



## Agricultural Land Commission Staff Report

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

**RE:** Application # 46010  
**PROPOSAL:** Exclusion of 0.88 ha property from the ALR. No reasons are presented for the proposal.

### PROPOSAL INFORMATION

**Background:** This is one of several current applications for exclusion in Langford.  
**Received Date:** May 25, 2009  
**Applicant:** Don Steffler  
**Agent:** N/A  
**Local Government:** City of Langford

### DESCRIPTION OF LAND

**PID:** 000-948-756  
**Legal Description:** Lot 5, Section 80, Metchosin District, Plan 7142, EXCEPT Parcel "A" (DD247137-1) Thereof  
**Civic Address:** 3622 Happy Valley Road  
**Area:** .9 ha  
**ALR Area:** .9 ha  
**Purchase Date:** May 1, 1998  
**Owner:** Don Steffler

**Total Land Area:** .9 ha  
**Total ALR Area:** .9 ha  
**Current Land Use:** Residence, trucking business, shop and egg-laying chickens.

### PROPOSAL DETAILS

#### Exclusion

Area	Agricultural Capability	Agricultural Capability Source
0.9	Prime	CLI

**Surrounding Land Uses:**

North Rural Residential on small lots out of the ALR  
East Larger ALR properties with residences and hobby farming  
South Small cleared ALR properties under application for exclusion  
West Rural residential non-ALR lands

**Official Community Plan**

**Bylaw Name:** Langford OCP 1200  
**Designation:** Agricultural Strategy lands  
**OCP Compliance:** No

**Zoning**

**Zoning Bylaw Name:** Bylaw1999  
**Zoning Designation:** AG1 Agriculture  
**Minimum Lot Size:** 4.0 ha  
**Zoning Compliance:** No

**Local Government Services**

**Type**  
Water  
Road

**Committee Recommendations**

Type	Recommendation	Description
Planning Staff	No Comment	Presented application to Council and AAC without recommendation
Board/Council	Approve	No objection to application subject to future redevelopment guided by "Edge Planning" and "Agricultural Urbanism" principles, and attaining a benefit for agriculture on rezoning. Bylaw enforcement issues must be resolved at time of rezoning.
Agricultural Advisory Committee	Approve	As per council recommendation

**STAFF COMMENTS**

This is one of three small lots under application on the west side of Happy Valley road.  
The 2007 French report recommends removal of these lands from the ALR with a compensating benefit to agriculture.  
The Madrone agricultural capability report classifies the property as class 2 - 4 with excess moisture limitations.

**ATTACHMENTS**

39027-46010 airphoto.pdf  
39027\_ContextMap20k.pdf

**END OF REPORT**

**Signature**

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**Date**

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