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May 25 2017

Mayor and Council
Township of Esquimalt
Municipal Hall
1229 Esquimalt Road
Esquimalt, British Columbia
V9A-3P1

Dear Mayor and Council

RE: Gorge Vale Golf Course application for removal of land from the ALR

My understanding is that you will soon be considering the application from the GVGC for the removal of land from the ALR to offset their financial problems.

Before considering any removal, has the GVGC looked at other alternative to increasing their cash flow. One suggestion would be to contact DND and ask if they are interested in partnership. DND here in Esquimalt, is one of few bases that do not have their own Golf Course.

Would the City of Esquimalt in partnership with the Songhees and Esquimalt First Nation be able to make walking/running trail around the premier.

It would be a lost to the community to have this parcel of ALR land slowly removed and to find our community. Before considering any further removal, we as a community should be looking into the future to see if there are other possible solutions to keep this land in the ALR.

If this application is considered, I would like to make it noted, that I the owner of 840 Tillicum Road object to the removal of land from the ALR that is not already paved or built on. Which should not present a problem to the GVGC, if I have read their application correctly. It states: The Majority of the parcel has been used as a paved parking lot and clubhouse area for over 50 Years.

Background

I purchased my home in 1994 with the understanding that the Golf course land was protected under the ALR and therefore would not be developed into residential or commercial. At the time of purchase, the price of my home reflected this fact that it was on the golf course and that it would not change.

Loss of Quiet Enjoyment

If the land in front of my house and my neighbors is developed we will experience the loss of quiet enjoyment of your properties and possible decrease value.

Flooding:

As you are aware, the GVGC built a pond a number of years ago to limit the flooding of this low lying area of land (tenth Hole). If this area was to be developed it would have to be filled, which could result in homes along Tillicum and Colville road being flooded. As you are aware there is already issues of flooding in this area to some of yards for the houses that would be effected if this application in full went forward.

Wildlife/ Green space

With removal of land from the ALR, there will be a loss of habitat. In addition, the creation of the pond has provide a habitat for many birds, frogs. This is one of the few large green spaces left in the Great Victoria area, if it is slowly removed from the ALR we will loss the opportunity to keep green spaces in our community for the future that we will never be able to get back.

Increase of Traffic

The Colville and Tillicum Corner is over loaded with traffic at the present time. It is almost impossible for me to get to my driveway between 2:30 and 5pm daily already and with increase of traffic to this area could result in additional accidents, which happen on a regular bases. We have had one of your cars, which was parked in our drive destroyed along with the steel fence. It was only luck that, no one was walking down the sidewalk.

In closing, I would also like to bring to the attendance of the Mayor and Council and the ALR a statement made in the GVGC April's newsletter.

We are fairly confident that there will be no issues with the land withdrawal from the ALR. We have undertaken soil tests that indicate the land is of no significant agricultural value and the municipality of Esquimalt has been fully informed and we have been advised that they have no objections to the withdrawal.

I would like to request time at the council meeting where this will be reviewed to bring my concerns to the Mayor and Council. Please advise me in advance when it will be reviewed.

Thank you for your time

Sincerely yours

Jennifer Bilsbarrow


CC : Mr Frank Leonard Chair of ALC
& Linda Michaluk Island Panel ALC