



# Provincial Agricultural Land Commission - Staff Report

## Application: 51958

**Applicant:** Josephine Lennox  
**Local Government:** District of Metchosin

**Proposal:** SUBDIVISION - Boundary Adjustment - four properties that are subject for a lot line adjustment. Three lots have a parcel size of 0.95, 0.96 and 0.97 ha, and one parcel is 1.15 ha. One of the four properties, the one that is 0.96 ha, has a residential dwelling upon it, and the remaining properties are vacant and currently used for agricultural purposes (hay field). The proposed lot line adjustment would expand the property with the dwelling to 1.63 ha, and reduce the size of each of the other lots to 0.80 ha.

### BACKGROUND INFORMATION

Lot line adjustment - four lot boundaries re-aligned to create four lots with different configuration. See diagram attached to application for before/after view of lot lines. Proponent's reasons for the application include wanting a hydro kiosk to be on the property it services, and to increase the amount of pasture on proposed Lot 1 (house property) where there is not much at present.

### PROPERTY INFORMATION

**PID:** 028-042-581  
**Legal Description:** Lot B Section 20 Metchosin District Plan VIP87174  
**Property Area:** 1.3 ha  
**ALR Area:** 1.3 ha  
**Purchase Date:** December 17, 2009  
**Location:** 745 Arden Road, north of Rocky Point Road  
**Owner:** Josephine Lennox

**PID:** 017-564-638  
**Legal Description:** Lot 2, Section 20, Metchosin District, Plan VIP53387  
**Property Area:** 0.9 ha  
**ALR Area:** 0.9 ha  
**Purchase Date:** December 17, 2009  
**Location:** 745 Arden Road, north of Rocky Point Road  
**Owner:**

**PID:** 017-564-620  
**Legal Description:** Lot 1, Section 20, Metchosin District, Plan VIP53387  
**Property Area:** 1.0 ha  
**ALR Area:** 1.0 ha  
**Purchase Date:** December 17, 2009  
**Location:** 745 Arden Road, north of Rocky Point Road  
**Owner:** Josephine Lennox

**PID:** 001-143-123  
**Legal Description:** Lot A, Section 20, Metchosin District Plan 31589  
**Property Area:** 1.0 ha  
**ALR Area:** 1.0 ha  
**Purchase Date:** December 17, 2009  
**Location:** 745 Arden Road, north of Rocky Point Road  
**Owner:**

**Total Land Area:** 4.2 ha

## PROPERTY INFORMATION

Total ALR Area: 4.2 ha

## LAND USE

**Current Land Use:**

Hay and sheep grazing, one dwelling

**Surrounding Land Uses:**

North: Residential, out of ALR  
East: Rural Residential, in ALR  
South: Mixed residential and hobby farms, out of ALR  
West: Residential, out of ALR

## PROPOSAL DETAILS

Subdivision - ALR Area: 4.2 ha

Number of Lots	ALR Area of Lot (ha)
1	1.6
3	0.8

**Agricultural Capability:**

The majority of the area under application is rated as: Mixed Prime and Secondary

**Source:** CLI

**Mapsheet:** CRD Study

## PREVIOUS APPLICATIONS

**Application ID:** 45718 **Legacy #:** 38774  
**Applicant:** Josephine Lennox  
**Proposal:** To adjust a boundary between two lots of 0.8 ha and 1.2 ha.  
**Decision:**

Resolution #	Decision Date	Decision Description
100/2009	March 26, 2009	Allow boundary adjustment as requested, as it would consolidate the existing hay field into one lot.

**Note:** Bdy Adj between two lots - ALLOW

**Application ID:** 28827 **Legacy #:** 10552  
**Applicant:** BERNARD & JOSEPHINE LENNOX  
**Note:** S/D 4 ha into 4 lots of 1 ha - ALLOW

**Application ID:** 28826 **Legacy #:** 04704  
**Applicant:** BERNARD & JOSEPHINE LENNOX  
**Note:** S/D 0.8 fro 5 ha property - ALLOW

## LOCAL GOVERNMENT INFORMATION

**Official Community Plan:**

**Designation:** Agriculture

**OCP Compliance:** Yes

## LOCAL GOVERNMENT INFORMATION

**Zoning:**

**Zoning Designation:** Rural Residential 4

**Minimum Lot Size:** 0.8 ha

**Zoning Compliance:** Yes

**Comments and Recommendations:**

**Board/Council**

Forwarded with no comment or recommendation

## ALC STAFF COMMENTS

The Commission could attempt to capture most of the arable land onto one lot - applicant would likely require rezoning as the remnant lots would be smaller than the MLS for this zone.

Present lot configuration (and # of lots) was made possible by Commission decision in 1980.

## END OF REPORT

**Prepared by:** Gordon Bednard