



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: **C-37759**

February 7, 2008

Lance & Debra Lajeunesse
7031 Grant Road
Sooke, BC V0S1N0

Dear Sir/Madam:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 4/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written in a cursive style.

Erik Karlsen, Chair

cc: The District of Sooke (ALREX2007-0342/0343)
David and Darcy McClimon - 6110 Kirby Road, Sooke, BC, V0S1N0;

Enclosure: Minutes

TK/
i/37759d1.doc



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 17, 2008 in Langford, B.C.

PRESENT:	Lorne Seitz	Chair, Island Panel
	David Craven	Commissioner
	Donald Rugg	Commissioner
	Terra Kaethler	Staff

For Consideration

Application: # C- 37759
 Applicant: Lance & Debra Lajeunesse, David and Darcy McClimon
 Proposal: To exclude the two subject properties which total 4.8 ha for the purpose of future development.

Legal:

1. PID: 007-817-088
 Lot 4, Section 3, Sooke District, Plan 1185
2. PID: 003-956-318
 Lot 2, Section 3, Sooke District, Plan 17999, Except that part in Plan 20377

Location: 7031 and 7051 Grant Road

Site Inspection

A site inspection was conducted on January 17, 2008. Those in attendance were:

- Lorne Seitz Chair, Island Panel
- David Craven Commissioner
- Donald Rugg Commissioner
- Terra Kaethler Staff
- Lance Lajeunesse Applicant
- David McClimon Applicant
- Marlaina A. Elliott Director of Planning , Sooke

The Commission met with the applicants and the Director of Planning of Sooke and walked the property. The Director of Planning informed the Commission that Sooke was in the process of an OCP revision that may affect a number of ALR properties, including the subject properties.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is identified as being improvable to Class 2 with cumulative and minor adverse limitations. Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

The Commission recalled the site visit conducted in 2005 when it reviewed the exclusion applications put forward at that time (#C-36170 and #C-36171). Upon the site visit for the current application, and a review of the file information including the previous applications and the soil capability maps, the Commission continues to believe that the properties have high agricultural capability and that exclusion is not warranted.

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission did not believe there are external factors that render the land unsuitable for agricultural use. Further, the Commission is of the view that the subject properties would be appropriate for small lot agriculture or urban agriculture activities, given their size and their close proximity to an urban population.

Assessment of Other Factors

Although the Commission did not believe that exclusion of the subject properties from the ALR was warranted based on its potential for agriculture, it noted that the District of Sooke is in the process of an OCP review and may be revising its current boundaries for urban development. The Commission expects to be involved in this process, and may be prepared to reconsider this application, based on the results of a revised OCP.

Conclusions

1. That the land under application has agricultural capability.
2. That the land under application is suitable for agricultural use.
3. That the Commission may be prepared to reconsider this application based on the results of the District of Sooke OCP review.

IT WAS

MOVED BY: Commissioner Seitz
SECONDED BY: Commissioner Craven

THAT the application be refused as proposed.

CARRIED

Resolution # 4/2008