



## Agricultural Land Commission Staff Report

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

**RE:** Application # 46011

**PROPOSAL:** Exclusion of 0.88 ha property from the ALR. No specific reasons for the proposal are presented in the application.

### PROPOSAL INFORMATION

**Background:** This is one of three exclusion applications of similar sized properties on the west side of Happy Valley Road currently under review by the Commission.  
**Received Date:** May 25, 2009  
**Applicant:** Thomas Atherton  
**Agent:** N/A  
**Local Government:** City of Langford

### DESCRIPTION OF LAND

**PID:** 005-745-900  
**Legal Description:** Lot 6, Section 80, Metchosin District, Plan 7142  
**Civic Address:** 3634 Happy Valley Road  
**Area:** .9 ha  
**ALR Area:** .9 ha  
**Purchase Date:** July 1, 2006  
**Owner:** Thomas Atherton

**Total Land Area:** .9 ha  
**Total ALR Area:** .9 ha  
**Current Land Use:** Residence, garage and barn, mostly cleared land.

### PROPOSAL DETAILS

#### Exclusion

Area	Agricultural Capability	Agricultural Capability Source
0.9	Prime	CLI

**Surrounding Land Uses:**

North Small residential lot in ALR under application for exclusion  
East Residential and hobby farm properties in ALR  
South Small residential lot in ALR with non-ALR lands beyond  
West Non-ALR rural residential properties

**Official Community Plan**

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

**Zoning**

**Zoning Bylaw Name:** Bylaw 1999  
**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 to Council and AAC with no recommendation
Board/Council	Approve	No objection to application subject to future redevelopment guided by "Edge Planning" and "Agricultural Urbanism" principles, and to the attaining of a benefit for agriculture.
Agricultural Advisory Committee	Approve	As per council resolution

**STAFF COMMENTS**

This is one of three similar sized lots under application for exclusion on the west side of Happy Valley Road.  
The 2007 French Report on agricultural suitability encourages the removal of the property from the ALR with a compensating benefit for agriculture.  
The Madrone report on agricultural capability concludes that this land has class 3-4 capability with multiple limitations for agriculture.

**ATTACHMENTS**

39028-46011 airphoto.pdf  
39028-46011 context map.pdf

**END OF REPORT**

**Signature**

---

**Date**

---