



Provincial Agricultural Land Commission - Staff Report

Application: 51900

Applicant: Ian Vantreight
Agent: Merv Mawson
Local Government: District of Central Saanich

Proposal: Transportation, Utility Corridor and Recreational Trail Use - register a restrictive covenant guaranteeing no future subdivision of the two consolidated farm parcels; register a restrictive covenant committing farm land to accept treated wastewater in perpetuity; grant a right-of-way for a public path across farmland; and grant a long-term lease for a 3 ha portion of land for community agricultural use

BACKGROUND INFORMATION

In order to proceed with an proposal to develop residential lots in a non-ALR area, Central Saanich is requiring the landowner to agree to certain conditions - one of which is the approval for a linear trail around the property. Some of the proposed trail runs through the ALR.

PROPERTY INFORMATION

PID: 004-907-264
Legal Description: Lot 1 Section 2 Range 3 & 4 South Saanich District Plan 2883
Property Area: 25.3 ha
ALR Area: 25.3 ha
Purchase Date: November 14, 2006
Location: 8410 Wallace Drive - Vantreight Farms
Owner: Ian Vantreight

LAND USE

Current Land Use:

Unused portion of larger farm parcel, proposed to be leased to municipality for community gardens.

Surrounding Land Uses:

North: Vantreight farms (flowers), some non-ALR (proposed residential development area) with N. Saanich residential housing beyond
East: Wallace Drive, Vantreight Farms beyond
South: Farm estate, smaller agricultural parcels in ALR
West: Vantreight farms, smaller lot rural residential and hobby farms, E Saanich Road beyond. In ALR

PROPOSAL DETAILS

Non- Farm Use Area: 0.4 ha
Non- Farm Use Type: Recreational: Trails

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: BCLI

Mapsheet: CRD Study

PREVIOUS APPLICATIONS

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Application ID: 50828

Applicant: Ian Vantreight

Proposal: To use 0.325 ha of the 36.4 ha property as a road to access the non-ALR component of the property.

Decision:

Resolution #	Decision Date	Decision Description
1225/2009	November 2, 2009	Allow

Note: Access road for non-ALR area proposed for development

Application ID: 44674

Legacy #: 37876

Applicant: Ian Vantreight

Proposal: To include two portions of land for a total of 3.0 ha of cultivated land. See application C-37875

Decision:

Resolution #	Decision Date	Decision Description
105/2008	March 19, 2008	To allow inclusion of 3.0 ha as a condition to file #37875 to exclude 2.0 ha of ALR land from property.

Application ID: 44636

Legacy #: 37875

Applicant: Ian Vantreight

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:

Resolution #	Decision Date	Decision Description
106/2008	March 19, 2008	Allow exclusion of 2.0 ha, subject to inclusion of 3.0 ha.

LOCAL GOVERNMENT INFORMATION

Comments and Recommendations:

Planning Staff

Recommend allow with conditions.

No Board/Council resolution required on Section 6 applications

ALC STAFF COMMENTS

The majority of the proposed trail will be constructed within existing municipal road R/W. The only "new" r/w required runs through the area proposed for community gardens (on the western side of the property) and connects the proposed residential development area to the north (out of ALR) with the north end of Derrinberg Road.

END OF REPORT

Prepared by: Gordon Bednard