



**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 9, 2005

Reply to the attention of Ron Wallace

Gordon Vickery  
Al Vickery Estates Ltd.  
1890 Haldon Road  
Saanichton, BC – V8M 1T6

Dear Sir:

**Re: Application #C-34531**

Further to your letter of 19 July 2005, the Commission, acting under section 33 of the *Agricultural Land Commission Act*, has reconsidered the above noted application. The Commission in March 2003 approved the subdivision of a lot encompassing your home and lying south of the pond on the subject property. You have since been informed by the District of Central Saanich that the above noted proposed subdivision does not comply with the existing Agriculture (A1) zoning for minimum lot size (4 ha).

In light of this, the Commission, by Resolution #644/2005, has allowed your request to subdivide a 4 ha lot from the southwest portion of the property subject to the majority of the pond (used mostly for irrigation purposes) remaining within the larger remnant lot.

This approval is granted provided that your subdivision is in substantial compliance with the plan attached hereto.

The land referred to in the application continues to be subject to the provisions of the Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation that may apply to the land. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that may have jurisdiction. Before your development can proceed, other approvals may be necessary and we urge you to check with District of Central Saanich.

When the final survey plans or documents as required for Land Title purposes have been prepared, please send two paper prints to this office well in advance of commencing registration procedures. The Commission will then authorize the Registrar of Land Titles to accept the application for deposit of the subdivision plan.

Please quote the above application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

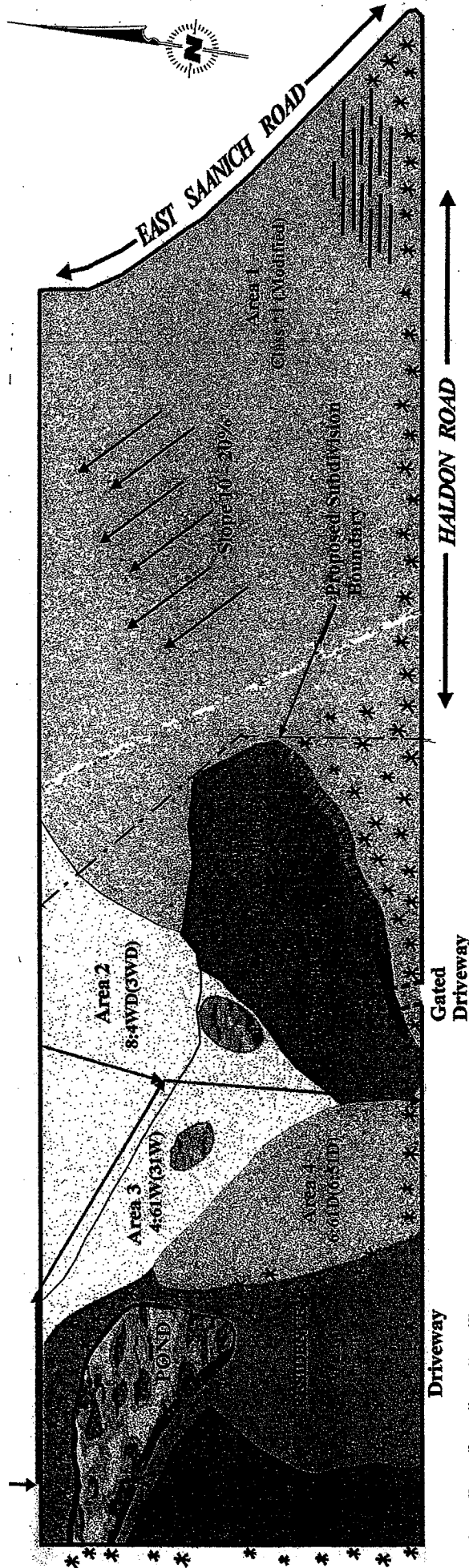
Erik Karlsen, Chair

cc District of Central Saanich  
RW/lv/encl./34531d2

Provincial Agricultural Land Commission  
 Application: C-34531  
 Resolution #544/2005

Subject property.

4 ha area approved for subdivision within the ALR.



<b>Legend:</b> POND RIPARIAN BUFFER SOIL POLYGON FORESTED AREA	<b>Legend:</b> VINEYARD STEEP HEADSCARP PERIODIC FLOODING (FLOODPLAIN) FREQUENT FLOODING (FLOODPLAIN)	<b>Project:</b> SITE EVALUATION/SOIL SURVEY MAP <b>Client:</b> Mr. Gordon Vickery & Mr. Sonny Vickery <b>Scale:</b> 1:2,000 <b>Date:</b> December, 2002		<b>Company:</b> VICKERY ESTATES LTD. <b>Location:</b> 1890 Haldon Road, Saanichton, British Columbia
		<b>Disclaimer</b> This is for confidential use of our client & the LRC. Any other use pending our approval.		 <b>Advanced Soil &amp; Water Systems (ASWS) Inc.</b> 3428 67 Street, N.W. Calgary, Alberta, T2B 4T7 Phone: (403) 246-2938 • Fax: (403) 246-4664 • Email: wickout@aswsp.com.net

Figure 1

