



Agricultural Land Commission
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June 29, 2006

Reply to the attention of Gordon Bednard

Karl and Edith Johnson
5983 Old West Saanich Road
Victoria, BC V9E 2G9

Dear Sir/Madam:

Re: Application # C- 36662
PID: 002-198-967
Lot A, Section 66, Lake District, Plan 8004

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place up to 450 cubic metres of fill over a 0.1 ha area of the subject property to level a depressional area. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on June 5, 2006 at the property. The Commission found the meeting and site visit informative. In particular, the Commission notes that the intent of your proposal is to construct a level parking/staging area for your agricultural equipment to the south of the existing machine shed. The Commission also noted during the onsite inspection that some fill material has already been placed on the property, in advance of any approvals.

The Commission writes to advise that it has partially approved your application. The Commission will allow an additional 200 cubic metres of fill to be placed on the property subject to:

- the use being restricted to the 0.1 ha area identified on the attached plan;
- compliance 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 Saanich at your earliest convenience.

The decision noted above is recorded as Resolution # **287/2006**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: District of Saanich - Attn: Jagtar Bains

GB/lv/Encl.
36662d1

Equipment Building

Cement Apron

Drive
way

grade is gentle slope
finishing at top of
Berm

Dirt Berm

Pump
House

← Fence line →

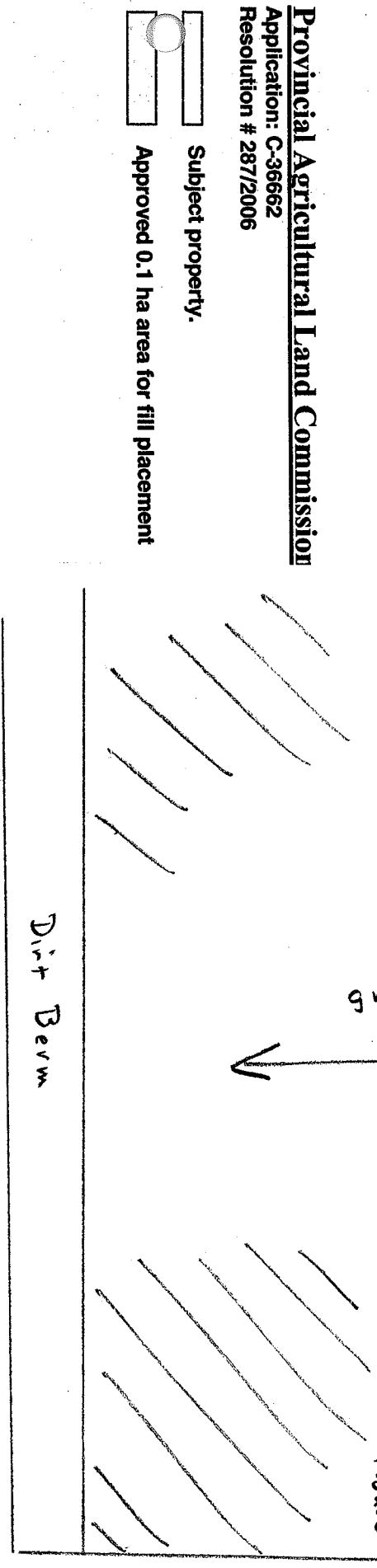
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Provincial Agricultural Land Commission

Application: C-36662
Resolution # 287/2006

Subject property.

Approved 0.1 ha area for fill placement





Staff Report
Application # C – 36662-0
Applicant: Karl & Edith Johnson

DATE PREPARED: May 26, 2006

TO: Chair and Commissioners – Island Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To deposit up to 450 cubic metres of fill over a 0.1 ha area of the subject 6.8 ha property to level a depressional area. The property was formerly used as a deer farm and the present owners intend to develop a tree farm.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

No previous ALC applications.

In the application for a fill permit to the District of Saanich, the applicant states the amount of fill required as 150 cubic metres (not the 450 as stated in the ALR application). As well, the applicant states that the project is to provide a parking area in front of an existing outbuilding (no indication of relevance to agricultural development of the property).

Local Government:

The Corporation of the District of Saanich

Legal Description of Property:

PID:002-198-967 Lot A, Section 66, Lake District, Plan 8004

Location of Property:

5983 Old West Saanich Road, Saanich

Size of Property:

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

ALR Area under application:

0.1 ha

Present use of the Property:

agriculture, house, cabin, shops and barns

Surrounding Land Uses:

WEST: Old West Saanich Road, forested rural residential lands out of ALR
SOUTH: hobby farms in ALR with forested residential lands beyond (out of ALR)
EAST: mixed farm operation and forested residential lands in ALR
NORTH: mixture of farm and rural residential properties in ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92B.053
The majority of the property is identified as having Prime Dominant ratings (improvable to class 2X)

PREVIOUS APPLICATIONS:

NONE

RELEVANT APPLICATIONS:

South
Application #32602-0
Applicant: Grimshaw, William & Edith
Decision Date: April 19, 1999
Proposal: fill 10,000 m3 with excavation material
Decision: The Commission approved the request to place 10,000 m3 as a means of filling a pond and extending an existing field subject to basic conditions including the submission of an irrevocable letter of credit in the order of \$5,000.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comment - application not circulated to council

STAFF COMMENTS:

Staff would like more detail on the existing uses of the property as it appears there may be structures dedicated to non-farm activity on the property. An onsite inspection and discussion with the applicant may be prudent.
As well, from the photos presented with the application it appears that there may be sufficient material already on the property which could be used to fill the depression. It is the understanding of staff that the applicants began filling the land and were stopped by the local Bylaw Enforcement officer.
Finally, it appears that large rocks have been placed on the property in the proposed fill area which may not be an appropriate type of material for the agricultural enhancement of this area. At this point, without the benefit of an onsite meeting with the applicant, staff recommends the application be held in abeyance until more information on the project is available.

END OF REPORT

Signature _____ **Date**