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Provincial Agricultural Land Commission - Applicant Submission

Application ID: 100902
Application Type: Non-Adhering Residential Use within the ALR
Status: Submitted to L/FNG
Applicant: [REDACTED]
Local/First Nation Government: Capital Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description PARCEL A (DD 80053I) OF SECTION 86, SOOKE DISTRICT
Approx. Map Area 4.3 ha
PID 008-413-835
Purchase Date May 15, 2023
Farm Classification No
Civic Address 315 Becher Bay Rd, V9Z 1B7
Certificate Of Title LAND TITLE OFFICE.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
[REDACTED]	No Data	[REDACTED]	[REDACTED]	Not Applicable

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2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Will one of the landowners or government contacts added previously be the primary contact? Yes

Type Land Owner

First Name

[REDACTED]

Last Name

[REDACTED]

Organization (If Applicable) No Data

Phone

[REDACTED]

Email

[REDACTED]

4. Government

Local or First Nation Government: Capital Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).

The property is being used for residential purposes. No agriculture

Describe all agricultural improvements made to the parcel(s).

Approximately 1/3 of the property is fenced. Approx 1/2 acre of trees removed.

Describe all other uses that currently take place on the parcel(s).

Residential, recreational. Vacation property

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Choose and describe neighbouring land uses

	Main Land Use Type	Specific Activity
North	Unused	raw land heavily treed
East	Other	ocean
South	Residential	neighbour
West	Unused	raw land heavily treed

6. Proposal

Selected Subtype: Additional Residence for Farm Use

What is the purpose of the proposal? We are building a carriage house to provide accommodation for family members when they come to visit as the principal residence will be losing sq. footage (bedrooms) during the renovation. Below the carriage house will be our garage as there won't be a garage in the principal residence. Note: We are also planning on building an engineered steel accessory building for storage of personal items (boat, kayaks, paddleboards, lawn equipment etc.) This building is 114 m2

What is the total floor area (m²) of the proposed additional residence? 93

Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term. The additional residence nor property will be used for farm use. It's a guest house for people to stay while on the property visiting and the accessory building will be strictly for storage of personal items.

Describe the rationale for the proposed location of the additional residence. It's located close the house. Will be able to share the driveway and have access to the yard. The accessory building will be on the opposite side as the carriage house also sharing the driveway and yard.

Provide the total area (m²) and a description of infrastructure necessary to support the additional residence. 93 m2 Concrete foundation, engineered Pacific Homes carriage house. 114 m2 Concrete foundation, engineered steel accessory building provided by Olympia Steel Buildings.

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Describe the total floor area (m²), type, number, and occupancy of all residential structures currently located on the property. 290 m2 principal residence. Tutor style home build in the 70s which will be occupied by my partner and I.

Proposal Map / Site Plan 3755-02-SITE-Signed.pdf

Do you need to import any fill to construct or conduct the proposed non-adhering residential use? No

7. Optional Documents

Type	Description	File Name
Professional Report	Geotech report	Geotechnical Schedule B - 315 Becher Bay, Sooke (1).pdf
Professional Report	Geotech report	23-747 - Geotechnical Memo 1 - Nov 23, 2023 BS2 (1).pdf