



Staff Report
Application # C – 38407
Applicant: Heather Martman

DATE RECEIVED: August 19, 2008

DATE PREPARED: October 15, 2008

TO: Chair and Commissioners – Island Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: Non-farm use for a commercial soil mixing operation.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

A commercial soil mixing operation has been taking place on this property for a number of years without the necessary authorization. By way of the current application, the applicant is seeking to remedy this non-compliant non-farm use within the ALR.

Local Government:

District of North Saanich

Legal Description of Property:

PID: 004-118-308

Lot A, Section 9, Range 1 West, North Saanich District, Plan 17002

Purchase Date:

1997-01-01

Location of Property:

9645 West Saanich Road

Size of Property:

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

Present use of the Property:

Soil mixing operation, greenhouses, two covered storage tents

BACKGROUND INFORMATION:

Surrounding Land Uses:

WEST: West Saanich Rd, Residence on large acreage
SOUTH: Pendray dairy farm
EAST: Pendray dairy farm
NORTH: Arbutus Grove Nursery: greenhouses/nursery operation for reforestation seedlings

Agricultural Capability:

Data Source: Agricultural Capability Map # 92B/11
The majority of the property is identified as having Prime Dominant ratings of Class 2 (improvable).

Official Community Plan and Designation:

Designation: Rural

Zoning Bylaw and Designation:

Designation: Rural 1
Minimum Lot Size: 20 ha

RELEVANT APPLICATIONS:

Application #28634-0 (Northeast)

Applicant: ROWE, P.
Decision 1994
Date:
Proposal: Non-farm use for a home based business
Decision: Approved

Application #18039-0 (North)

Applicant: Jack, Douglas & Gladys
Decision 1984
Date:
Proposal: To exclude the 4.0 ha property to allow for residential subdivision
Decision: Refused due to agricultural capability.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

District of North Saanich Board: That the application be forwarded without the report form the AAC.

Local Government Staff: Noted that it has concerns regarding commercial size vehicular access to the subject property.

STAFF COMMENTS:

- Soil mixing activities appear to have begun on the property in 1997, operated by Peninsula Landscaping Supplies, and have expanded over the last ten years to their present size. The portion of the property used for the soil mixing operation is approximately 1.4 ha.
- The majority of the materials involved in the soil mixing operation come from offsite, although some of the nursery waste from the back 2.0 ha of the subject property is also used.
- Seven letters of support were received. (See attached)

ATTACHMENTS:

- ALC Context Maps (1:50,000) and (1:20,000)
- Aerial Photos (2)
- Proposal report from applicants
- District of North Saanich Staff Report
- Letters of support (7)

END OF REPORT

Signature

Date