



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

September 21, 2005

Reply to the attention of Ron Wallace

Kelly Anne Twordik
4193 Metchosin Road, RR #4
Victoria, BC – V9B 5T8

Dear Madam:

Re: **Application # C-36175**
Lot 1, Section 1, Metchosin District, Plan 50915

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to place 2,500 m³ of topsoil over ±0.3 ha of the above noted property for the purpose leveling the area and improving it for agriculture. 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 ±0.3 ha area identified on the attached plan;
- use of good agricultural-quality topsoil material (i.e., no construction debris or contaminated material);
- submission of a final report confirming the quality of the fill and the completion of the placement of the topsoil.
- 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 **#308/2005**.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

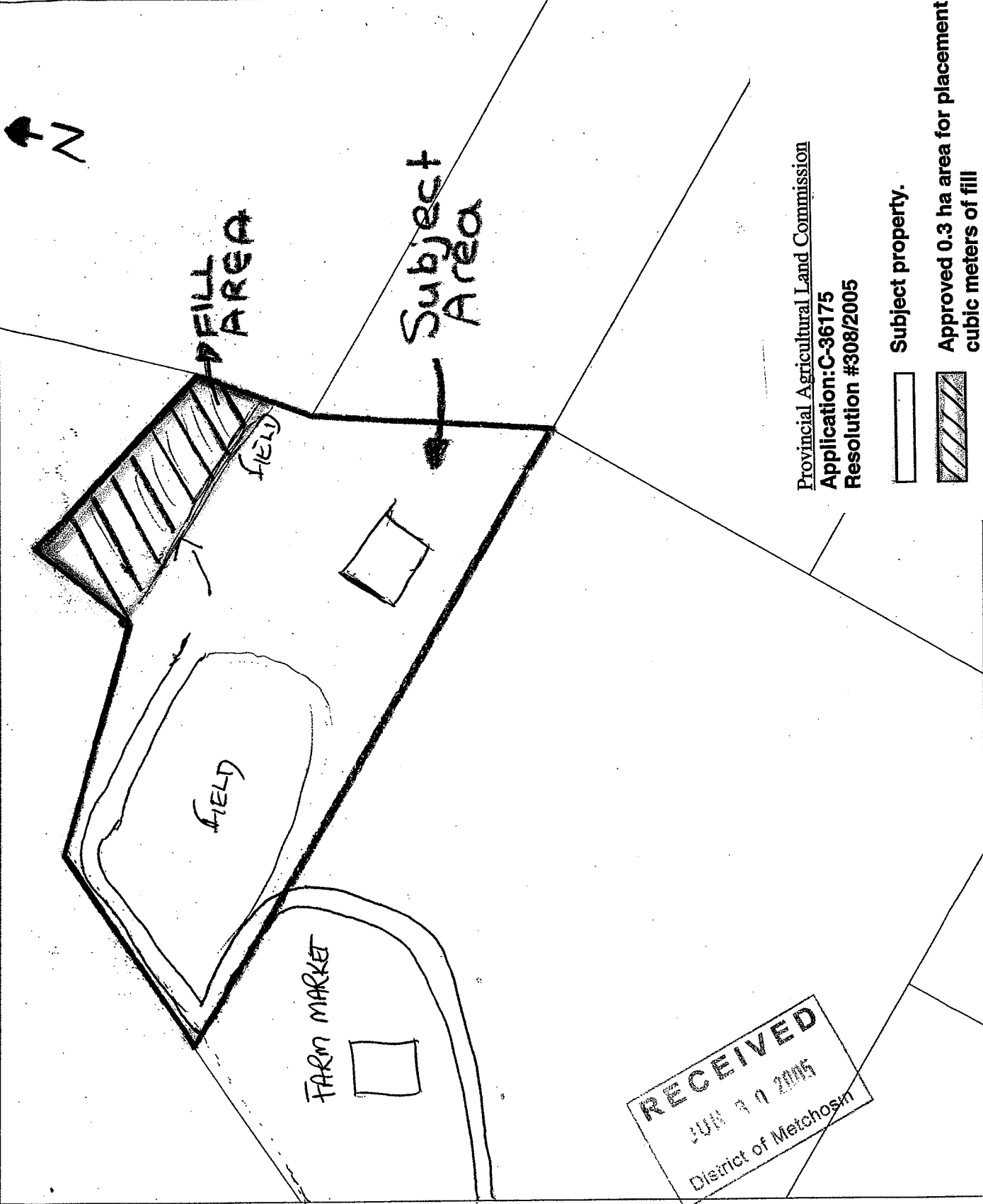
Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the printed name below.

Erik Karlsen, Chair

cc: District of Metchosin – 3280-05-23

RW/lv/Encl.
36175d1



Provincial Agricultural Land Commission
Application: C-36175
Resolution #308/2005

- Subject property.
- Approved 0.3 ha area for placement of 2500 cubic meters of fill

RECEIVED
JUN 30 2005
District of Metchosm

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Commission Discussion

The Commission considered the additional information and felt the placement of good quality fill material in the area under application would level the land and have the effect of improving it for agriculture. A final report from the applicant, with photographs of the fill area, is required.

IT WAS

MOVED BY: Commissioner Seitz

SECONDED BY: Commissioner Rugg

THAT the staff report be received and the application to place approximately 2,500 m³ of topsoil over the proposed fill area be approved subject to the submission of a final report by the applicant showing that the site has been leveled and improved for agriculture.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # C – 36175-0
Applicant: Kelly Anne Twordik

DATE PREPARED: August 4, 2005

TO: Chair and Commissioners – Island Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To place from 1,500-2,000 m³ of fill on the 1.6 ha property to a depth of 1-4 metres. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The applicant wishes to place fill on the property in order to level the fields for pasture for cows to graze and to build horse paddocks. The benefit to agriculture as stated is to create level ground for pasture for grazing animals and/or bailing hay and for raising beef.

Local Government:

District of Metchosin

Legal Description of Property:

PID: 016-348-702
Lot 1, Section 1, Metchosin District, Plan 50915

Location of Property:

4193 Metchosin Road

Size of Property:

1.6 ha (The entire property is in the ALR)

Present use of the Property:

Residential

Surrounding Land Uses:

WEST: Residential/Agriculture (ALR)
SOUTH: Residential/Agriculture (ALR)
EAST: Capital Regional District Parks (non-ALR)
NORTH: Residential (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # Capital Regional District - Composite
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Metchosin Bylaw No. 250 designates the parcel as 'AG' Agricultural.

Zoning Bylaw and Designation:

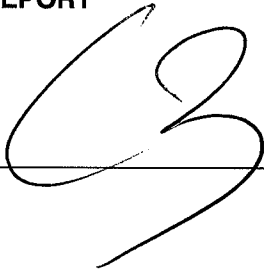
Metchosin Land Use Bylaw No. 259 designates the parcel as 'AG'
Minimum lot size 4 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The application was forwarded without comment.

END OF REPORT

Signature



Date

