



Staff Report
Application # C – 38650
Applicant: Ian Vantreight

DATE RECEIVED: November 19, 2008

DATE PREPARED: December 4, 2008

TO: Chair and Commissioners – Island Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To place temporary farm worker accommodation for between 30 and 60 seasonal workers on the subject property to harvest daffodil and vegetable crops throughout the year. Furthermore, the applicant wishes to include a 1.97 ha triangle of property into the ALR. This application is made pursuant to section 20(3) and 17(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

See Local Government Staff Report for detailed background information.

Local Government:

The Corporation of the District of Central Saanich

Legal Description of Properties:

1. PID: 000-104-027
Lot 2, Section 2, Range 4 East, South Saanich District, Plan 32353
2. PID: 005-761-361
Lot 1, Plan 7415, Section 2, Range 2 East, South Saanich District

Location of Properties:

1. Property for non farm worker accommodation: 8277 Central Saanich Road, Saanichton
2. Property with 1.97 ha of land proposed for inclusion: Blink Bonnie property - East Saanich Road, Saanichton

Size of Properties:

1. 15.8 ha (The entire property is in the ALR).
2. 16.8 ha (The majority of the property is in the ALR- approximately 14.8 ha).

Present use of the Property:

1. greenhouses, warehouses, coolers, machine shop, equipment storage, parking and fields
2. fields

Surrounding Land Uses:

WEST: Farmland
WEST: Farmland
SOUTH: Single Family Residences
EAST: Pat Bay Highway

Agricultural Capability:

Data Source: Agricultural Capability Map # 92B/11
The majority of the property under application for non farm use is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Official Community Plan Bylaw No. 1600
Designation: Agriculture

Zoning Bylaw and Designation:

Land Use Bylaw No. 1309
Designation: Agriculture (A-1)

PREVIOUS APPLICATIONS:

Application #07699-0

Applicant: Saanich
Decision Date: December 7, 1978
Proposal: To subdivide and consolidate six existing properties to facilitate a land exchange between Saanich and the Vantreight family. One of the parcels created would be 0.03 ha.
Decision: Allowed, however, the Commission strongly recommended that the effort be made to consolidate the small 0.03 ha parcel with an adjacent parcel.

RELEVANT APPLICATIONS:

Application #37875-0

Applicant: Vantreight, Ian
Decision Date: March 19, 2008
Proposal: To exclude 2.0 ha of land from the 36.4 ha property which the applicant describes as having limited potential for use as productive farmland, due to thin soils, rock outcroppings and steep terrain. (See concurrent inclusion application C-37876)
Decision: Allowed exclusion of 2.0 ha, subject to inclusion of 3.0 ha.

Application #37876-0

Applicant: Vantreight, Ian
Decision Date: March 19, 2008
Proposal: To include two portions of land for a total of 3.0 ha of cultivated land. See application C-37875
Decision: To allow inclusion of 3.0 ha as a condition to file #37875 to exclude 2.0 ha of ALR land from property.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council:

Forward the application to the Commission noting that Council relies on the Commission's expertise to determine the necessity and appropriate location of additional units for farm help.

Planning & Development Committee:

To forward the application to the Commission.

STAFF COMMENTS:

It is recommended that the Commissioners consider the following:

- The applicant owns nine other properties in the area. Commission Staff requested rationale from the applicant as to why the current location for the farm help was chosen as opposed to areas outside of the ALR or un-arable land. Staff were particularly interested in whether or not one of the applicant's properties, previously partially excluded in 2007 for residential development could accommodate the farm worker housing. A response from the applicant was received indicating that the location proposed in this application is the closest to the operations on the farm and is the only site that can be used for the temporary purposes. Furthermore Ryan Vantreight indicated that the excluded area is currently under a process for residential development. The full email is attached to the staff report for further information.
- The agricultural capability of the subject property proposed for the farm help housing is improvable to Class 1 and 2 with the limitation of combination of soil factors.
- The agricultural capability of the portion of the subject property proposed for inclusion into the ALR is, according to Brian French P.Ag's opinion, has the unimproved ratings of Class 3, 4 and 5 with the limitations of stoniness, undesirable soil structure and bedrock near the surface.
- A site visit will help to determine whether or not this proposal will have an impact on agriculture.

ATTACHMENTS:

1. ALC Context Maps (2 pages)
2. Agricultural Capability Map
3. Context map of other properties owned by the applicant and aerial photograph (3 pages)
4. Farm worker accommodation information (4 pages)
5. Report from Brian French (5 pages)
6. Local Government Staff Report and attachments (15 pages)
7. Email of opposition to application
8. Email from Ryan Vantreight

END OF REPORT



Signature

December 17, 2008

Date