



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

December 18, 2012

ALC File: #52846

David & Sandra Parsons
2727 Phillips Road
Sooke, BC
V9Z 0Y3

Dear Sir/Madam:

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #443/2012 as it relates to the above noted application. The Commission has also attached a sketch plan depicting the decision.

Further correspondence with respect to this application is to be directed to Liz Sutton.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Liz Sutton', is written over the printed name.

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #443/2012
Sketch Plan

cc: District of Sooke (PLN00956)

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on November 21, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #52846.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowsell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Liz Sutton	Land Use Planner
Colin Fry	Executive Director

PROPOSAL

To subdivide the 9.0 parcel into one 1.72 ha lot and one 7.29 ha lot.
(Submitted pursuant to section 21(2) of the *Agricultural Land Commission Act*)

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- to preserve agricultural land;
 - to encourage farming on agricultural land in collaboration with other communities of interest; and
 - 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.

COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

- In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI),

'Soil Capability Classification for Agriculture' system. The proposed lot includes only a small portion of ALR land which is CLI Class 5P.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability. Limitations: (P) stoniness.

Conclusion: The proposal will not adversely impact existing or potential agriculture on surrounding lands because the land falls predominantly outside of the ALR.

2. The Commission notes that there are portions of the proposed remainder parcel which appear to have agricultural capability (Class 5P) and are presently situated outside the ALR.

Conclusion: Including into the ALR the arable portions of the land presently situated outside the ALR will more accurately reflect the agricultural land base.

IT WAS

MOVED BY: Commissioner Gillette
SECONDED BY: Commissioner Dempsey

THAT the request to subdivide a 1.7 ha lot from the 9 ha parcel be approved. Staff is directed to prepare a sketch plan depicting this decision and to attach the sketch plan to the letter communicating this decision.

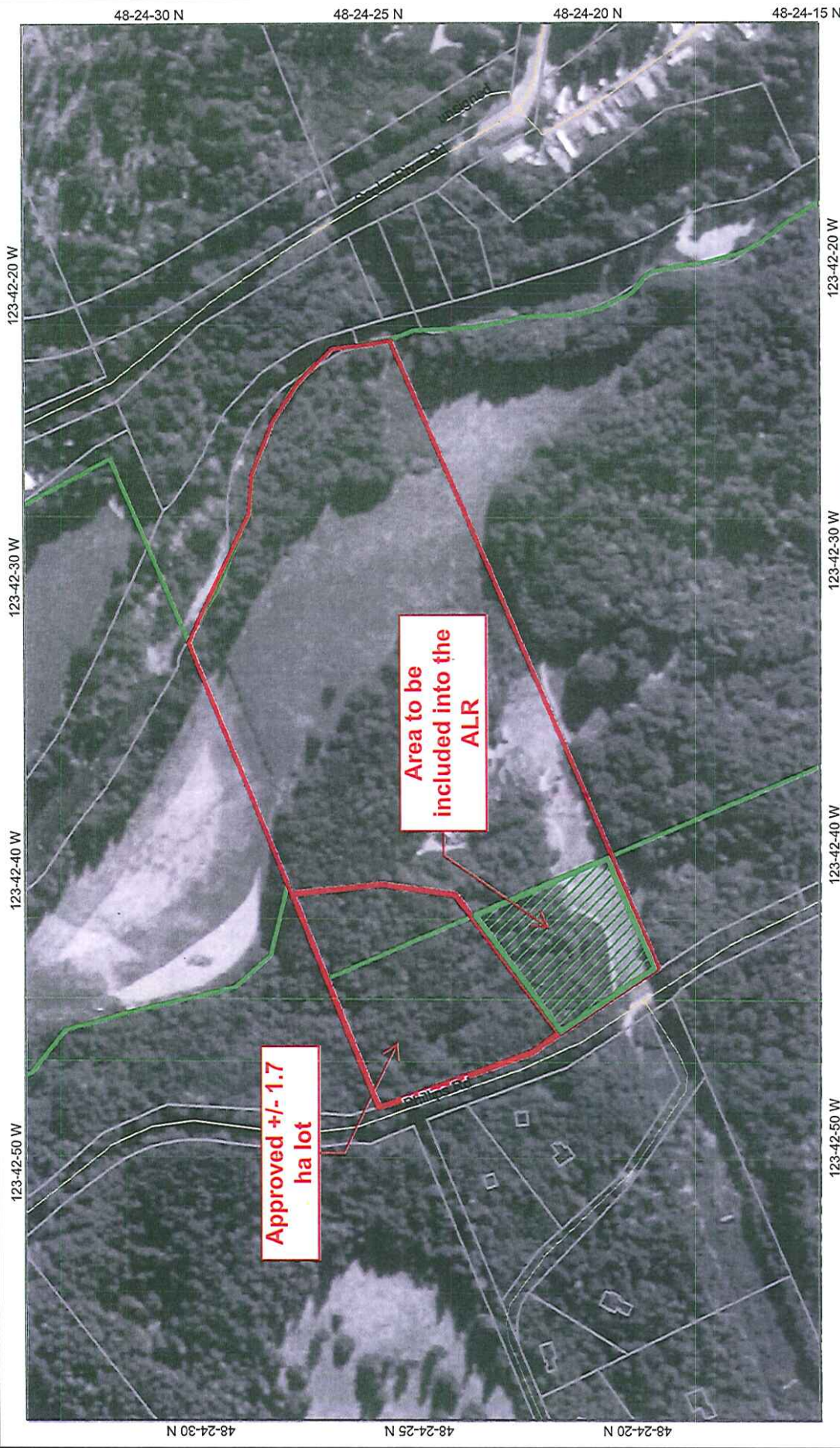
AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the sketch plan;
- the subdivision plan must be completed within three years from the date of this decision;
- the submission of an inclusion application pursuant to section 17(3) of the *Agricultural Land Commission Act* proposing to include into the ALR the arable non-ALR portion of the remainder parcel.


AND FINALLY THAT 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 #443/2012

Resolution #443/2012



Date Created: 11-Dec-2012 5:09:44 PM
Comments: ALC #52846 (Parsons)


Scale: 1:3,928

