



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

August 25, 2006

Reply to the attention of Roger Cheetham

David & Heather Frost
5895 Old East Road
Victoria, BC V8Y 1V7

Dear Sir/Madam:

RE: Application #C-36761

PID: 003-193-110
Lot 1, Section 38, Lake District, Plan 22882;
PID: 001-247-760
Lot A, Section 38, Range 30475, Lake District.

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to adjust the boundaries of the two properties to create a 7.3 ha lot and a 6.9 ha lot. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on 3rd August 2006. The Commission found the meeting and site visit informative. In particular the Commission noted that the proposed adjustment to the boundary was located in a logical position in relation to the treed and cleared areas and that the adjustment would help Mr. Romain with the further agricultural development of his property.

Accordingly the Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with 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 # 411/2006.

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Michael & Sharyn Romaine - 5971 Old East Road, Victoria, BC V8Y 1V7
District of Saanich
RC/lv/Encl./36761

ALR Northern Farm Lands

5971 Old East Road
Proposed New Area 7.30ha
A-2

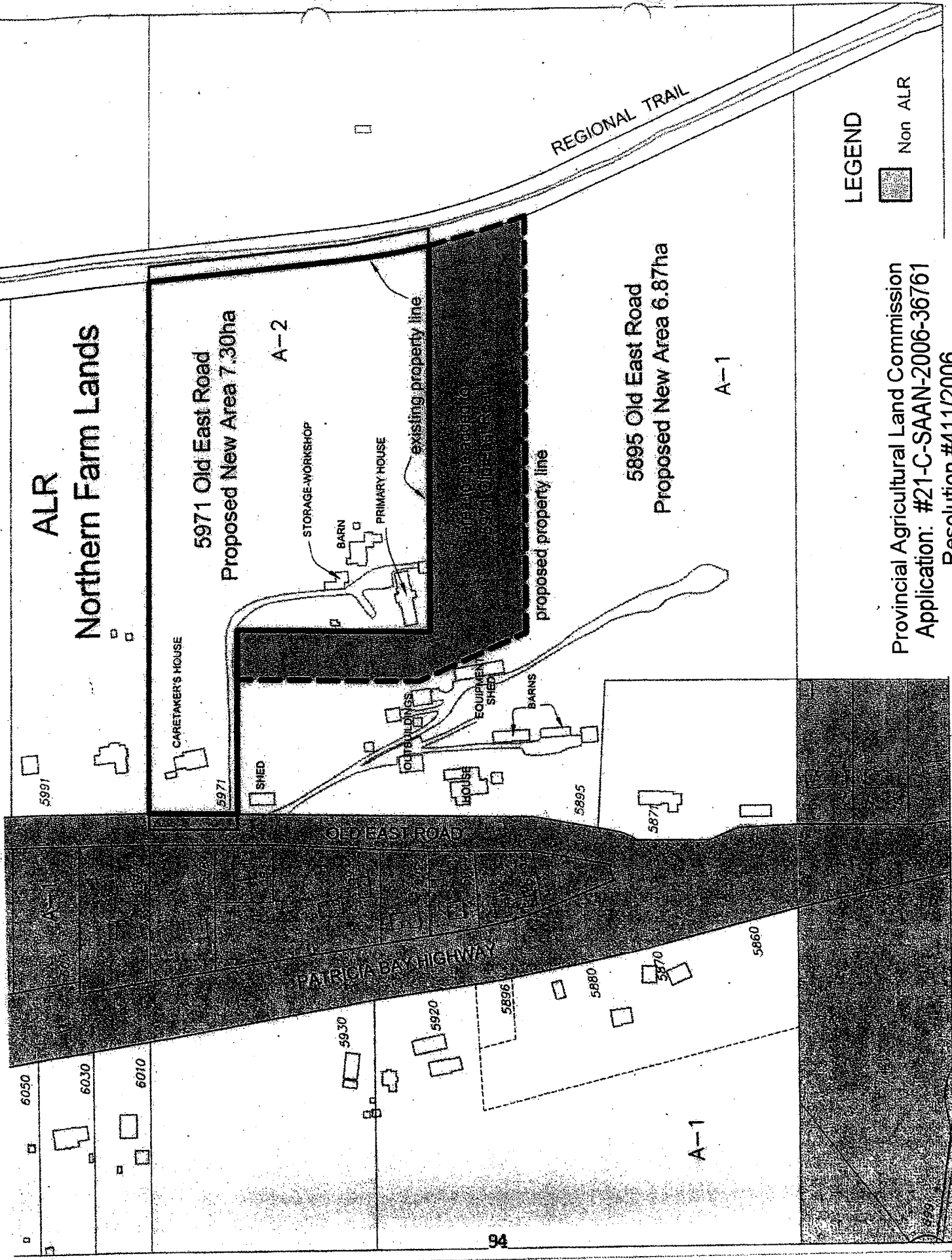
5895 Old East Road
Proposed New Area 6.87ha
A-1

REGIONAL TRAIL

LEGEND



Provincial Agricultural Land Commission
Application: #21-C-SAAN-2006-36761
Resolution #411/2006





Staff Report
Application # C – 36761-0
Applicant: David & Heather Frost and Mike & Sheryn Romain

DATE RECEIVED: June 19, 2006

DATE PREPARED: July 19, 2006

TO: Chair and Commissioners – Island Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To adjust the boundaries of the two properties to create a 7.3 ha lot and a 6.9 ha lot.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicants wish to adjust the boundaries of the properties so that one of the owners can expand their organic farm.

Local Government:

The Corporation of the District of Saanich

Legal Description of Properties:

1. PID: 003-193-110
Lot 1, Section 38, Lake District, Plan 22882

Owner: David and Heather Frost

2. PID: 001-247-760
Lot A, Section 38, Range 30475, Lake District

Owner: Michael and Sharyn Romaine

Purchase Dates:

1. 1986
2. 2004

Location of Properties:

5895 and 5971 Old East Road, Saanich

Size of Properties:

Lot 1 - 9.4 ha Lot 2 - 4.6 ha

Present use of the Properties:

Residential and Farming

Surrounding Land Uses:

WEST: Farm Land (ALR)
SOUTH: Farm Land (ALR)
EAST: Farm Land (ALR)
NORTH: Residential single family (non-ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # CRD - Study
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP Saanich General Plan (1993) and Cordoba Bay Local Area Plan (1998)
Designation: ALR

Zoning Bylaw and Designation:

Zoning Bylaw No. 8200 designates Lot 1 as A-1 (Rural Zone) Minimum Lot Size: 4.0ha
Zoning Bylaw No. 8200 designates Lot A as A-2 (Rural Zone – Two Dwellings) Minimum Lot Size: 2.0ha

PREVIOUS APPLICATIONS:

Application #17831-0

Applicant: Stewart, Dianne Louise
Decision Date: July 20, 1984
Proposal: To subdivide Lot 1 (9.6 ha) into 4 rural residential lots.
Decision: Refused on the basis that the land has excellent capability for agriculture.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

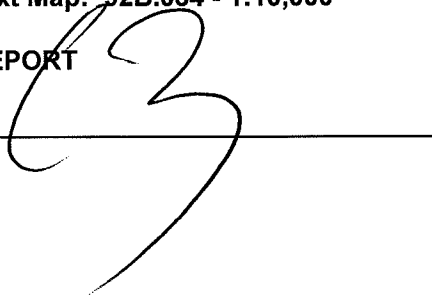
The Corporation of the District of Saanich Council: The Council forwarded the application to the Commission with a resolution of support.

ATTACHMENTS:

Background to Application for Boundary Adjustment between 5895 and 5971 Old East Road Properties
District of Saanich: Report to Mayor and Council dated May 23, 2006 (includes site plans).
ALR Context Map: 92B.054 - 1:10,000

END OF REPORT

Signature



Date

July 19/06