



Staff Report
Application # C – 38774
Applicant: Josephine Lennox
Agent: Ferndale Investments

DATE RECEIVED: January 21, 2009

DATE PREPARED: March 6, 2009

TO: Chair and Commissioners – Island Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: To adjust a boundary between two lots of 0.8 ha and 1.2 ha.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

District of Metchosin

Legal Description of Property:

1. PID: 017-656-851
Lot 2, Section 20, Metchosin District, Plan VIP53713
2. PID: 017-656-842
Lot 1, Section 20, Metchosin District, Plan VIP53713

Purchase Date:

1. 1999
2. 1994

Location of Property:

4772 Rocky Point Rd, Metchosin

Size of Property:

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

Present use of the Property:

Farming/gardening activities, hay. Residence and equipment shed.

BACKGROUND INFORMATION (cont.):

Surrounding Land Uses:

WEST: Residential
SOUTH: Residential/Utilities
EAST: Residential/Farm
NORTH: Residential/Farm

Agricultural Capability:

Data Source: Agricultural Capability Map # 92B/1,6,5,12
The majority of the property is identified as having ratings improvable to Class 2.

Official Community Plan and Designation: Agricultural

Zoning Bylaw and Designation: Rural Residential 4 (ALR), Minimum Lot Size: 2.0 ha

PREVIOUS APPLICATIONS:

Application #04704-0

Applicant: LENNOX, BERNARD & JOSEPHINE
Decision Date: 1977
Proposal: To s/d 0.8 ha from the 5.0 ha property
Decision: Allowed

Application #10552-0

Applicant: LENNOX, BERNARD & JOSEPHINE
Decision Date: 1980
Proposal: To subdivide the 4.0 ha property into 4 lots of approximately 1.0 ha each
Decision: Refused, but reconsidered to allow. (See attached Minutes) **Note: This decision created the subject property.**

RELEVANT APPLICATIONS:

Application #27630-0 (To West)

Applicant: LENNOX, BERNARD & JOSEPHINE
Decision Date: 1993
Proposal: To subdivide a 0.1 ha portion of the property for a care facility
Decision: Refused, but would allow s/d subject to consolidation of any two properties.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council of the District of Metchosin: No objections, "given that the proposed subdivision will have no overall impact on the agricultural capability or use of the property".

Local Government Staff: Recommend same as above.

STAFF COMMENTS:

- The current hay field appears to be divided between four properties, the two subject properties, and the two properties adjacent to the West, which the applicant also owns.
- The boundary adjustment would consolidate the majority of the area used currently utilized as field into one parcel.

ATTACHMENTS:

- ALC Context Maps (1:10,000 and 1:20,000)
- Aerial Photograph
- Plan of Proposal
- Local Government Land Use Report (3 pgs)

END OF REPORT

Signature

Date