



Agricultural Land Commission
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May 31, 2006

Reply to the attention of Ron Wallace

District of Metchosin
4450 Happy Valley Road
Victoria, BC V9C 3Z3

Dear Sir/Madam:

Re: Application # C-36696
PID: 017-929-156
Lot A, Section 2, Metchosin District, Plan VIP55047

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place up to 400 cubic metres of fill, consisting of good quality earth, onto approximately 335 square metres of the above noted property in order to construct a Bike Jump Park. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application subject to:

- the use being restricted to the 0.335 ha area identified on the attached plan;
- approximately 400 cubic metres of good quality soil being used to create the bike jump park facility;
- that once the facility is no longer used, that the site be rehabilitated to a condition commensurate with the surrounding area;
- compliance 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.

The decision noted above is recorded as Resolution # **242/2006**.

Please quote your application number in any future correspondence.

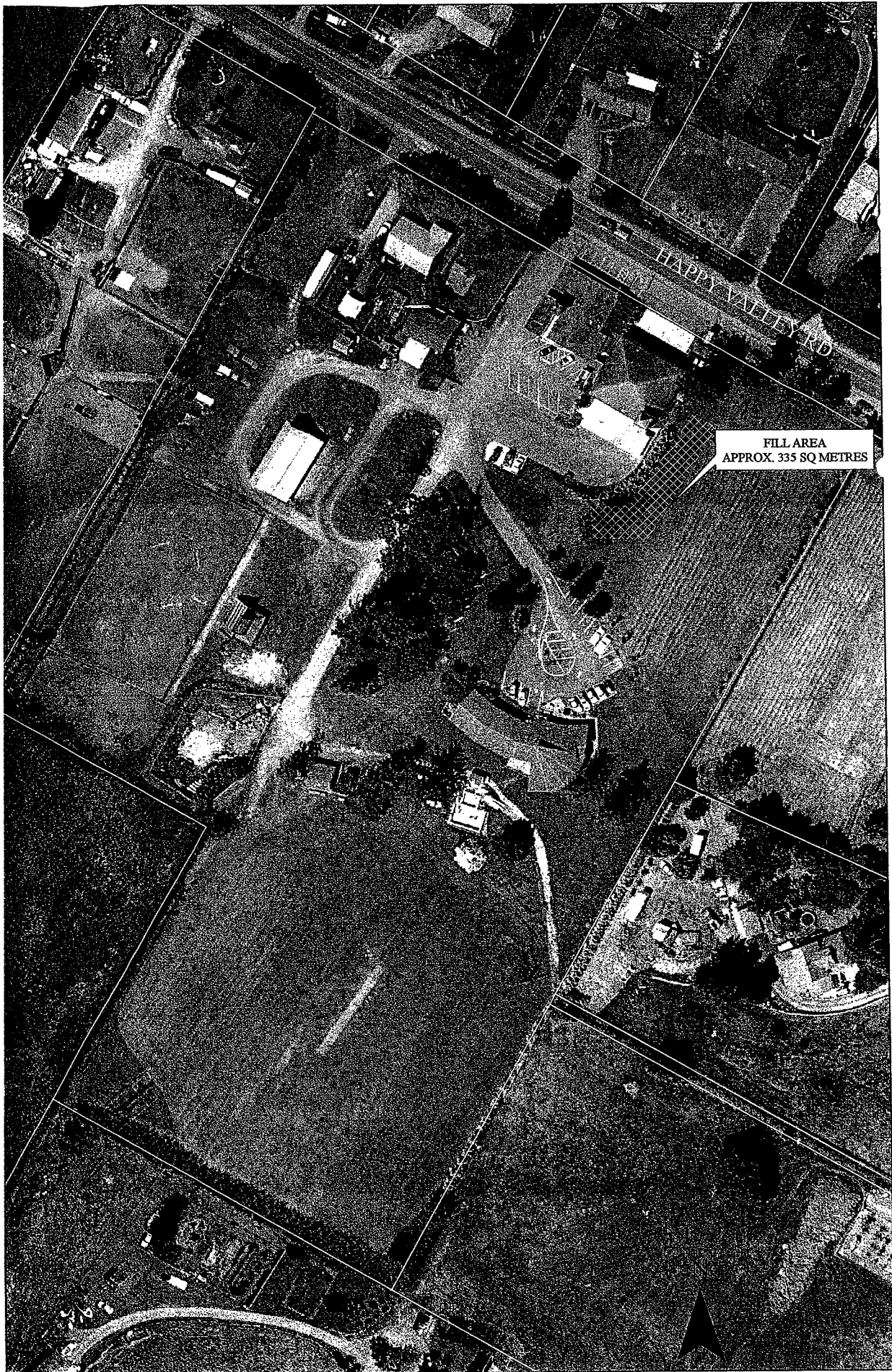
Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

RW/lv/Encl.
36696d1



FILL AREA
APPROX. 335 SQ METRES

Provincial Agricultural Land Commission
 Application: O-36696-0
 Resolution # 242/2006

Subject property.

Approved 0.335 ha area for placement of
 approximately 400 cubic metres of soil



Staff Report
Application # C – 36696-0
Applicant: Metchosin

DATE PREPARED: May 30, 2006

TO: Chair and Commissioners – Island Panel

FROM: Ron Wallace, Regional Research Officer

PROPOSAL: To bring between 300 to 400 cubic meters of soil (fill) onto approximately 335 square meters of the District of Metchosin Municipal Grounds in order to construct a youth Bike Jump Park.

The bike jump area is for local youth and would be located adjacent to the Metchosin Fire Hall. The facility would be constructed entirely of good quality earth, which could be easily demolished and returned to its natural state, should the local youth lose interest and cease to use the facility.

This application is made pursuant to section 20(3) (1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

There is a need to review this application as soon as possible, as the BC expert on building these Bike Jump Parks (Mr. Jay Hoots of Vancouver), can only assist with the construction on June 4, 2006.

The District of Metchosin's newly elected Council is very anxious to help local young people who are showing initiative in attempting to build their own Bike Jump Park.

Local Government:

District of Metchosin

Legal Description of Property:

1. PID: 017-929-156
Lot A, Section 2, Metchosin District, Plan VIP55047;

Purchase Date (m/d/y):

1992-10-06

Location of Property:

4450 Happy Valley Road, Metchosin Municipal Grounds

Size of Property:

4.5 ha (The entire property is in the ALR).

Present use of the Property:

Fire Hall, Municipal Hall, Emergency Operations Centre, Community House, Pioneer Museum, Pavillion, Native Plant Garden, Farmers' Market, Cricket Pitch, Public Works Yard and Riding Ring and Stands.

Surrounding Land Uses:

- WEST:** Farm
- SOUTH:** Farm
- EAST:** Residential
- NORTH:** Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # CRD Study 92B/5
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Metchosin OCP designation as Community Institutional 2

Zoning Bylaw and Designation:

Community Institutional 2 (ALR), 4 ha minimum lot size


LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Allow as requested.

STAFF COMMENTS:

Allow as requested subject to the land being rehabilitated should the facility no longer be used.

END OF REPORT



Signature

Date 30 May 2006