



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

November 15, 2011

Reply to the attention of Jennifer Carson
ALC File: 52343

Richard Butler
District of Saanich
770 Vernon Avenue
Victoria, BC
V8X 2W7

Dear Mr. Butler:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **342/2011** outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Please note that prior to proceeding, other approvals may be necessary.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'Brian Underhill', is written over the 'Per:' label.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: BC Assessment, ,

JC/
52343d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 26th, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

| | |
|-----------------|--------------|
| Richard Bullock | Chair |
| Jennifer Dyson | Vice-Chair |
| Bert Miles | Commissioner |
| Jim Johnson | Commissioner |

COMMISSION STAFF PRESENT:

| | |
|-----------------|--------------------|
| Brian Underhill | Executive Director |
| Roger Cheetham | Regional Planner |
| Terra Kaethler | Land Use Planner |
| Jennifer Carson | Land Use Planner |

APPLICATION ID: #52343

PROPOSAL: To subdivide 1.4 ha from the 9.3 ha Madrona Farm to add to Mount Douglas Park. (Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

| | |
|--|---|
| Parcel ID: | 003-408-400 |
| Legal Description: | Lot A, Section 51, Victoria District, Plan 7421 |
| Civic Address: | 4317 Blenkinsop Road, Saanich |
| Size: | 9.3 ha |
| Area in ALR: | 9.3 ha |
| Current Land Use: | Madrona Farm |
| Farm Classification: (BC Assessment) | Yes |

PROPERTY OWNER INFORMATION: The Land Conservancy of British Columbia

DATE PROPERTY ACQUIRED: June 16, 2011

SITE INSPECTION MEETING:

A site inspection meeting was conducted on September 22, 2011 following which a report was prepared. The site inspection meeting report was approved by Commissioner Dyson on October 21, 2011 and by Bill Turner on October 14, 2011.

Section 14(2) of the *Agricultural Land Commission Act* provides that a member of the Commission who was not present at a meeting to determine an application or other matter may vote on the application or matter only if a summary of the meeting is given to the member before the vote. The site inspection meeting report, constitutes a written record of the site inspection meeting and has been provided to all Commission members recorded above.

COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

Overall the Commission recognized and was impressed with the diversity and magnitude of Madrona Farms and was pleased to see a good example of an agricultural operation which appears to be thriving.

Agricultural Capability and Suitability

Although the property is rated as improvable to Class 2 with the limitation of stoniness in the agricultural capability mapping, the site visit findings did not reflect this rating. The agricultural capability and suitability of the land being proposed for subdivision is minimal as it is a steep portion of the property that has never been used for agriculture on a farm which appears to have utilized all arable portions of the property.

Assessment of Potential Impact on Agriculture

The Commission does not believe the addition of this 1.4 ha parcel to the neighbouring Douglas Park would adversely impact existing or potential agricultural use of surrounding lands as the land will be retained as a buffer and never be built on.

CONCLUSIONS:

1. That agricultural capability mapping of the land under application does not accurately reflect the ratings of the portion of the property proposed for subdivision.
2. That the land under application is not suitable for agricultural use.
3. That the proposal will not adversely impact agriculture.

IT WAS

MOVED BY: Commissioner Miles
SECONDED BY: Commissioner Bullock

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

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 # 342/2011

ALC Application #52343

Subdivision approved by Resolution #342/2011

