



Agricultural Land Commission
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June 22, 2017

Reply to the attention of
Gordon Bednard
ALC File: 46616

Marlene Lagoa
Community Development Coordinator
Township of Esquimalt
1229 Esquimalt Rd,
Esquimalt BC
V9A 3P1



Re: Official Community Plan Draft

Thank you for your e-mail notification of the draft Township of Esquimalt Official Community Plan and its presentation at the open house. While the Agricultural Land Commission (ALC) may have more comments on the draft plan following first reading, I have taken the liberty of reviewing some of the proposals as they appear on your website, specifically:

OCP Designations - https://www.esquimalt.ca/sites/default/files/docs/business-development/OCP-review/ocp_proposedlud.pdf

Proposed Policies (parks) - https://www.esquimalt.ca/sites/default/files/docs/business-development/OCP-review/draft_policies_parks.pdf

Proposed Policies (Commercial) -
https://www.esquimalt.ca/sites/default/files/docs/business-development/OCP-review/draft_policies_commercial.pdf

You are doubtless aware that land within the Township (presently used for the Gorge Vale Golf Course) is provincially designated ALR. The ALC requires acknowledgement of this by the addition of a designation "Agricultural Land Reserve" to the Proposed Land Use Designations Map and assignment of a distinct colour for the ALR lands. As well, a general explanation of what the ALR is, and the Agricultural Land Commission's role in regulating land use in the ALR should form the bulk of description in a separate ALR section of the OCP documentation. If needed, general information on the ALC can be had from the ALC website at www.alc.gov.bc.ca.

It is noted that a portion of the ALR lands are proposed to be designated "Commercial". This proposal should be removed from the draft plan. Only if the ALC has considered and approved an application for non-farm use or exclusion of those lands from the ALR, would such a designation be appropriate. Leaving this proposal on the draft plan may lead to misinterpretation and create false expectations on the part of both the landowner and others. At this time I am unaware of any formal proposal to change the use or to remove the land from the ALR.

Again, more comments may be forthcoming upon referral and review of the draft plan following first reading. In the meantime, the above preliminary comments are provided to help ensure that the proposed OCP is consistent with the purposes of the ALC Act, Regulations and orders of the ALC, as required by the Act.

If you have any questions about the above comments, please contact the undersigned at 604-660-7011 or by e-mail (gordon.bednard@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to read 'Gordon Bednard', is written over the typed name.

Regional Planner

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