



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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August 14, 2006

Reply to the attention of Roger Cheetham

James & Sandra Gilbert
4377 Metchosin Road
Victoria, BC - V9C3Z4

Dear Mr. & Mrs. Gilbert:

RE: Application #C-36760

1. PID: 001-649-647

Lot A, Section 1, Metchosin District, Plan 14565

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to conduct farm equipment sales from the existing enclosed compound fronting Metchosin Road. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you and your agent for taking the time to meet with its representatives on 3rd August 2006. The Commission found the meeting and site visit informative. In particular, it observed that the portion of the site intended to be used for the sale of farm equipment is debilitated as a result of previous commercial activities, is fenced and physically separated from the rest of the property and has no significant agricultural potential. It also noted that some of the buildings located in the north western corner of the site have a long established use as a marine supply and repair store and these activities have no impact on the remaining portions of the property that have agricultural potential.

In the light of the above and bearing in mind the proposal will provide benefits to the agricultural community the Commission approved your application subject to:

- the use being restricted to the enclosed compound as indicated on the attached plan.
- 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 Commission suggests you contact the District of Metchosin at your earliest convenience.

The decision noted above is recorded as Resolution # 406/2006.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: District of Metchosin 3260-06-02
Nick Moss, 4894 Tavane Road, Victoria, BC V9C 3Y9

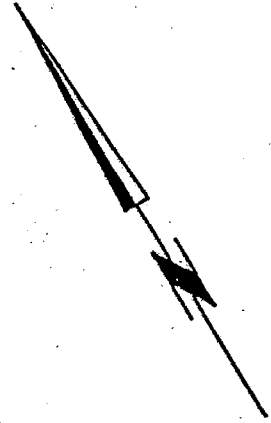
PLAN OF
LOT 4

SECTION 1
PLAN 14565

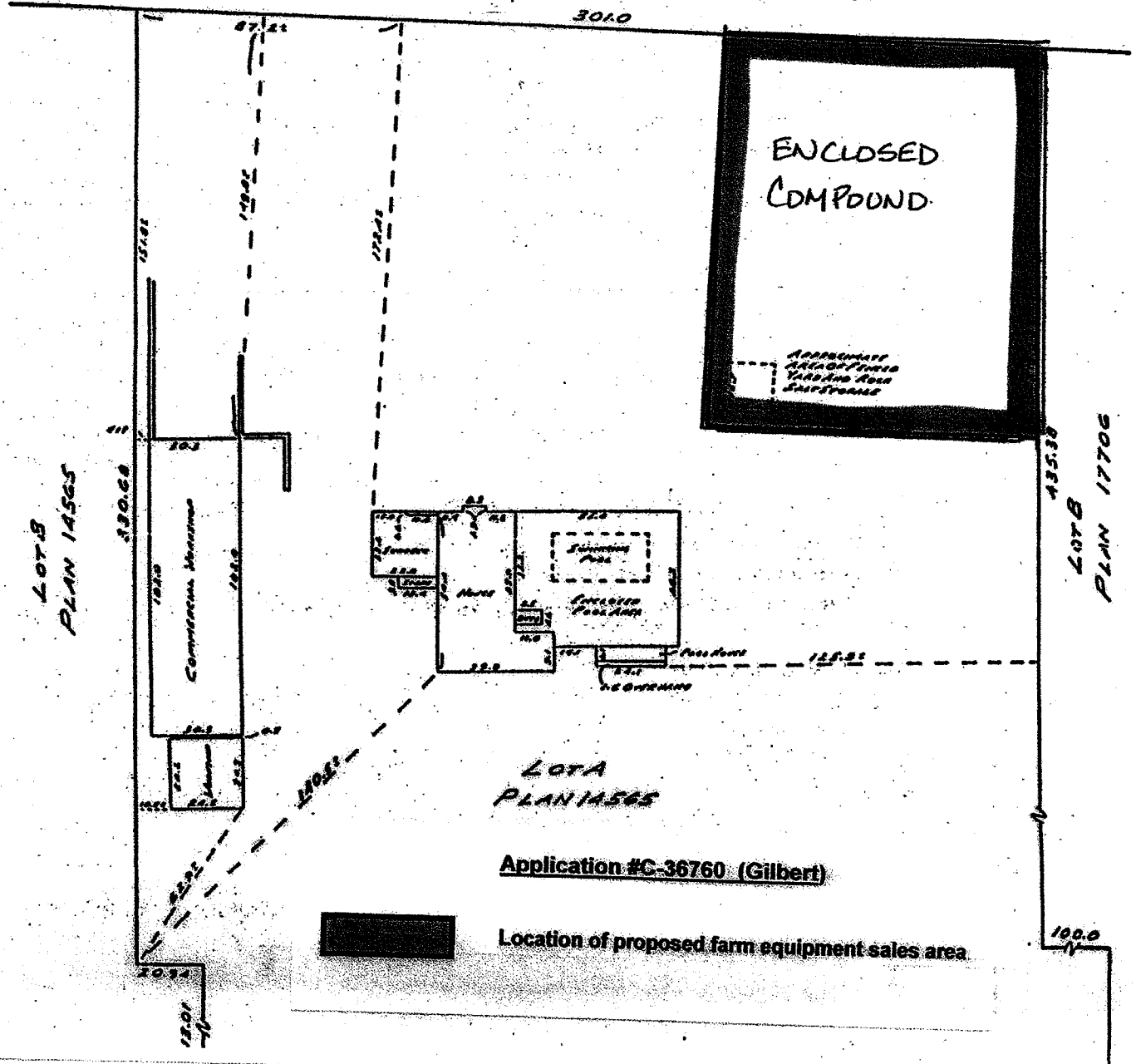
METCHOSIN
DISTRICT

SCALE: 1/4" = 50 FT.

Distances are in feet and decimals thereof.



METCHOSIN ROAD



Application #C-36760 (Gilbert)

Location of proposed farm equipment sales area



Staff Report
Application # C – 36760-0
Applicant: James & Sandra Gilbert
Agent: Nick Moss

DATE PREPARED: July 17, 2006

TO: Chair and Commissioners – Island Panel

FROM: Colin Fry, Director – Regional Operations

PROPOSAL: To conduct farm equipment sales from the existing enclosed compound fronting Metchosin Road. The compound is approximately 232 m² (0.023 ha)

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

BACKGROUND INFORMATION:

Property has over a 30 year history of commercial use.

Local Government:

District of Metchosin

Legal Description of Property:

PID: 001-649-647
Lot "A", Section 1, Metchosin District, Plan 14565

Purchase Date:

December 12, 1989

Location of Property:

4377 Metchosin Road

Size of Property:

3.0 ha (The entire property is in the ALR)

Present use of the Property:

Residential, hobby farm, home business

Surrounding Land Uses:

NORTH: Church
SOUTH: Farm
EAST: Residential
WEST: Commercial , Metchosin Road

Agricultural Capability:

Data Source: Agricultural Capability Map – Capital Regional District Study
The majority of the property is identified as having Prime agricultural capability ratings.

Official Community Plan and Designation:

Official Community Plan Bylaw No. 258
Designation: Commercial

Zoning Bylaw and Designation:

Metchosin Land Use Bylaw No. 259
Designation: Commercial 2 (C2) Zone (ALR)
Minimum Lot Size 0.17 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

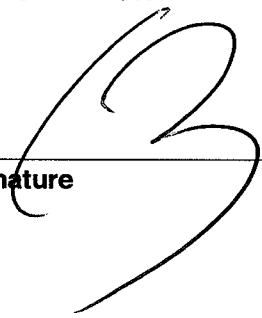
Council forwarded the application with its approval.

Attachments:

1. ALR Context Map
2. Location of proposed farm equipment sales area.

END OF REPORT

Signature



Date

