present use of the Property:

There are currently four houses on the subject property.

Surrounding Land Uses:

WEST: Rural residential
SOUTH: Rural residential
EAST: Rural residential
NORTH: Rural residential

Agricultural Capability:

Data Source: Agricultural Capability Map # File: 114-77-09916
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Agricultural (ALR)

Zoning Bylaw and Designation:

AG - Agricultural - ALR portion of property
RR3 - Rural Residential non-ALR portion of the property

RELEVANT APPLICATIONS:

Application #28243-0

Applicant: Jacquot, Raymond & Joy
Decision Date: July 16, 1993
Proposal: To subdivide the 4.08 ha property into two lots of approximately equal size.
Decision: Allowed.

Application #28961-0

Applicant: ANDREASEN, ANGELA
Decision Date: June 27, 1994
Proposal: To subdivide the 4.0 ha property into two parcels of equal size.
Decision: Allowed.

Application #32525-0

Applicant: Duddridge, Lewis & Hilda
Decision Date: March 15, 1999
Proposal: To subdivide one lot off the subject property for a relative under Section 946 of the Municipal Act.
Decision: The application was allowed as there is no real agricultural potential with this property or in the immediate area.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Sooke Council

That Council forward the application for exclusion from the ALR without a recommendation.

STAFF COMMENTS:

It should be noted that only the front portion of the property along Connie Road lies within the ALR, while the majority of the property is outside the ALR. It appears to be a reasonable request to exclude this portion of the ALR lying south of Connie Road, including the adjacent parcels on both sides of the subject property, as there would be no significant impact on agriculture.

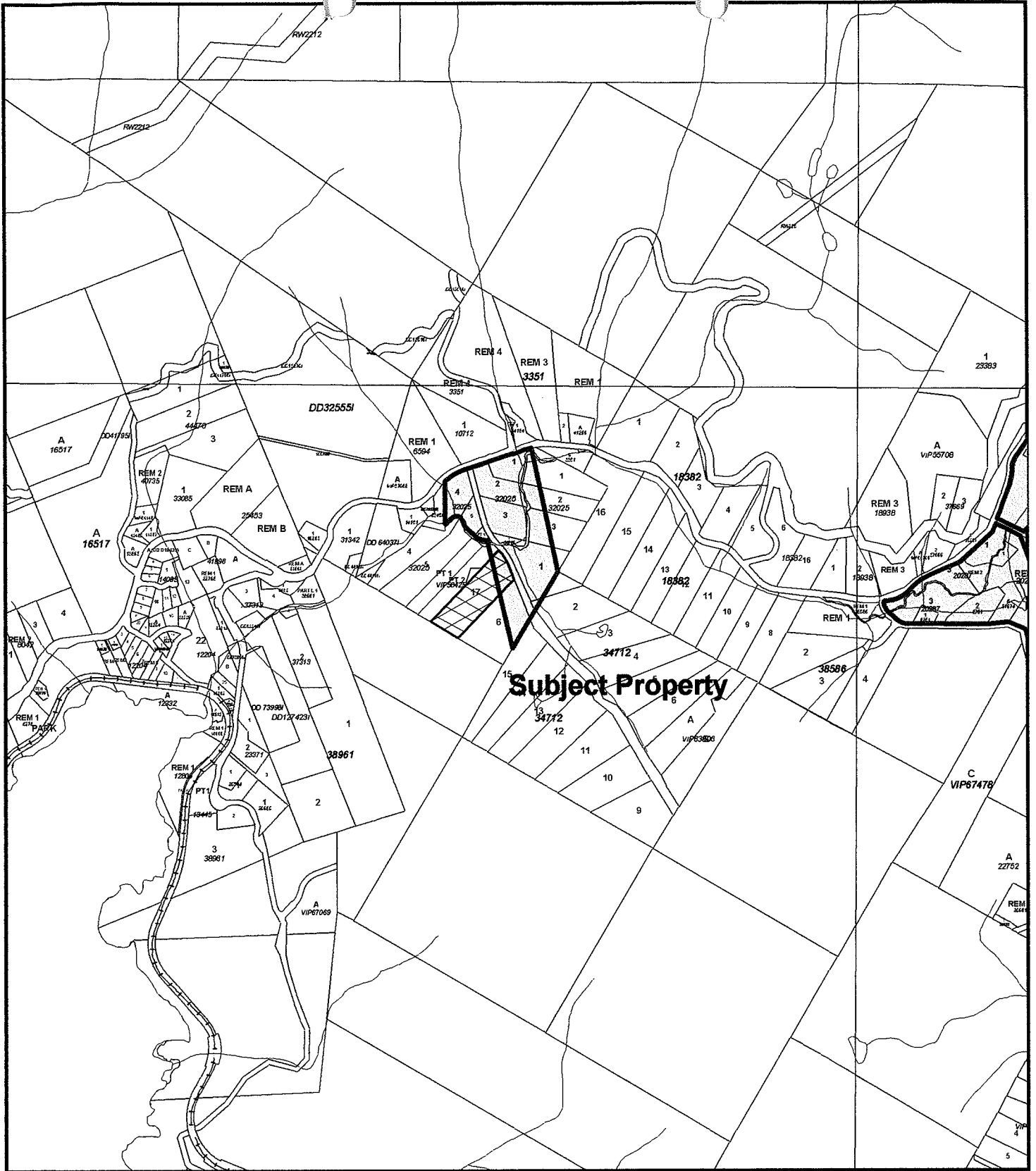
END OF REPORT



Signature



Date



Subject Property



ALC CONTEXT MAP
Application # 36233

Map Scale: 1: 20000

ALC File #: 02-05-36233

BCGS Map Sheet #: 92B.032

Regional District: Capital