



Agricultural Land Commission Staff Report

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

RE: Application # 51802
PROPOSAL: Inclusion of 7.6 ha

PROPOSAL INFORMATION

Background: Proposed inclusion to compensate for exclusion of 6 ha from ALR for school, fire hall, and playing fields site.
Received Date: June 29, 2010
Applicant: Sun River Estates Ltd.
Agent: District of Sooke
Local Government: District of Sooke

DESCRIPTION OF LAND

PID: 026-066-858
Legal Description: Lot A, Section 32, Sooke District Plan VIP77727, Except parts in Plans VIP77763, VIP78743, VIP79134, VIP80394, VIP80698 and VIP87411
Civic Address:
Area: 33.3 ha
ALR Area: 0 ha
Purchase Date: November 1, 2009
Owner: Sun River Estates Ltd.

Total Land Area: 33.3 ha
Total ALR Area: 0 ha
Current Land Use: Vacant forested land south of DeMamiel creek

PROPOSAL DETAILS

Inclusion

Area	Agricultural Capability	Agricultural Capability Source
7.6	Secondary	CLI

Surrounding Land Uses:

North Demamiel Creek/Sun River Estates - excluded land
 East Demamiel Creek/Sun River Estates - excluded land
 South Civic uses - school district, in ALR
 West Forested and some cleared land beyond, inALR

Official Community Plan

Bylaw Name:
Designation:
OCP Compliance:

Zoning

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

RELEVANT 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 application which created the ALR parcel under application for exclusion (#51801). This lead to the current inclusion proposal as compensation for the loss of ALR land.

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Forwarded with recommendation to approve.

STAFF COMMENTS

Onsite report regarding agricultural capability submitted with application. Findings of this report are somewhat conflicting with an earlier report by a different agrologist. Property is not accessible by road, only by walking through school site to south.

ATTACHMENTS

- 51802_ContextMap20k.pdf
- 51802_AirphotoMap20k.pdf

END OF REPORT

Signature

Date
