



## Agricultural Land Commission Staff Report

**DATE:** August 28, 2009  
**TO:** Vice Chair and Commissioners - Island Panel  
**FROM:** Gordon Bednard

**RE:** Application # 46007  
**PROPOSAL:** Exclusion from the ALR of 1.23 ha property.

### PROPOSAL INFORMATION

**Background:** No reasons presented by applicants for the proposed exclusion.  
**Received Date:** May 25, 2009  
**Applicant:** Dennis & Patti Dyck  
**Agent:** N/A  
**Local Government:** City of Langford

### DESCRIPTION OF LAND

**PID:** 005-782-414  
**Legal Description:** Lot 1, Section 80 & 81, Metchosin District, Plan 6887  
**Civic Address:** 3660 Happy Valley Road  
**Area:** 1.2 ha  
**ALR Area:** 1.2 ha  
**Purchase Date:** April 1, 1993  
**Owner:** Dennis & Patti Dyck

**Total Land Area:** 1.2 ha  
**Total ALR Area:** 1.2 ha  
**Current Land Use:** One house, garage, barn, horse paddocks and misc outbuildings. Property is 75% cleared

### PROPOSAL DETAILS

Exclusion Area	Agricultural Capability	Agricultural Capability Source
1.2	Prime	CLI

**Surrounding Land Uses:**

North Small lot residential and hobby farms in ALR  
East Similar size residential and hobby farms in the ALR  
South Similar size residential and hobby farms in the ALR  
West Small lot residential out of ALR

**Official Community Plan**

**Bylaw Name:** South Langfor Neighbourhood Plan  
**Designation:** Rural  
**OCP Compliance:** No

**Zoning**

**Zoning Bylaw Name:**  
**Zoning Designation:** Agriculture 1 AG1  
**Minimum Lot Size:** 4.0 ha  
**Zoning Compliance:** No

**RELEVANT APPLICATIONS**

**Application #:** 40952  
**Applicant:** GlenLake Chicken Ranch Ltd  
**Proposal:** Glenlake Chicken Ranch Ltd is requesting exclusion of the 1.8 ha ALR portion of this 13.5 ha property from the ALR. The exclusion is to facilitate the development of multi-family and other residential housing, in conjunction with an adjacent property. (see application # 35198)

**Decisions:**  
**Resolution**

Number	Decision Date	Decision Description
83	February 26, 2004	Allow exclusion as requested

**Note:** Larger property to south

**Committee Recommendations**

Type	Recommendation	Description
Planning Staff	No Comment	Presented options to Council
Board/Council	Approve	Supports exclusion subject to any future redevelopment being guided by the "Edge Planning" and "Agricultural Urbanism " principles.

**STAFF COMMENTS**

This is one of at least 8 applications for exclusion to be considered by the Commission at this time. The property is proposed for exclusion (with compensating agricultural benefits) in the French report of 2007 and the Madrone report that there are some limitations to agriculture and rates the overall property as Class 3 to 4 (unimprovable).

**ATTACHMENTS**

39025\_AirphotoMap.pdf  
39025\_ContextMap10k.pdf

**END OF REPORT**

**Signature**

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**Date**

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