



Agricultural Land Commission Staff Report

DATE: July 15, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 51801
PROPOSAL: Exclusion to facilitate construction of school, firehall and playing fields

PROPOSAL INFORMATION

Background: Area was retained in ALR for agricultural use, and was to be rehabilitated, as a condition of the approval by the Commission of an application for exclusion of surrounding , poor quality lands.

Received Date: June 29, 2010

Applicant: Sun River Estates Ltd.

Agent: District of Sooke

Local Government: District of Sooke

DESCRIPTION OF LAND

PID: 025-686-011

Legal Description: Lot A, Sections 28, 29 & 32, Sooke District Plan VIP75447

Civic Address:

Area: 10.4 ha

ALR Area: 10.4 ha

Purchase Date: July 1, 2003

Owner: Sun River Estates Ltd.

Total Land Area: 10.4 ha

Total ALR Area: 10.4 ha

Current Land Use: vacant land under rehabilitation for agriculture.

PROPOSAL DETAILS

Exclusion Area	Agricultural Capability	Agricultural Capability Source
6.0	Prime	CLI

Surrounding Land Uses:

North Residential, not in ALR
East Residential - not in ALR
South Residential - Not in ALR
West ALR - balance of property, currently being reclaimed for agriculture as condition of approval of exclusion of adjacent lands.

Official Community Plan

Bylaw Name: Sooke OCP 2010
Designation: Agricultural
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Bylaw 270
Zoning Designation: CD2-B
Minimum Lot Size:
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 17451

Applicant: Shambrook Hills Development Corporation

Proposal: Shambrook Hills Development Corp (SHDC) is requesting the removal of 104 ha of the 155 ha lands from the ALR in order to facilitate its development into a mixture of residential land with hobby farms of 5 to 10 ha in the ALR portions remaining. Portions

Decisions:

Resolution

Number	Decision Date	Decision Description
62	February 21, 2002	Allow exclusion of portions of the property with the poorest agricultural capability.

Note: Exclusion of low capability lands surrounding the subject property.

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Forwarded with recommendation of support

STAFF COMMENTS

This land was a portion of several areas to be retained in the ALR for agricultural use when the adjacent lands were removed based on poor capability ratings. The land was supposed to be reclaimed for agriculture, a process which has been stalled and awaits the Commisison's decision on this application.

ATTACHMENTS

51801_ContextMap20k.pdf
51801_AirphotoMap20k.pdf

END OF REPORT

Signature

Date
