



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

March 24, 2010

Reply to the attention of Gordon Bednard
ALC File: #51288

MacArthur Park Estates
5331 Cordova Bay Road
Victoria, BC V8Y 2L3

Attention: Mohan Jawl:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2290/2010 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: District of Saanich - Planning Department

GB/lv
51288d1

IT WAS

MOVED BY: Commissioner Niels Holbek
SECONDED BY: Commissioner Jennifer Dyson

THAT the application be allowed as presented.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

- S.33 (1) *On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- (a) *evidence not available at the time of the original decision has become available,*
 - (b) *all or part of the original decision was based on evidence that was in error or was false.*
- (2) *The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration and the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 2290/2010

I certify that this is a true
record of the proceedings.


(Chair / Commissioner)

**PLAN OF PROPOSED SUBDIVISION OF LOT A,
PLAN 2393 AND OF LOT C, PLAN VIP52813, BOTH
OF SECTION 36, AND OF LOTS 1 AND 2, SECTION
37, PLAN 32072, ALL OF LAKE DISTRICT.**

B.C.S. MAP SHEET 928 054

PART E OF SEC 18

Scale 1:2000

The intended lot size of this plan is 850m² and is based on the current Provincial Land Survey System when published as a result of 1/2003.

LEGEND

Topographic features obtained from District of Saanich digital records, June 11th, 2007

Field surveys conducted between 10/26/07 and 09/10/08.

Complete utility line work obtained from existing land and from District of Saanich map showing 1155m Road plan boundary.

- 1 denotes farm structure
- 2 denotes accessory building
- 3 denotes fence
- 4 denotes existing structure
- 5 denotes structure as shown on District of Saanich files
- 6 denotes sports field
- 7 denotes appropriate sports field
- 8 denotes present natural boundary

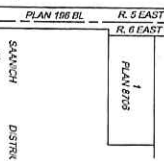
BUILDING SETBACKS

- as per District of Saanich zoning By-law 600
- Front Zone A-1
 - 7.5 m from a front, rear, and an exterior side lot line
 - 3.0 m from a building used for residential purposes
- Building and Structures for Agriculture
 - 7.5 m from a front and a rear lot line
 - 3.0 m from an exterior side lot line
 - 3.0 m from an exterior side lot line
 - 3.0 m from an exterior side lot line
- Buildings and Structures for Accessory Products Sales
 - 7.5 m from a front, rear, and an exterior side lot line
 - 3.0 m from an exterior side lot line
- Accessory Buildings and Structures for Use Other than Agriculture
 - 7.5 m from a front, rear, and an exterior side lot line
 - 3.0 m from an exterior side lot line
- Watercourses
 - 7.5m from watercourse

**Provincial Agricultural Land Commission
Application # 51228
Resolution # 2290/2010**

Area approved for subdivision/road dedication

SEC 40



PARCEL D (DD386371)
OF SEC 18, R 6 E, SOUTH SAANICH DISTRICT,
EXCEPT PART IN PLAN 8708

SEC 18

PLAN 36332

SEC 38

PROPOSED LOT 1

PART AREA = 385574
TOTAL AREA = 424718
PLAN 32072

SEC 37

SEC 36

PROPOSED LOT 1

PART AREA = 119183

PLAN VIP52813

SEC 35

P-4

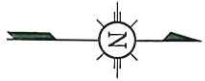
PLAN 17104

PLAN 8528

PLAN 8528

D.L. 170

H A R O S T R A I T



RECEIVED
OCT 30 2009
PLANNING DEPT.
CORP. OF SAANICH

Date: October 21st, 2009
The 0155-ME-FR-5002 PLAN 2
Drawn: 0155-ME-FR-5002 PLAN 2
Lynn P. Ska

PLAN 2393
Land Surveying Inc.
Box 24, 2115-174 West St,
Victoria, BC V8M 1W7
Tel: (250) 383-7238
Fax: (250) 383-7239
www.plan2393.com