



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

November 15, 2011

Reply to the attention of Jennifer Carson
ALC File: 52353

Colin & Terry Armour
6485 Oldfield Road
Saanichton, BC
V8M 1X8

Dear Mr. and Mrs. Armour:

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

Please find attached the Minutes of Resolution # **347/2011** outlining the Commission's decision as it relates to the above noted application.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'Brian Underhill', is written over a horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: District of Central Saanich (3360-40-3/11)
BC Assessment, ,

JC/
52353d1



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:

Jennifer Dyson	Chair
Richard Bullock	Commissioner
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: #52353

PROPOSAL: To construct a second home on the subject property. (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Parcel ID:	009-400-524
Legal Description:	Parcel C (DD 167152I) of Section 15 Range 3 East, South Saanich District
Civic Address:	6485 Oldfield Road, Saanich
Size:	3.9
Area in ALR:	3.9
Current Land Use:	farm, one outbuilding and heritage cottage
Farm Classification: (BC Assessment)	Yes

PROPERTY OWNER INFORMATION: Colin and Terry Armour

DATE PROPERTY ACQUIRED: December 2nd, 2008

SITE INSPECTION MEETING:

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

Discussion

The Commission discussed that the three properties owned by various members of the applicants' family are being farmed through leases. The Commission also recognized that in this particular situation retention of the existing home for the purpose of heritage values is acceptable and will not adversely impact the agricultural potential of the subject property. However, the Commission stressed that it would not look favourably on any possible future application to subdivide the property based on the presence of two dwellings.

CONCLUSION:

In this particular situation, retention of the existing home for the purpose of heritage values will not adversely impact the agricultural potential of the subject property.

IT WAS

MOVED BY: Commissioner Johnson

SECONDED BY: Commissioner Miles

THAT the application be allowed as proposed.

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 # 347/2011