



Agricultural Land Commission Staff Report

DATE: December 3, 2009
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 50425
PROPOSAL: Non-Farm Use - Farm Help/Caretaker Residence

PROPOSAL INFORMATION

Background: Central Saanich has become aware of an opportunity to utilize an existing mobile home adjacent to Newman Farm Heritage site for a caretaker's cottage for the park. This would require Commission approval as the MH would not be located on the subject property and would not otherwise be authorized to be used at its existing site.

Received Date: August 25, 2009

Applicant: Devon Edmundson
District of Central Saanich

Agent: District of Central Saanich

Local Government: August 25, 2009
Devon Edmundson
District of Central Saanich
District of Central Saanich

DESCRIPTION OF LAND

PID: 003-082-458

Legal Description: Lot 1, Section 3, Ranges 3 and 4 East, South Saanich District, Plan 13110

Civic Address: 2269 Newman Road

Area: 1.3 ha

ALR Area: 1.3 ha

Purchase Date: August 25, 1975

Owners: Devon Edmundson
Frederick & Sharyn Ball

Total Land Area: 1.3 ha

Total ALR Area: 1.3 ha

Current Land Use: Single Family Residence, Mobile Home and related Farm Buildings - barn and shed

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.1	Prime	CLI

Surrounding Land Uses:

North	Hobby farm/ Residential/Large agricultural operation beyond, all in ALR
East	Hobby farm / Residential in ALR
South	Municipality owned Newman Farm Park, in ALR
West	Agriculture operations of various sizes, some rural residential lots, all in ALR.

Official Community Plan

Bylaw Name: Central Saanich OCP

Designation:

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: LU Bylaw 1309

Zoning Designation:

Minimum Lot Size: 4.0 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Planning Staff	Approve	Supports proposal for residence for farm help and caretaker's residence for Historic Neuman Farm to south of subject property.
Board/Council	Approve	Approve submission of application to Commission

STAFF COMMENTS

Staff understands that an opportunity to utilize an existing off-site building to support the preservation of the Heritage Newman farm has presented itself to the District of Central Saanich. As there is no residential dwelling on the Heritage Farm itself, allowance of the proposal could be permitted in lieu of any dwellings being located on the Heritage Farm. Covenant's to enforce removal of the proposed caretaker's residence (mobile home) if a residence is placed on the farm property in the future, or if it is no longer needed for caretaker occupation, or if the owners of the land where it is situated desire it be removed, might be considered by the Commission. The Commission might also pursue inclusion of the 1/3 of the farm property not presently in the ALR.

ATTACHMENTS

50425 air photo.pdf

50425 context map.pdf

END OF REPORT

Signature

Date
