



Agricultural Land Commission
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Reply to the attention of Terra Kaethler
ALC File: C-38302

October 14, 2008

Brent Arden and Sandra Bunyan
2067 Harbourview Road
Sooke, BC V0S1N0

Dear Sir and Madam:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 569/2008 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 (ALRSPEC2008-0163)

Enclosure: Minutes/Sketch Plan

TK/
i/38302d1.doc



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on September 10, 2008 at the offices the District of Saanich, located at 770 Vernon Ave, Victoria, B.C.

PRESENT:

Lorne Seitz	Chair, Island Panel
David Craven	Commissioner
Jennifer Dyson	Commissioner
Terra Kaethler	Staff
Roger Cheetham	Staff

For Consideration

Application: # C- 38302
Applicant: Brent Arden and Sandra Bunyan
Proposal: Non-farm Use: To convert a single dwelling into a duplex for the applicant's daughter and grandson.
Legal: PID: 000-092-592
Lot 1, Parcel A (DD159009I), Block 15, Section 65, Sooke District, Plan 2434, EXCEPT That part in Plan 28785
Location: 2067 Harbourview Road

Site Inspection

A site inspection was conducted on September 10, 2008. Those in attendance were:

- Lorne Seitz Chair, Island Panel
- David Craven Commissioner
- Jennifer Dyson Commissioner
- Terra Kaethler Staff
- Roger Cheetham Staff
- Sandra Bunyan Applicant
- Brent Arden Applicant

The Commission walked the property and discussed the proposal with the applicants. It noted that the property was predominantly used for residential use.

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

The Commission considered that the soil capability ratings reflected prime capability for agricultural use.

Assessment of Agricultural Suitability

The Commission considered whether the property was suitable for agriculture. This consideration included details such as property size, surrounding land use and limitations to agriculture. The Commission discussed that the property was in a residential area and bounded by two roads. Further, the Commission considered the limitations of agricultural use on the property due to its small size. As such, although the property had agricultural capability, the Commission was of the view that there were external factors that rendered the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission did not believe the proposal would impact existing or potential agricultural use of the subject property or surrounding lands.

Conclusions

1. That the land under application has agricultural capability
2. That the land under application is not suitable for agricultural use.
3. That the proposal will not negatively impact agriculture.

IT WAS

MOVED BY: Commissioner Seitz
SECONDED BY: Commissioner Dyson

THAT the application for a duplex be approved.

This decision does not relieve the owner or occupier of the responsibility to 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.

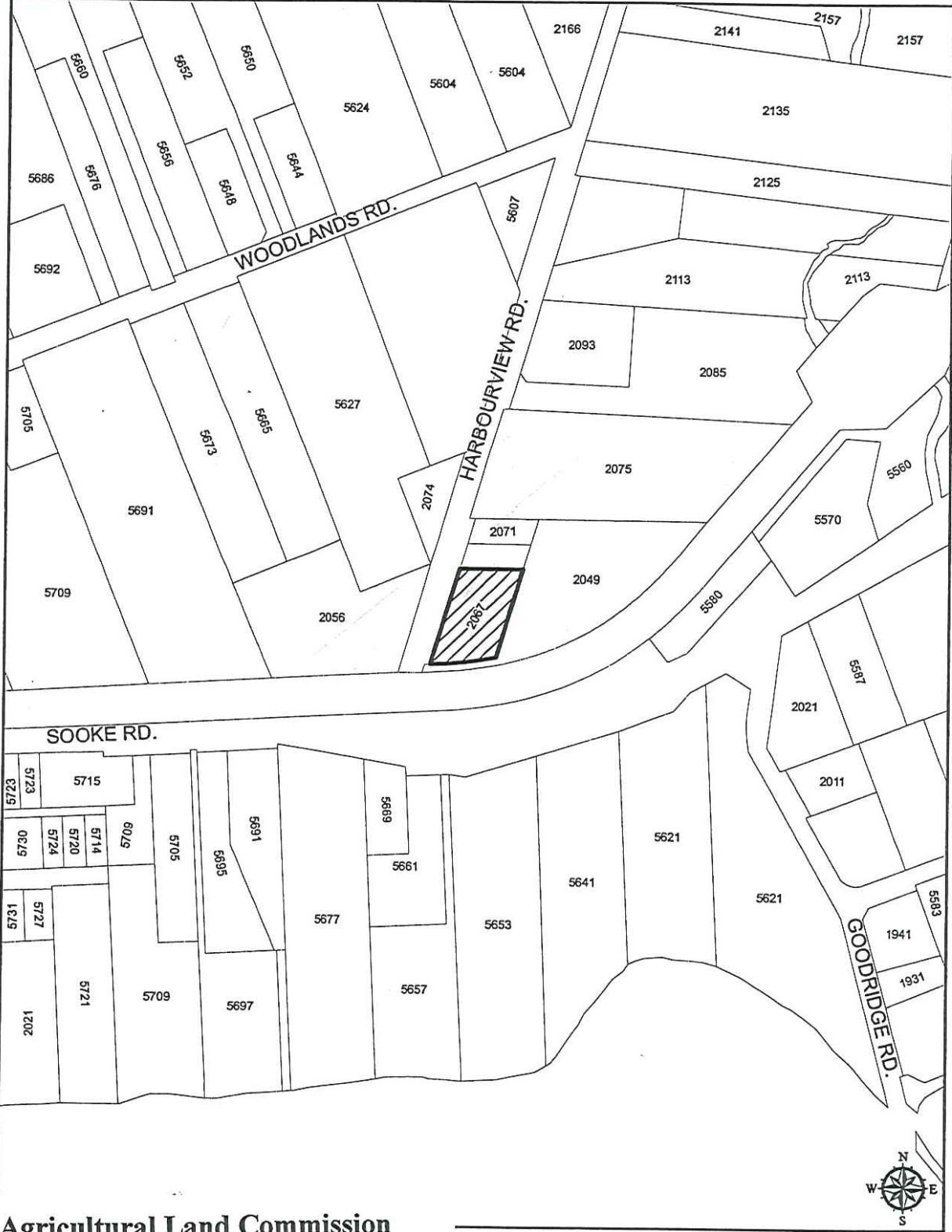
CARRIED

Resolution # 569/2008

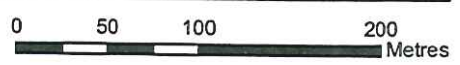



SUBJECT PROPERTY MAP

File: ALRSPEC2008-0163



Provincial Agricultural Land Commission
 Application # 38302
 Resolution #569/2008



 Approved for non-farm use of duplex