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REPORT TO JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, JULY 8, 2008

SUBJECT **AGRICULTURAL LAND RESERVE APPLICATION FOR SUBDIVISION OF SECTION 85, SOOKE DISTRICT, EXCEPT PARCEL A (DD 76267I) (ALR-01-08)**

PURPOSE

The purpose of this report is to consider the application to subdivide the above property within the Agricultural Land Reserve and request a recommendation to the CRD Board and the Agricultural Land Commission.

HISTORY/BACKGROUND

The above mentioned property is located at 451 Becher Bay Road (Attachment 1) and has been in the current owners' family for approximately 100 years. The 85 ha (210 acre) property is zoned Rural B and Agriculture (AG) and is partially within the Agricultural Land Reserve (ALR); however, the property has not been used for agricultural purposes in the recent past. The applicants are proposing to create a 5 lot subdivision within the ALR (Attachment 2) as well as a separate 11 lot subdivision within the Rural B zoned portion of the property under Section 943 of the *Local Government Act*. Section 943 states that if *"an application for subdivision of land located outside a municipality has been submitted to a district highway manager in a form satisfactory to that official… a local government adopts a bylaw under this Part that would otherwise be applicable to that subdivision, the bylaw has no effect with respect to that subdivision for a period of 12 months after it was adopted…."* The portion of the above property within the ALR is bordered by Rural (A) zoned land to the north, Rural B zoned land to the east and west and by ALR land to the south. The surrounding ALR land is not utilized for agricultural purposes.

The Ministry of Transportation is the Approving Officer for subdivisions in the Juan de Fuca Electoral Area and the CRD is a referral agency. The CRD also refers comments to the Agricultural Land Commission (ALC) regarding subdivisions within the ALR. The local government receives the application and is required to file a report to the ALC concerning the proposal. The purpose of the report is to provide the Commission with information on local planning such as zoning designations and permitted uses and to give the local government an opportunity to make comments and recommendations on the feasibility of the proposal.

The proposed 5 lot subdivision within the ALR meets the minimum lot size requirements of the Agriculture (AG) zone, being 4.0 ha (9.88 acres). There is an existing dwelling on proposed lot B that conforms to the required setbacks (Attachment 3). The proposed subdivision is within the Steep Slopes, Riparian, Foreshore, Sensitive Ecosystems and Farmland Development Permit Areas in the East Sooke Official Community Plan (Bylaw No. 3353). As a condition of the subdivision, should the application proceed, the applicants will be required to provide assessments by qualified professionals and obtain a Development Permit prior to any site alteration or construction. To date, the applicants have hired Catherine Orban, P.Ag. to conduct a soil inspection in order to assess the agricultural capability of the subject property (Attachments 4 and 5).

ALTERNATIVES

1) Approve the request to subdivide the property into 5 lots within the ALR.
2) Deny the application to subdivide within the ALR.
3) Request additional information be provided regarding the subdivision.
4) Refer the application to subdivide within the ALR to the Juan de Fuca Electoral Area Agricultural Advisory Planning Commission.

PLANNING ANALYSIS

The proposed 5 lot subdivision within the Agricultural Land Reserve requires a recommendation to the Agricultural Land Commission from the Land Use Committee and CRD Board. The applicants have provided a report from a qualified agrologist that provides information on the suitability of the property to agriculture (Attachments 4 and 5). One single-family dwelling currently exists on the property and there is no active agricultural use.

The agrologist report describes the property as gently sloping to very steep with numerous bedrock outcrops and escarpments. The property features older second growth forest, an unnamed stream within a steep-sided ravine, and a large wetland which comprises approximately 50% of the ALR land within proposed lot 5. There are two cleared areas in the southern portion of the property, each with high water tables and ponded water in surface depressions. However, the soil on the property is generally shallow and is rapidly drained with a coarse fragment component of 30% to 60%, according to the agrologist's report. Several soil test pits were excavated by the qualified professional to depths of 33cm to 55cm as part of a preliminary analysis to determine provisional soil classifications.

The Agricultural Land Commission uses a Land Capability Classification System for Agriculture in British Columbia. The classification system identifies land according to its potential and limitations for agriculture using a rating system of Class 1 to 7. Associated with each class is a subclass that describes limitations such as topography, fertility, drainage, etc. The classification system is based on climate and soil characteristics as well as consideration of topography, drainage, and other landscape characteristics but is not based on the current use of the land. As the class numbers increase from 1 to 7, the range of crops decreases; however, the ratings give no indication of yield from individual crops.

According to the Agricultural Capability Assessment submitted by Catherine Orban, P.Ag, the general climatic capability for agriculture on the above property is Class 4A: *"Land in this class has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required."* However, if improvements were made to the moisture regime, such as providing irrigation during summer months, the overall climatic capability would be a Class 2A according to the report. While it was not determined to be financially feasible or practical to improve the soil moisture regime through irrigation and enhanced drainage due to low groundwater reserves in summer months, portions of the property were determined to be suitable to grazing of livestock. However, the lack of suitable vegetation for livestock and drainage issues would prevent the entire area to be used for grazing. The report concludes that "there is no potential for development of the Subject Property for commercial agricultural purposes" and that "the potential would not change if the Subject Property was subdivided within the ALR."

Despite the relatively low rating of the property's potential for agriculture based on the agrologist's report, the property retains value as a large parcel and enhances the rural character of the area. The CRD recently adopted a number of bylaws that restrict subdivision of large parcels in order to protect the rural values of the Juan de Fuca Electoral Area. Although the amending bylaws affect Rural (A) and Forestry (AF) zones and not the Agriculture (AG) zone, staff assert that the retention of large acreages, especially those within the ALR, should be preserved. The subject property has intrinsic environmental values such as a large wetland, a creek, relatively undisturbed coastline, older second growth forest, and considerable variation in topography. In order to maintain land with agricultural potential for the long term, lands should not be eroded by non-farm use and subdivision.

Due to the need to preserve agricultural potential in the Juan de Fuca Electoral Area, a new Agricultural Advisory Planning Commission (AAPC) has been established. Representatives who are involved in agricultural activities in some regard make up the AAPC. Staff recommend that the Land Use Committee request comments on the proposed subdivision of land within the ALR from the AAPC.

INTER-DEPARTMENTAL IMPLICATIONS

In order for any proposed dwellings to be built they will require building permits which will make specific reference to the conditions of the development permit.

LEGISLATIVE IMPLICATIONS

The Agricultural Land Commission requires local governments to file a recommendation regarding the subdivision of land within the Agricultural Land Reserve.

PUBLIC CONSULTATION IMPLICATIONS

The Agricultural Land Commission requires a recommendation from local governments regarding applications to subdivide land within the ALR. Applications are considered at public meetings, in this case the Juan de Fuca Electoral Area Land Use Committee (LUC).

SUMMARY/CONCLUSIONS

The applicants are requesting to subdivide land within the ALR into 5 separate parcels. The property is zoned Rural B and Agriculture (AG) and is currently used for residential purposes. The applicants hired a qualified professional agrologist to conduct a preliminary analysis of the agricultural potential of the lands. The agrologist report describes the land as generally unsuitable for agriculture due to the steep topography, lack of groundwater for irrigation and shallow soils. However, portions of the property were determined to be suitable for grazing livestock and the report suggests that with improvements to drainage and irrigation, the property could be used for growing some crops.

The property is within Development Permit Areas for Steep Slopes, Riparian and Wetlands, Sensitive Ecosystems, and Farmland and a Development Permit would be a condition of subdivision should the application proceed. The large acreage contains several valuable environmental features including the potential for agricultural production. Due to the sensitive nature of the property and its status within the ALR, staff recommend the application be referred to the newly established Juan de Fuca Electoral Are Agricultural Advisory Planning Commission for comment. Upon comment the application would be brought back to the Land Use Committee for a recommendation to the CRD Board.

RECOMMENDATION(S)

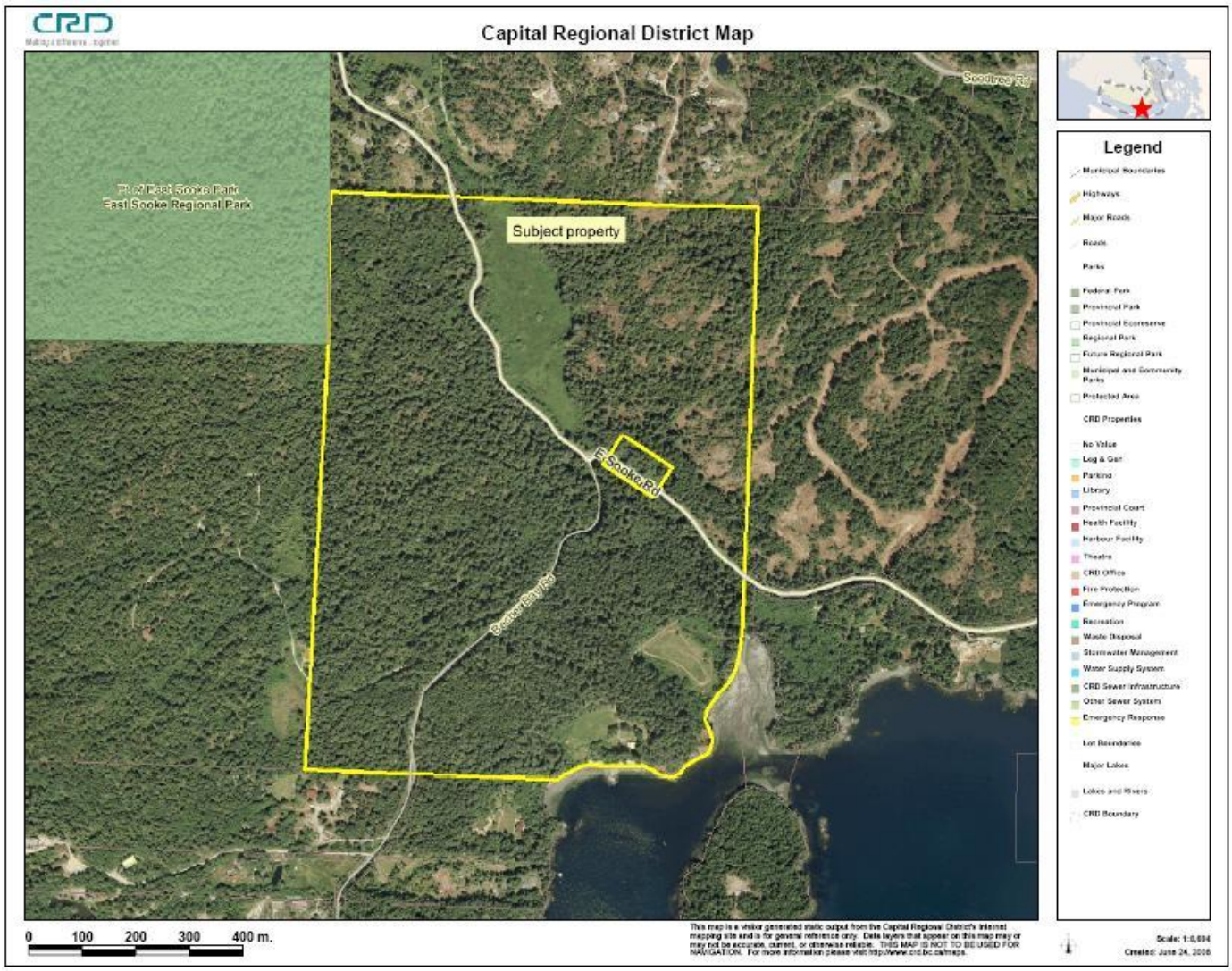
That the Juan de Fuca Electoral Area Land Use Committee recommend that the proposal to subdivide lands within the Agricultural Land Reserve on Section 85, Sooke District, Except Parcel A (DD 76267I) (ALR-01-08) be referred to the Juan de Fuca Electoral Area Agricultural Advisory Planning Commission for comment.

Kris Nichols, MCIP
Manager, Local Area Planning

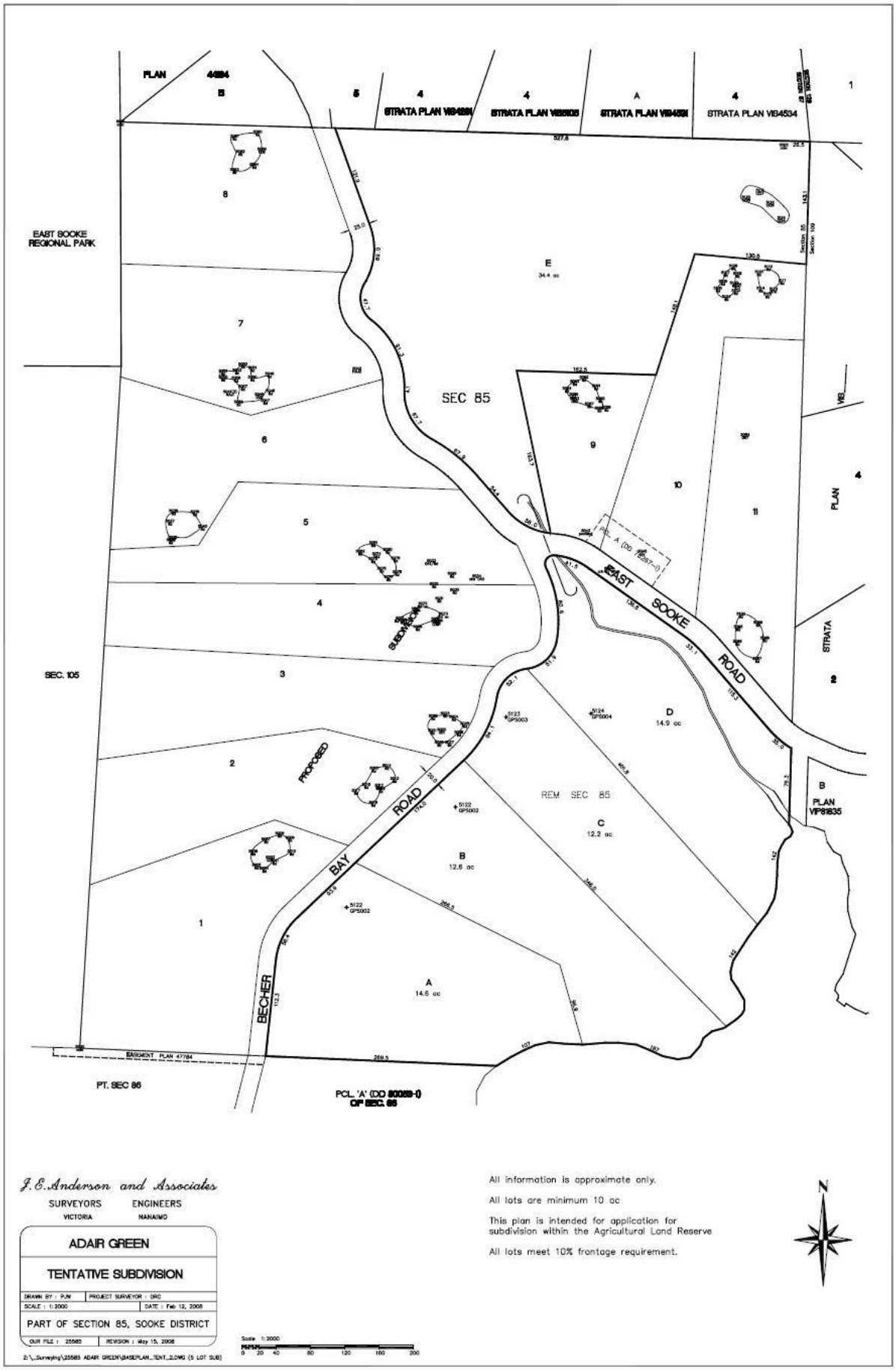
Robert Lapham, MCIP
General Manager, Planning and Protective Services

Attachments:
1: Location
2: Subdivision plan
3: Setbacks
4: Agricultural Capability Assessment for proposed lots 1-4
5: Agricultural Capability Assessment for proposed lot 5

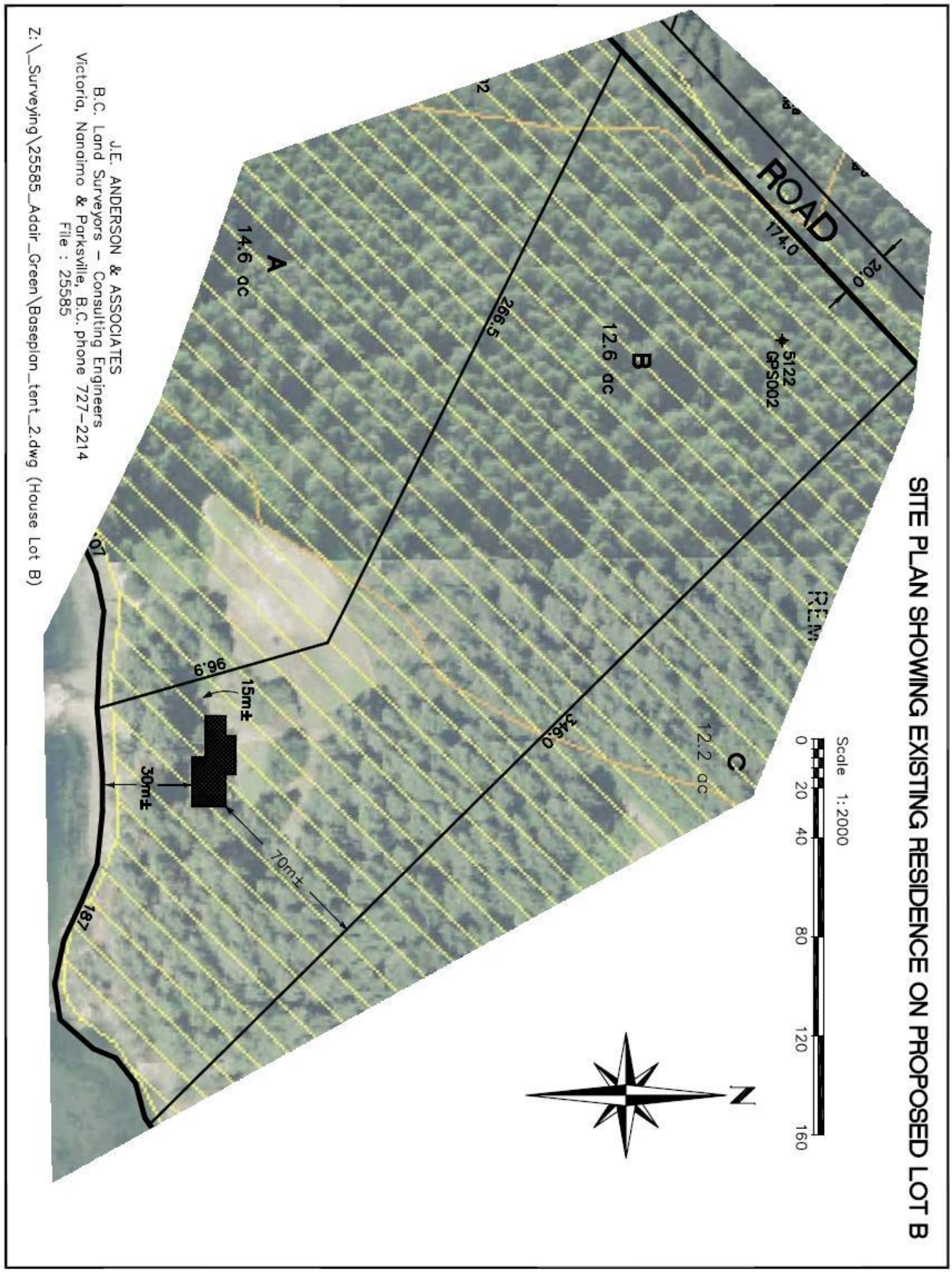
Attachment 1: Location



Attachment 2: Subdivision Plan



Attachment 3: Setbacks


SITE PLAN SHOWING EXISTING RESIDENCE ON PROPOSED LOT B
ROAD
174.0
20.0
5122
GPS002
A
14.6 ac
B
12.6 ac
C
12.2 ac
266.5
346.0
96.9
15m±
30m±
70m±
187
REM
Scale 1:2000
0 20 40 80 120 160
N
J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors – Consulting Engineers
Victoria, Nanaimo & Parksville, B.C. phone 727-2214
File : 25585
Z:_Surveying\25585_Adair_Green\Baseplan_tent_2.dwg (House Lot B)

Attachment 4: Agricultural Capability Assessment for proposed lots 1-4

*available for viewing at the Juan de Fuca Planning Office

AGRICULTURAL CAPABILITY ASSESSMENT for 451 Becher Bay Road, Sooke, B.C. Section 85, Sooke District

Prepared for: ADAIR GREEN & JOANNE GREEN
451 Becher Bay Road
Sooke, BC, V9Z 1B8

Prepared by: CATHERINE ORBAN, M.Sc., P.Ag.
1977 Harlequin Cres.
Nanoose Bay, BC, V9P 9J2

Version: FINAL
Report Date: April 18, 2008
Project: 114-2001

Attachment 5: Agricultural Capability Assessment for proposed lot 5

LEGAL SURVEYS
MUNICIPAL ENGINEERING
LAND DEVELOPMENT AND MANAGEMENT

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WEBSITE: http://jeanderson.com

May 23, 2008

File No. 25585

CRD JDF Electoral Area
P.O. Box 283
Sooke, BC V9Z 0S9

Attention: Emma Taylor

Dear Emma:

Re: CRD File No. S-08-08 & S-09-09: Joanne and Adair Green
Soils and Agricultural Capability for Proposed Lot 9
(12 Lot Subdivision Revision April 1, 2008), 451 Becher Bay Road

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Enclosed please find a report prepared by Catherine Orban, M.Sc, P.Ag. describing the soils, topography and agricultural capability of the proposed Lot 9 of the 12 lot tentative plan of subdivision prepared by J.E. Anderson and Associates dated April 1, 2008. This lot is currently called Lot E, which is part of a 5 lot tentative subdivision of the remainder of section 85, dated May 15, 2008.

If you have any questions please do not hesitate to call.

Yours truly,

J.E. Anderson and Associates

Peter Wittstock, LST

PW/eb

Encl.

2 - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1 TEL: (250) 758-4631 FAX: (250) 758-4660

Catherine Orban, M. Sc., P.Ag.
1977 Harlequin Cres
Nanoose Bay, BC
V9P 9J2

Mr. Adair Green & Ms. Joanne Green
117 View Royal Avenue
Victoria, BC
V9B 1A6

May 16, 2008

Dear Adair and Joanne

RE: Soils and Agricultural Capability for Proposed Lot 9, 451 Becher Bay Road, Sooke

Introduction:

In response to your request, I have prepared a brief letter report to provide an overview of the soils and agricultural capability of proposed Lot 9 (Subject Property) on your property (Lot 85, northern portion, Sooke District) at 451 Becher Bay Road, Sooke (Figures 1 & 2). This letter report is intended to accompany your application to subdivide your entire property (Lot 85, Sooke District), while keeping it within the ALR.

This letter report is based entirely on a review of documents pertaining to the land use, soils and environmental conditions on the Subject Property. (A list of references is provided at the end of this report). According to the scope of work provided by the Landowners, no field work was involved in the process of writing this report; I did not conduct a field assessment of the Subject Property. However, I did conduct a detailed Agricultural Capability Assessment of the adjacent southern portion of Section 85 in the spring of 2008.

Location & Land Use

The Subject Property is located in East Sooke, on the east side of East Sooke Road, immediately north of the junction with Becher Bay Road. The entire extent of Lot 9 is 13.9 ha (34.4 ac) with approximately 22%/3.0 ha (7.4 ac) falling within the Agricultural Land Reserve (ALR). (Figure 3). Soils and agricultural capability for the portion of proposed Lot 9 that lies within the ALR are reviewed in this letter. The lands in proposed Lot 9 that fall outside the ALR have not been covered in this letter.

The Subject Property is long and narrow, approximately 535 m x 63 m, and lies in a low wetland on the east side of East Sooke Road. The wetland is bisected by the ALR boundary. Approximately 50% of this wetland (west side) lies within the ALR, while the remainder of the wetland (east side) is out of the ALR (Figure 2). The Subject Property is not currently being used for any agricultural or commercial purposes. It is vacant land within a larger parcel of 82 ha (202 ac) that been in the Landowners' family for approximately 100 years (Section 85, Sooke District). The Subject Property is zoned "ALR" according to the East Sooke Official Community Plan (OCP) while the remainder of the property in proposed Lot 9 is zoned "settlement area" (East Sooke OCP Bylaw No. 3353). Land use in the area includes logging, grazing, gravel pit operations and hobby farms.

Soils & Topography

The Subject Property is characterized by a low-lying wetland which is surrounded by very steep complex topography with escarpments, boulders and numerous bedrock outcrops that rises to more than 120 m above sea level (ASL). Older second growth forests featuring Douglas fir and western redcedar along with bigleaf

maple, Garry oak and arbutus, are found on the rugged landscape adjacent to the wetland. The Subject Property lies at approximately 12 – 14 m ASL. There is no discernable stream channel in the wetland. However, an unnamed stream appears to originate from the outlet of the wetland and flows through a steep ravine along the east side of the southern portion of Section 85 along East Sooke Road (Figure 2).

Baseline soils information was obtained from the *Soils of Southern Vancouver Island, Report No. 44, British Columbia Soil Survey*, along with 1:100,000 scale mapping (BC Ministry of Environment, 1985 & 1986, respectively). Further information was obtained *from Soil Survey of Southeast Vancouver Island and Gulf Islands, British Columbia. Report No. 6 of the British Columbia Soil Survey*, along with 1:63,360 scale mapping (J.H. Day et al, 1959). The Subject Property is found on Mapsheet 92B/NW, SW (Sheet 1), which indicates that the Metchosin Soil Association (also known as "Metchosin Muck") is found throughout the Subject Property (Figure 4).

Soils in the Metchosin Association are typically Terric Humisols in an advanced state of decomposition. They are developed on strongly to very strongly acid, shallow, well decomposed organic materials overlying strongly mottled clay. The profile is usually 40 cm to 160 cm in depth, although significant areas of deep (>160 cm) organic material also occur. These soils are very poorly drained and are generally saturated, with free water commonly at or near the surface for most of the year. Vegetative cover is mainly willow and alder with an understory of sedges, grasses and shrubs.

If adequately drained and properly managed, Metchosin soils are well suited for mixed farming (J.H Day et al., 1959). In addition they require applications of limestone, as well as phosphorus and potassium fertilizers due to their strong acidity. However, the Subject Property occupies a depressional wetland, with free water at the surface for much of the year. The presence of the Metchosin Association Soils (highly decomposed organics) and the stream at the outlet of the wetland indicate that the water table on the Subject Property is probably high throughout most of the year. However, it is not possible to adequately assess the options for enhanced drainage on the Subject Property without a site investigation.

Agricultural Capability

Agricultural capability ratings are based on the combined conditions of soils, topography and climate for any given location. General reference information for agricultural capability was provided *by Land Capability Classification for Agriculture in British Columbia, Manual 1* (BC Ministry of Agriculture and Food and Ministry of Environment, 1983). A search of web-based agricultual capability mapping failed to find any information for the Subject Property. Enquiries regarding agricultural capability mapping for the Subject Property were then submitted to the ALC as well as the British Columbia Ministries of Environment (MOE), and Agriculture and Lands. While the MOE office in Vancouver provided Agricultural Capability and Land Use mapping for the Victoria and Sooke areas at a scale of 1:50,000, the Subject Property was not classified on any of the maps (BC Ministry of Environment, 1981 and 1982). The Subject Property was classified on one map at a scale of 1:50,000 which depicted "Agricultural Land Reserves - Land Use", but did not include any agricultural capability information (Talisman Projects Inc., 1979). (Figure 5). The ALC office said there was no agricultural capability mapping or classification for the Subject Property.

According to the Agricultural Land Reserves - Land Use map at 1:50,000 (Talisman Projects Inc., 1979), the Subject Property is classified as "Forest", "Pasture", and "Non-productive Lands" in roughly equal proportions (Figure 5). These classifications do not correspond to the CLI Agricultural Capability rating system which ranges from Class 1 (No significant limitations) to Class 7 (No capacity for arable culture or permanent pasture).

The Agricultural Capability of the Subject Property is limited primarily by excess water throughout most of the year and also by the deep layer of highly decomposed organic material in the upper 40 cm – 160 cm of the soil profile. The provisional Agricultural Capability rating of Class 5W (unimproved) has been determined for the Subject Property, based entirely on information obtained from published Soil Surveys. The "Excess Water" (W) subclass applies to soils for which excess free water (other than from inundation/flooding) restricts agricultural

use. Class 5W soils have frequent or continuous occurrences of excess water during the growing period making the land suitable for only perennial forage crops and/or improved pasture.

Water control through ditching and/or tilling will generally improve this limitation by at least one class, depending on landscape position, and source and type of excess water. Information provided by the Landowners suggests that although the surface of the wetland sometimes is dry enough to walk across in the summer months, it appears to have a high water table through most of the year that may hinder soil drainage and/or the operation of agricultural machinery. In addition, there is a very steep rocky slope with escarpments on the east side of the wetland, which may present issues for the installation of ditches or other water diversion structures. However, the presence of the stream outlet at the south end of the wetland may provide opportunities for site drainage.

Under the circumstances, it is not possible to assess the options for improvements to agricultural capability through enhanced drainage without a field inspection and a more detailed assessment of the site conditions. If improvements to site drainage were feasible, the best improved agricultural capability rating for the Subject Property would be Class 3. Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops or both. If it was not feasible to improve site drainage, there would be no improvement to the agricultural capability rating, which would remain at Class 5W.

Summary

- The wetland in the northern portion of Section 85, Sooke District, is bisected by the ALR boundary. Approximately 50% of it is classified as ALR. This parcel, the Subject Property, accounts for approximately 22% of proposed Lot 9.
- In the proposed plan to subdivide Lot 85, Sooke District, the Subject Property would remain intact within proposed Lot 9. The ALR portion of proposed Lot 9 would not be subdivided.
- The agricultural capability of the Subject Property is limited by excess water during most of the year and highly decomposed organic soils. Enhanced drainage and soil amendments can improve the agricultural capability in some cases. However, it is not possible to assess the options for improvements to agricultural capability through enhanced drainage without a field inspection and a more detailed assessment of the site conditions.
- The Subject Property is vacant, unused land with no current connections to local or regional agricultural operations. The subdivision of Lot 85, Sooke District (including proposed Lot 9 and the Subject Property) while keeping it within the ALR is not anticipated to have any adverse impacts on surrounding agricultural operations or on local or regional agricultural productive capacity.

Limitations

I, Catherine Orban certify that I supervised and carried out the work as described in this report. The report is based upon and limited by circumstances and conditions referred to throughout the report and upon information available at the time of the site investigation. I have exercised reasonable skill, care and diligence to assess the information acquired during the preparation of this report. I believe this information is accurate but cannot guarantee or warrant its accuracy or completeness. Information provided by others was believed to be accurate but cannot be guaranteed.

The information presented in this report was acquired, compiled and interpreted exclusively for the purposes described in this report. I do not accept any responsibility for the use of this report, in whole or in part, for any purpose other than intended or to any third party for any use whatsoever.

Catherine Orban, M.Sc., P.Ag.

May 16, 2008

References

BC Ministry of Environment, 1981. *"Climatic Capability Classification for Agriculture in British Columbia. APD Technical Paper 4."* Prepared by Climatology Unit – Air Studies Branch. Victoria, BC.

BC Ministry of Environment, 1985. *Soils of Southern Vancouver Island, Report No. 44, British Columbia Soil Survey. MOE Technical Report 17.* J.R. Jungen, Surveys and Resource Mapping Branch, Victoria, B.C.

BC Ministry of Agriculture and Food and Ministry of Environment, April 1983. *Land Capability for Agriculture in British Columbia. MOE Manual 1.* Surveys and Resource Mapping Branch and Soils Branch: Kelowna, British Columbia

BC Ministry of Environment, 1981., Agricultural Capability, Sooke, British Columbia - Provisional Copy, Mapsheets 92B 5/W&E at 1:1:50,000. Updated: 1981-05-15. Terrestrial Studies Branch, Ministry of Environment, Parliament Buildings, Victoria.

BC Ministry of Environment, 1982. Agricultural Capability, Mapsheet 92B 6/11 at 1:50,000. Updated: 1982-12-02. Drafted by: Geographic Division, B.C. Land Inventory (C.L.I.), Department of Agriculture, Victoria. Terrestrial Studies Branch, Ministry of Environment, Parliament Buildings, Victoria.

Capital Regional District (CRD), 2007. Bylaw No. 3353. A Bylaw to Establish an Official Community Plan for East Sooke. Adopted: March 28, 2007. Website link: http://www.crd.bc.ca/jdf/landuse/eastsooke_ocp.htm

Day, J.H., L Farstad and D.G. Laird, 1959. *Soil Survey of Southeast Vancouver Island and Gulf Islands, British Columbia, Report No. 6, of the British Columbia Soil Survey.* Research Branch, Canada Department of Agriculture in co-operation with University of British Columbia and the British Columbia Department of Agriculture.

Orban, Catherine, 2008. Agricultural Capability Assessment for 451 Becher Bay Road, Sooke, BC – Section 85, Sooke District. Prepared for Adair Green & Joanne Green; n.p., April 18, 2008, 18pp.

Soil Classification Working Group, 1998. *The Canadian System of Soil Classification.* Agric. and Agri-Food Can. Publ.1646 (Revised). 187 pp.

Talisman Projects Inc., 1979. *Agricultural Land Reserves – Agricultural Capability and Land Use -- Capital Regional District, Island Agricultural Reporting Region, Mapsheet 92B/5 at 1:1:50,000.* Select Standing Committee on Agriculture & Resource Analysis Branch.

Figure 1 – 451 Becher Bay Road, Sooke – Regional Location

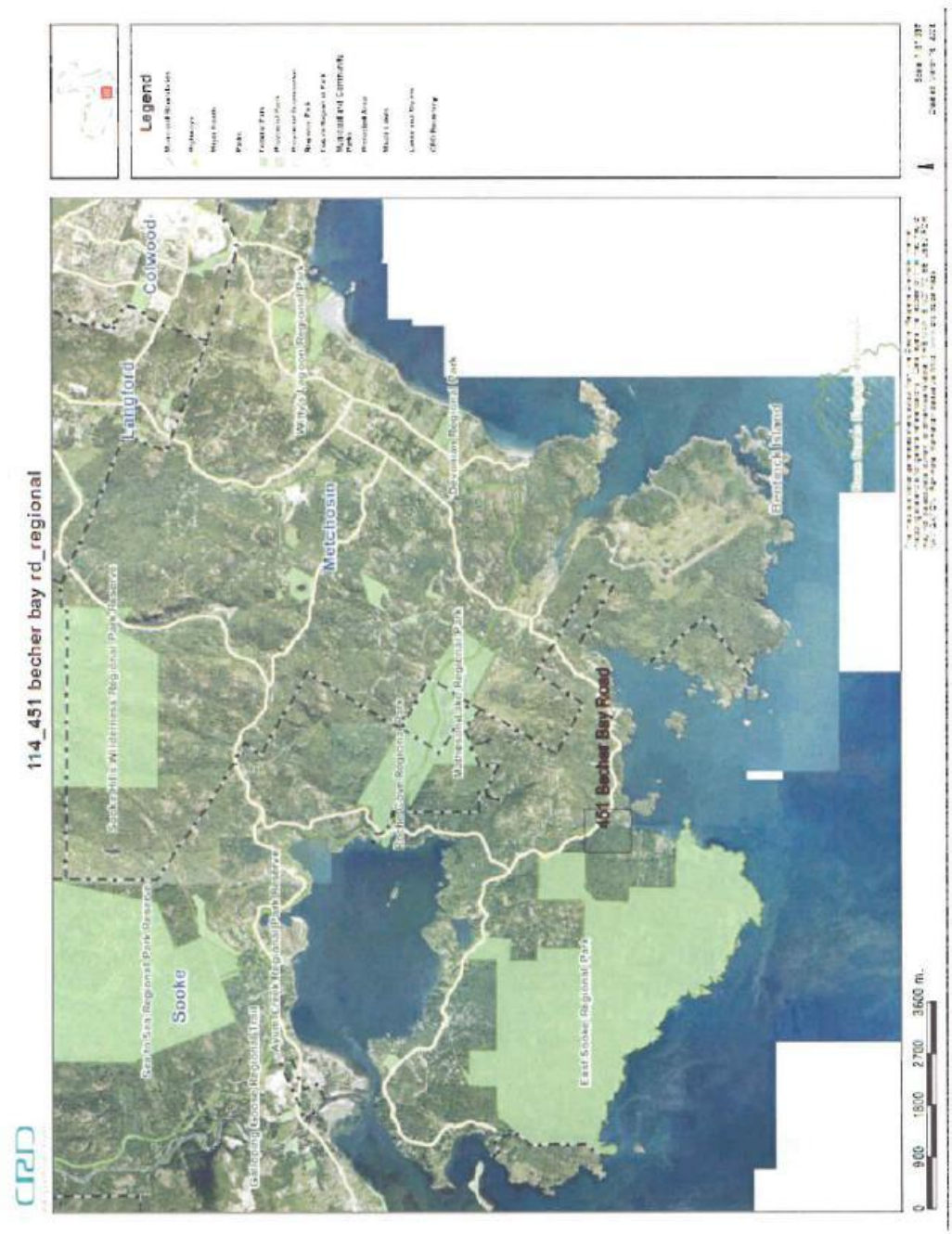
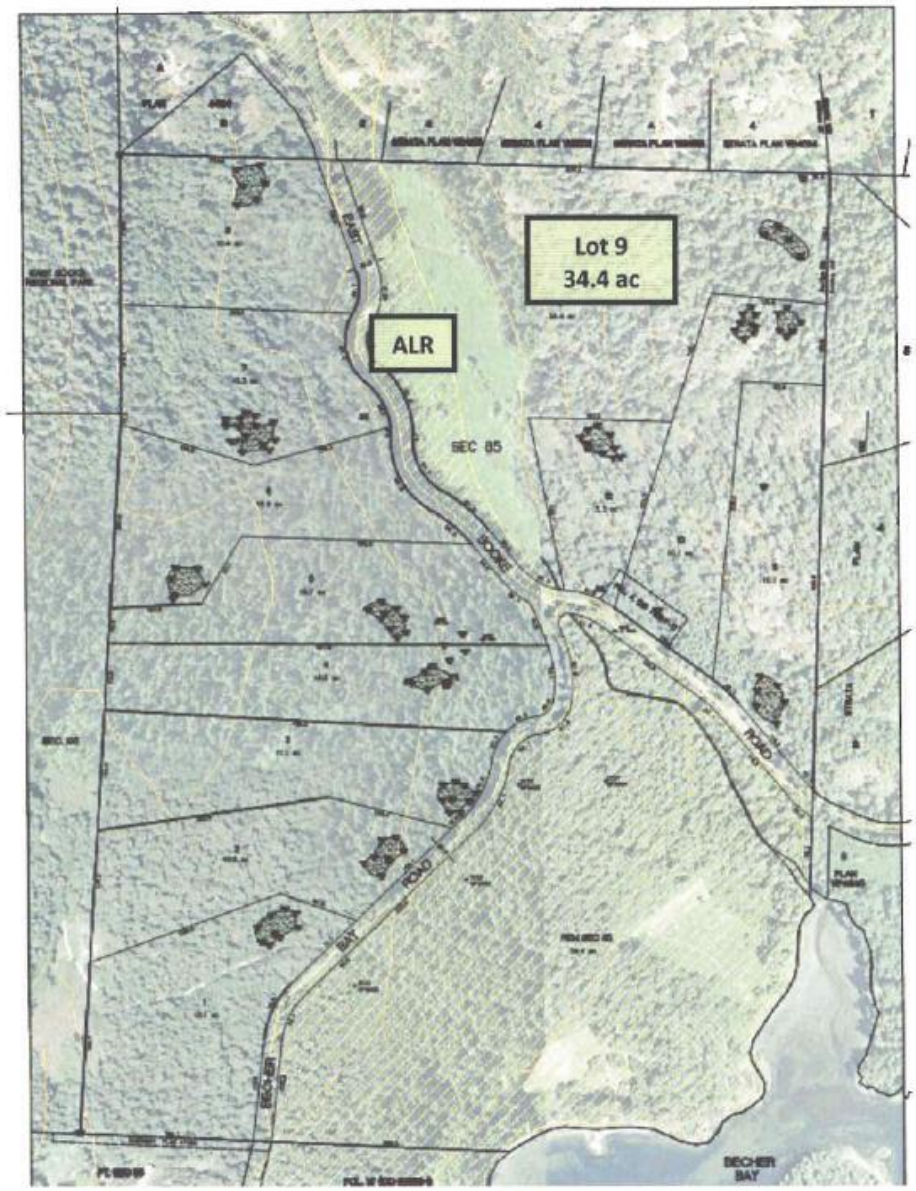


Figure 2 – 451 Becher Bay Road, Sooke – ALR & Proposed Lot 9



J.E. Anderson and Associates
SURVEYORS ENGINEERS

ADAIR GREEN

TENTATIVE SUBDIVISION

SECTION 85, SOOKE DISTRICT, INCLUDING PARCEL A (DD 78287-I)

1:2,000

All information is approximate only.

All lots are minimum 10 ac (except lot 12)

Lot 12 is applied for under the boundary adjustment provisions of the present zoning bylaw.

All lots meet 10% frontage requirement.

Denotes proposed perc field

N

Figure 3 – 451 Becher Bay Road, Sooke – ALR Context

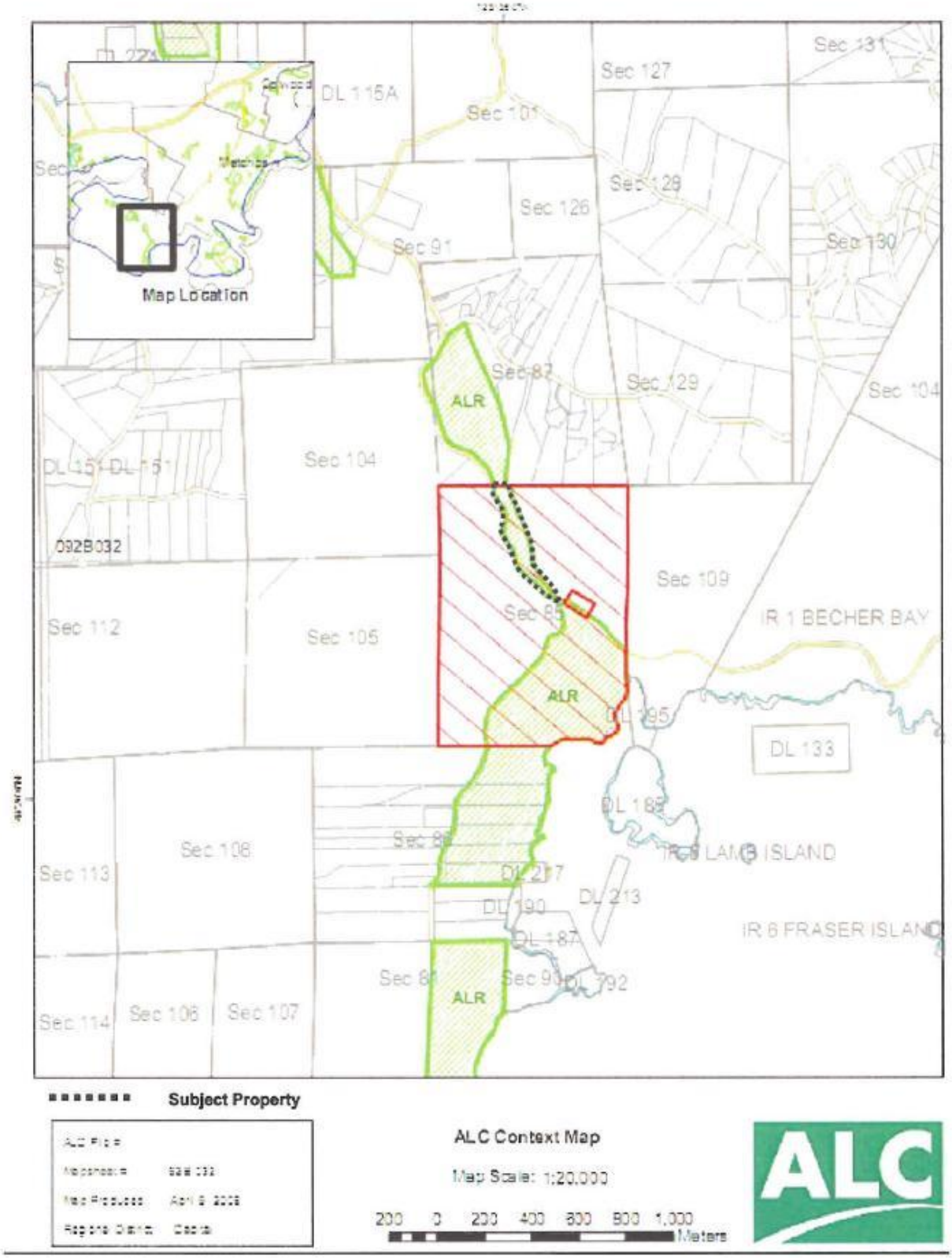
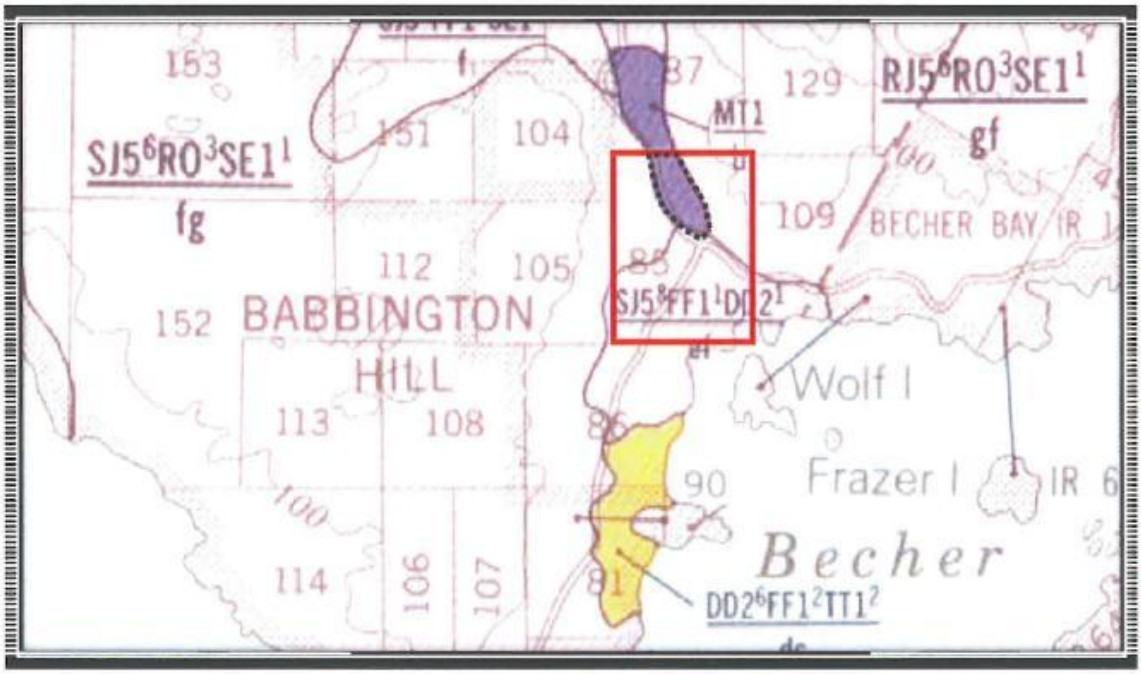


Figure 4 – 451 Becher Bay Road, Sooke – BC Ministry of Environment - Soils -1:100,000



▪▪▪▪▪▪▪▪▪▪▪▪ **Subject Property**

VICTORIA 92 B/NW, SW

Soils Legend

7. Soil Association Descriptions

SYMBOL	NAME	PARENT MATERIAL	MOST COMMON TEXTURE (see Box 8)	MOST COMMON DRAINAGE (see Box 9)	MOST COMMON SOIL (see Box 10)	VEGETATION ZONATION (see Box 11)	COMMENTS
MT	Metchosin	organic	h	vp	T.H	CgF-wC	well decomposed organic material

1. Explanatory Notes

The information in the following boxes explains some of the important characteristics of the soils of the southern Vancouver Island area (1 900 000 ha). This legend describes soils mapped at a survey intensity level 4. Presentation scale is 1:100 000. More details of soils, their physical and chemical properties, their environment and this survey are contained in the complementing bulletin "Soils of Southern Vancouver Island".

2. Example of Map Unit Symbol

Soil inclusions of 5 to 20% of soil map delineations may not be identified unless they are strongly contrasting (such as rock outcrops, organic areas, etc.).

5. Slope Classes*

Simple topography Single slopes (regular surface)		Complex topography Multiple slopes (irregular surface)		Slope %
A	depressional to level	a	nearly level	0 to 0.5
B	very gently sloping	b	gently undulating	0.5 - to 2
C	gently sloping	c	undulating	2 - to 5
D	moderately sloping	d	gently rolling	5 - to 9
E	strongly sloping	e	moderately rolling	9 - to 15
F	steeply sloping	f	strongly rolling	15 - to 30
G	very steeply sloping	g	hilly	30 - to 60
H	extremely sloping	h	very hilly	over 60

METCHOSIN Soil Association - MT

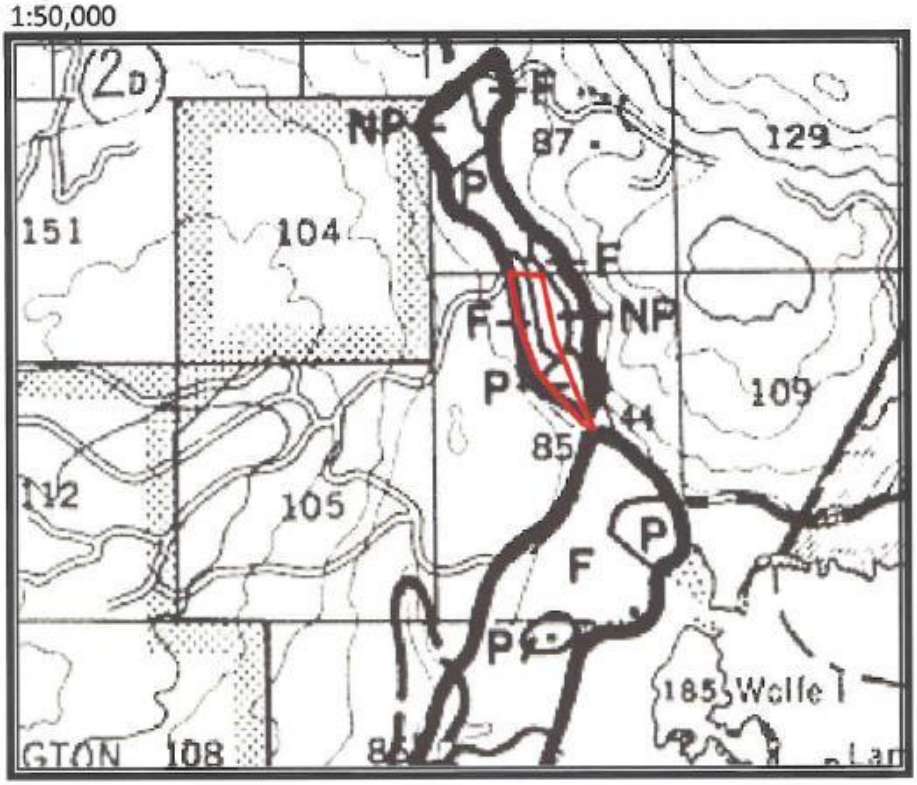
Although Metchosin soils occur in depressions throughout the Coastal Grand Fir - Western Red Cedar Forest Zone, but are most common in the Nanaimo Lowland physiographic subdivision. They have developed in very strongly to strongly acid, shallow, organic deposits derived from mosses, sedges and other hydrophytic vegetation. Slopes are usually level; elevations range from sea level to approximately 300 m.

Metchosin soils are at a advanced (humic) stage of decomposition. The organic material is predominantly from 40 to 160 cm in depth, although significant areas of deep (>160 cm) organic material also occur. The soils are generally saturated and free water is common at or near the soil surface for most of the year. Metchosin soils are very poorly drained. The usual taxonomic classification is Terric Humisol.

Soil Assoc.	Most Common Soil		Less Common Soil		
Component	Classification	Drainage	Classification	Drainage	Comments
MT1	Terric Humisol	very poor	Typic Humisol	very poor	Less common soil consists of deep (>160 cm) organic material.

Figure 5 – 451 Becher Bay Road, Sooke –Agricultural Capability & Land Use

451 Becher Bay Rd – Ag Land Capability – 1979
Mapsheet 92B 5 – Sooke
1:50,000



AGRICULTURAL LAND RESERVES

AGRICULTURAL CAPABILITY AND LAND USE

SUBJECT PROPERY

LAND USE

H (Purple*)	Horticulture
G (Medium Blue*)	Forage and grains
P (Orange*)	Grassland and pasture
F (Green*)	Forest
NP	Non-productive lands
W	Water

SELECT STANDING COMMITTEE ON AGRICULTURE

Prepared by
TALISMAN PROJECTS INC.

Cooperation with
RESOURCE ANALYSIS BRANCH