



Agricultural Land Commission Staff Report

DATE: March 23, 2010
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 51288
PROPOSAL: Transportation, Utility, Trail Use - Boundary Adjustment & Road Dedication

PROPOSAL INFORMATION

Background: Boundary adjustments will separate the residential uses at 1075, 1076, and 1078 Noble Road from agricultural uses on the remainder of the properties at 5931 Hunt Road, which will be consolidated into a single farm unit. Three parcels at 2.07 ha each - total area of 49.58. Widening of Franck Road btwn Richard Road and the ocean to a width of 20 metres (0.7 ha area).

Received Date: January 5, 2010
Applicant: MacArthur Park Estates Ltd
Agent: Mohan & Lynne Jawl
Local Government: District of Saanich

DESCRIPTION OF LAND

PID: 001-105-311
Legal Description: Lot 2, Section 37, Lake District, Plan 32072
Civic Address: 1078 Noble Road
Area: 32.4 ha
ALR Area: 32.4 ha
Purchase Date: January 6, 1981
Owners: MacArthur Park Estates Ltd
Mohan & Lynne Jawl

PID: 006-460-097
Legal Description: Lot A, Section 36, Lake District, Plan 2393
Civic Address: 1075 Noble Road
Area: 13.3 ha
ALR Area: 13.3 ha
Purchase Date: January 6, 1981
Owners: MacArthur Park Estates Ltd
Terrance & Carol Johnston

PID: 001-105-302
Legal Description: Lot 1, Section 37, Lake District, Plan 32072
Civic Address: 5931 Hunt Road
Area: 4.8 ha
ALR Area: 4.8 ha
Purchase Date: January 6, 1981
Owners: MacArthur Park Estates Ltd
Mohan & Lynne Jawl

PID: 017-495-458
Legal Description: Lot C, Section 36, Lake District, Plan VIP52813
Civic Address: 1076 Noble Road
Area: 4.7 ha
ALR Area: 4.7 ha
Purchase Date: August 8, 1991
Owner: MacArthur Park Estates Ltd

Total Land Area: 55.2 ha
Total ALR Area: 55.2 ha
Current Land Use: Farming on four lots, four residences over three of these lots.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.7	Prime	CLI

Subdivision

Area	Agricultural Capability	Agricultural Capability Source
55.2	Prime	CLI

Number of Lots Lot Size (ha)

3	2.0
1	49.2

Surrounding Land Uses:

North	Large acreage farms in ALR
East	Harrow Strait
South	Large acreage farm and golf course, in ALR
West	Large acreage farms in ALR

Official Community Plan

Bylaw Name:

Designation:
OCP Compliance:

Zoning
Zoning Bylaw Name:
Zoning Designation:
Minimum Lot Size:
Zoning Compliance:

STAFF COMMENTS

This proposal will consolidate the farm land and separate the residences onto smaller lots along the shoreline, which makes sense from a farming perspective. the small road dedication is needed for access to water and would be required by the local government.

ATTACHMENTS

END OF REPORT

Signature _____

Date _____