



**Staff Report**  
**Application # C – 37761**  
**Applicant: Robert and Colleen Croll**

**DATE RECEIVED:** October 24, 2007

**DATE PREPARED:** December 7, 2007

**TO:** Chair and Commissioners – Island Panel

**FROM:** Jennifer Carson, Land Use Planner

**PROPOSAL:** To include approximately 1.75 ha of the subject property into the Agricultural Land Reserve. This application is made pursuant to section 17(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

**Local Government:**

The Corporation of the District of Central Saanich

**Legal Description of Property:**

PID: 006-222-099

Lot 1, Section 4, Range 1 West, South Saanich District, Plan 44621

**Purchase Date:**

April 1975

**Location of Property:**

1248 Mount Newton Cross Road

**Size of Land to be Included into the ALR:**

1.8 ha

**Present use of the Property:**

Residence, Agricultural shed, hay production, partially forested

**Surrounding Land Uses:**

**WEST:** Thomson Place - Municipal Park within the Agricultural Land Reserve, Forested

**SOUTH:** Agricultural Land Reserve, Farmed Fields across Mount Newton X Road

**EAST:** Agricultural Land Reserve, Hay Production and Residence

**NORTH:** Partial in the Agricultural Land Reserve, Forested, Residential

**Agricultural Capability:**

Data Source: Agricultural Capability Map # CRD Study

The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

OCP: Bylaw No. 1303  
Designation: Rural

**Zoning Bylaw and Designation:**

Zoning: Bylaw No. 1309  
Designation: Rural Estate Acreage RE-1  
Minimum Lot Size: 4.0 ha

**PREVIOUS APPLICATIONS:**

**Application #02822-0**

**Applicant:** Commission/ R.D.  
**Decision** None  
**Date:**  
**Proposal:** To include properties into the ALR/  
**Decision:** Application Cancelled/withdrawn

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**RELEVANT APPLICATIONS:**

**Application #07354-0**

**Applicant:** Croll, R&C  
**Decision** August 16, 1979  
**Date:**  
**Proposal:** Inclusion  
**Decision:** Cabinet approved inclusion by OIC (3.2 ha).

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**Application #34184-0**

**Applicant:** Arnaud, John  
**Decision** May 24, 2002  
**Date:**  
**Proposal:** To subdivide a 5.26 ha lot from the 85.38 ha property to allow the applicant to invest in the remainder.  
**Decision:** Allowed.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Council for the District of Central Saanich:**

Forwarded the application with a recommendation of support

**STAFF COMMENTS:**

It is recommended that the Commissioners consider the following:

- The agricultural capability ratings for the subject property are improvable to Class 1 and 2.
- The applicants are currently farming the portion of the property they would like to include into the ALR.
- See the local government staff report for historical information on the subject property.
- The local government forwarded the application with the recommendation of support.

**ATTACHMENTS:**

- ALC Context Maps (2 pages)
- Aerial Photograph
- Agricultural Capability Map
- Sketches of proposal (2 pages)
- Local Government Report (2 pages)
- Local Government Staff Report (3 pages)

**END OF REPORT**

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**Signature**

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**Date**