



Agricultural Land Commission
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June 28, 2006

Reply to the attention of Gordon Bednard

Marvin and Doreen Olsen
PO Box 64 - 1686 Whiffin Spit Road
Sooke, BC V0S 1N0

Dear Sir/Madam:

RE: Application #C-36675
PID: 007-629-605
Lot 22, Sections 5 & 17, Sooke District, Plan 1282-A, EXCEPT Part in Plan 24697

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude the above described 3.4 ha property from the Agricultural Land Reserve. 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 June 5, 2006 at the property. 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 Capital Regional District. By way of a copy of this letter the Registrar of Land Titles has been advised accordingly.

The decision noted above is recorded as Resolution # **289/2006**.

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,

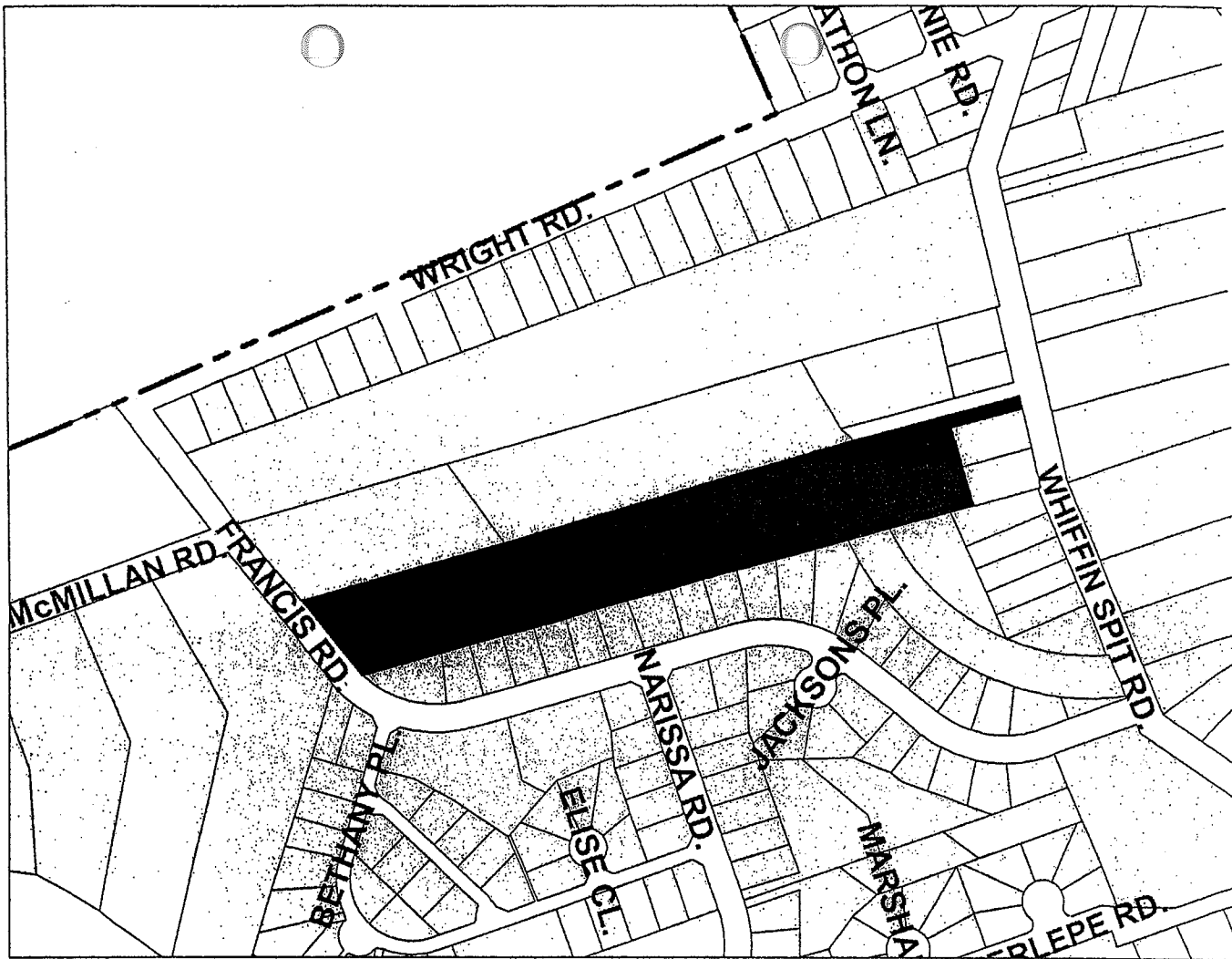
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

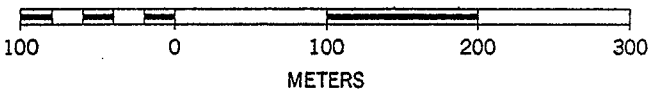
Erik Karlsen, Chair

pc: District of Sooke - Attn: Cheryl Wirsz
Registrar of Land Titles - Victoria

GB/lv/Encl.
36675d1.



SCALE 1 : 4,942



Provincial Agricultural Land Commission

Application: C-36675

Resolution # 289/2006



Subject property approved for exclusion from the ALR.



Staff Report
Application # C – 36675-0
Applicant: Marvin & Doreen Olson

DATE PREPARED: May 26, 2006

TO: Chair and Commissioners – Island Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To exclude the subject 3.4 ha property to enable the present owners to remain in their present home and sell off some of the remainder to assist in financing their retirement.

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

BACKGROUND INFORMATION:

There have been a number of successful applications to have land removed from the ALR in this immediate area in the recent past.

Local Government:

The District of Sooke

Legal Description of Property:

PID: 007-629-605
Lot 22, Section 5 & 17, Sooke District, Plan 1282-A, EXCEPT Part in Plan 24697

Purchase Date (m/d/y):

October 1, 1978

Location of Property:

1686 Whiffen Spit Road, Sooke

Size of Property:

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

Present use of the Property:

residence, mostly forest covered.

Surrounding Land Uses:

WEST: rural residences in ALR
SOUTH: large residential subdivision outside the ALR
EAST: multi and single family residential outside and inside the ALR
NORTH: new homes on land outside the ALR (land excluded by Commission)

Agricultural Capability:

Data Source: Agricultural Capability Map # CRD ALR Plan Con 30
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Agricultural

Zoning Bylaw and Designation:

AG-Agricultural
4 ha MLS

PREVIOUS APPLICATIONS:

NONE

RELEVANT APPLICATIONS:

North and East

Application #34903-0

Applicant: Lynn, Mary
Decision Date: August 28, 2003
Proposal: Mary Lynn is requesting the exclusion of her 4.2 ha property from the ALR in order to allow for residential development. She wishes to keep some of the land in the family for herself and two sons, and possibly sell off some land to help pay for taxes.
Decision: Allow exclusion of 4.2 ha from the ALR.

Application #34998-0

Applicant: Davidge, Richard J
Decision Date: October 01, 2003
Proposal: Richard Davidge is requesting exclusion of this 2.2 ha property from the ALR. Applicant has no plans for the property at present but may consider subdivision in the future if that becomes an option.
Decision: Allow as presented - area was proposed for exclusion by the Commission as part of an area review in 1982.

Application #35287-0

Applicant: Rempel, Denise & Kim
Decision Date: April 29, 2004
Proposal: Denise and Kim Rempel are requesting exclusion of their 3.6 ha property in Sooke for future development as residential housing. The applicants state that the property has never been used for agriculture.
Decision: Allow as presented.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Forwarded with recommendation to exclude

STAFF COMMENTS:

While the agricultural capability rating on this property is class 2 and 3, and it is of a size which would make it a usable agricultural unit, the Commission's previous decisions on adjacent properties has set the tone for this area and indicated a willingness to allow exclusion.

END OF REPORT

Signature

Date