



## Agricultural Land Commission Staff Report

**DATE:** June 24, 2010  
**TO:** Vice Chair and Commissioners - Island Panel  
**FROM:** Gordon Bednard

**RE:** Application # 51210  
**PROPOSAL:** Subdivision - Strata Title Duplex

### PROPOSAL INFORMATION

**Background:** ALC gave permission for applicant to construct duplex while registering of a strata on the property. Previous ALC Application for Non-Farm Use Legacy # 38302 I.D. # 45194  
**Received Date:** December 21, 2009  
**Applicant:** Brent Arden  
**Agent:** N/A  
**Local Government:** District of Sooke

### DESCRIPTION OF LAND

**PID:** 000-092-592  
**Legal Description:** Parcel "A" (DD 159009I) of Lot 1, Block 15, Section 65, Sooke District, Plan 2434, Except that Part in Plan 28785  
**Civic Address:** 2067 Harbourview Road  
**Area:** .6 ha  
**ALR Area:** .6 ha  
**Purchase Date:** April 22, 1991  
**Owners:** Brent Arden  
Sandra Bunyan

**Total Land Area:** .6 ha  
**Total ALR Area:** .6 ha  
**Current Land Use:** Residential Use (RU -3 & ALR)

### PROPOSAL DETAILS

#### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
0.6	Prime	CLI

**Number of Lots**    **Lot Size (ha)**

2

0.3

**Surrounding Land Uses:**

North ALR land with residential uses  
 East ALR land with residential uses  
 South Panhandle lot on ALR land & Galloping Goose Trail  
 West ALR with residential uses

**Official Community Plan**

**Bylaw Name:**  
**Designation:**  
**OCP Compliance:**

**Zoning**

**Zoning Bylaw Name:**  
**Zoning Designation:**  
**Minimum Lot Size:**  
**Zoning Compliance:**

**PREVIOUS APPLICATIONS**

**Application #:** 45194  
**Applicant:** Brent Arden  
**Proposal:** Non-farm Use: To convert a single dwelling into a duplex for the applicant's daughter and grandson.

**Decisions:**

**Resolution  
 Number**

**Decision Date**  
 September 10, 2008

**Decision Description**  
 Approved as propsoed - no impact due to small size of the subject property.

**Note:** ( 2008 07 09)

**STAFF COMMENTS**

Previous application allowed the use of the property for two dwellings. This application proposes the division of the property by strata plan.

**ATTACHMENTS**

51210\_ContextMap5k.pdf  
 51210\_AirphotoMap.pdf  
 51210\_AgCapabilityMap.pdf

**END OF REPORT**

**Signature**

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**Date**

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