



**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

September 7, 2006

Reply to the attention of Roger Cheetham

Rodney Wehrhahn  
5781 Callista Road  
Sooke, BC V0S 1N0

Dear Sir:

**RE: Application #C-36733**  
PID: 024-994-928  
Lot 1, Section 88, Sooke District, Plan VIP72026

The Provincial Agricultural Land Commission (the "Commission") has now reviewed your application to include the southern 2.9 ha of the above noted property into the Agricultural Land Reserve. The application was submitted pursuant to Section 17(3) of the *Agricultural Land Commission Act* (the "ALC Act").

The Commission writes to advise that it approved the application and the inclusion of the above noted land into the Agricultural Land Reserve. The land is now subject to the *ALC Act* and Regulation. The decision noted above is recorded as Resolution #413/2006 and shown on the attached map.

The property is subject to 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 Capital Regional District at your earliest convenience.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

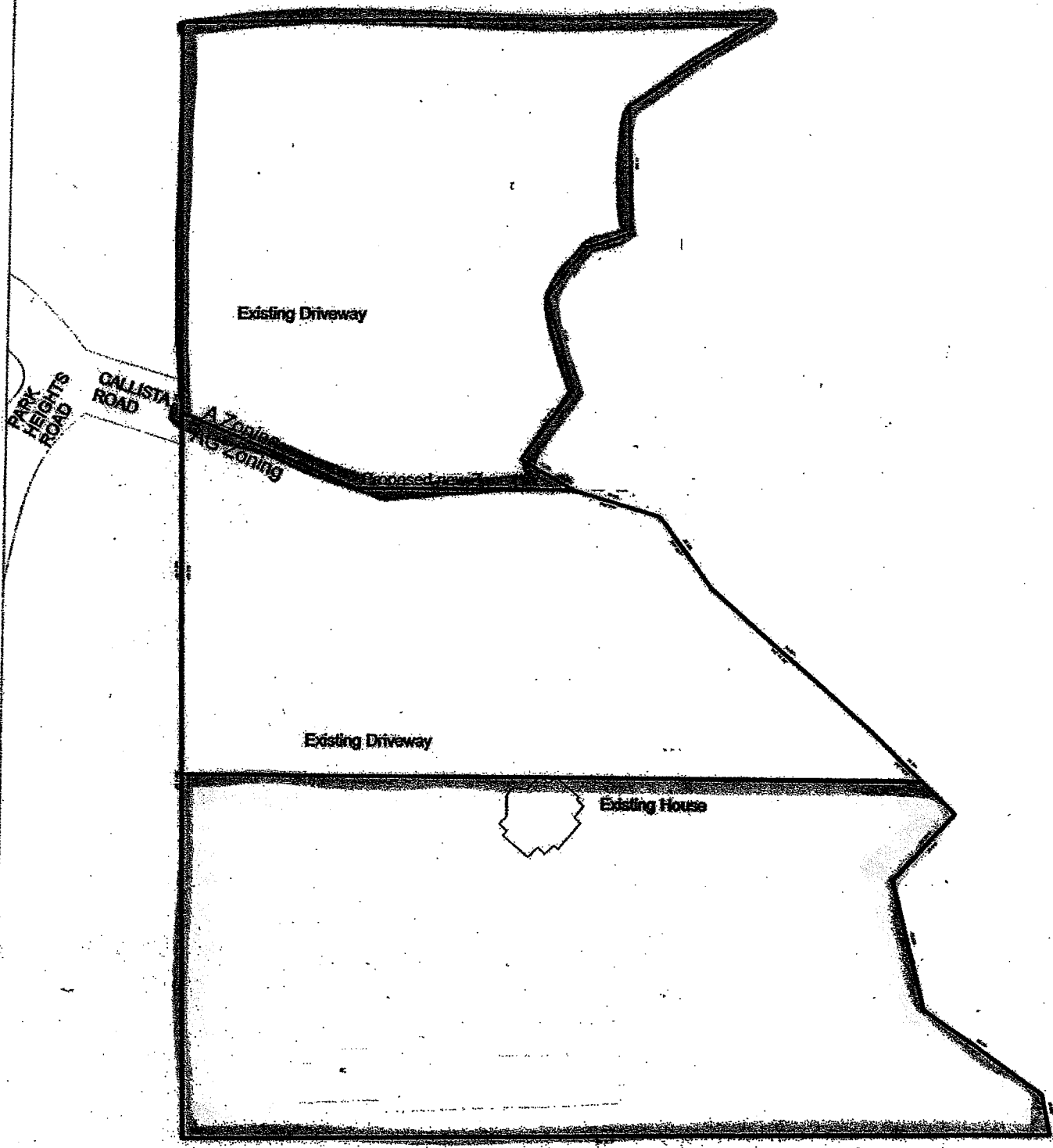
A handwritten signature in black ink, appearing to read 'E. Karlsen', is written over a white background.

Erik Karlsen, Chair

cc: B. Stone - 5781 Callista Road, Sooke, BC, V0S1N0;  
Capital Regional District  
West Coast Design & Development, Box 568, Sooke, BC V0S 1N0  
Registrar of Land Titles – Victoria

RC/lv/Encl./36733d1

configuration of Zoning Line




**APPLICATION # C - 36733**

**Area Included into the ALR in terms of ALC**

**Resolution Number 413/2006**

**Provincial Agricultural Land Commission**  
**Application: C-36560**  
**Resolution #187/2006**

-  ±2 ha approved for exclusion from ALR.
-  ±2.9 ha to be included into the ALR as condition of approval.





**Staff Report**  
**Application # C – 36733-0**  
**Applicant: Rodney Wehrhahn and Bonnie Stone**  
**Agent: West Coast Design & Development**

**DATE PREPARED:** July 24, 2006

**TO:** Chair and Commissioners – Island Panel

**FROM:** Colin Fry, Director – Regional Operations

**PROPOSAL:** To include into the ALR the southern 2.9 ha portion of the property that would result in a total of 4.7 ha within the ALR. The inclusion application fulfills the condition of approval for exclusion application #C-36560.

This application is made pursuant to section 17(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

**Local Government:**

Capital Regional District

**Legal Description of Property:**

PID: 024-994-928  
Lot 1, Section 88, Sooke District, Plan VIP72026

**Purchase Date:**

Certificate of Title entered on September 25, 2003

**Location of Property:**

5781 Callista Road, Sooke

**Size of Property:**

6.8 ha

**ALR Area:**

3.9 ha

**Present use of the Property:**

Residential use

**Surrounding Land Uses:**

**WEST:** Rural residential  
**SOUTH:** Rural residential  
**EAST:** Agricultural use  
**NORTH:** Rural residential use

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

OCP Bylaw No. 1645  
Designation: Agricultural and Rural Residential 2

**Zoning Bylaw and Designation:**

Zoning Bylaw No. 2040  
Designation: Agriculture (AG) and Rural (A)  
Minimum Lot Size: 4 ha

**PREVIOUS APPLICATIONS:**

**Application #36560-0**

**Applicant:** Wehrhahn, Rodney

**Decision Date:** April 19, 2006

**Proposal:** The proposed application was twofold:

1. To exclude approximately 2 ha of ALR land from the northern side of the property in order to provide a residence for the owner's daughter.
2. To include into the ALR the southern 2.9 ha portion of the property that would result in a total of 4.7 ha within the ALR.

**Decision:** Allowed subject to the including 2.9 ha into the ALR on the southern portion of the property

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

The Capital Regional District Board endorses the application in principle, subject to receipt of technical findings on appropriate soil quality for the pieces of land being exchanged.

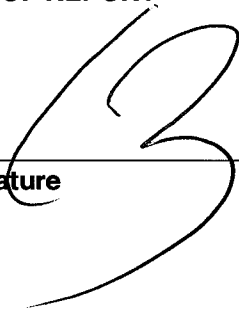
**Attachment:**

1. ALR Map No. 92B.032
2. Commission's May 5, 2006 decision letter regarding application #C-36560
3. Minutes of Resolution #187/2006 regarding application #C-36560
4. Staff Report regarding application #C-36560

**END OF REPORT**

Signature

Date



July 24/06