



Agricultural Land Commission Staff Report

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

RE: Application # 46012
PROPOSAL: Exclusion of this 0.4 ha property from the ALR.

PROPOSAL INFORMATION

Background: This is one of four lots under application by HV Developments and one of 8 exclusion applications currently under review by the Commission in Langford.
Received Date: May 25, 2009
Applicant: H.V. Developments Ltd.
Agent: N/A
Local Government: City of Langford

DESCRIPTION OF LAND

PID: 008-889-414
Legal Description: Parcel No.1 (DD150993I) of Parcel "D" (DD144079I), Section 79, Metchosin District
Civic Address: 3569 Happy Valley Road
Area: .4 ha
ALR Area: .4 ha
Purchase Date: August 1, 2008
Owner: H.V. Developments Ltd.

Total Land Area: .4 ha
Total ALR Area: .4 ha
Current Land Use: Residential

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
0.4	Prime	CLI

Surrounding Land Uses:

North	Small lot residential in ALR along Happy Valley and Latoria Roads
East	Larger cleared lots in ALR, currently under application for exclusion.
South	Mixture of small and larger lots, mostly residential, with some cleared hobby farm lands, all in ALR.
West	Larger ALR properties, some cleared hobby farms, some forested residential.

Official Community Plan

Bylaw Name: Langford OCP
Designation: Rural
OCP Compliance: No

Zoning

Zoning Bylaw Name:
Zoning Designation: Agriculture AG1
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 options to Council and AAC
Board/Council	Approve	Support exclusion subject to future redevelopment being guided by principles of "Edge Planning" and "Agricultural Urbanism" and to obtaining a net benefit for agriculture on rezoning.
Agricultural Advisory Committee	Approve	As per Council resolution

STAFF COMMENTS

This property is likely exempt from the Act and Regulations due to its small size.
The 2007 French report on agricultural suitability recommends exclusion of the property with a compensating benefit for agriculture.
The Madrone report concludes that the land is improvable to class 2 and 3, however it considers the property size as a limiting factor to its agricultural development.

ATTACHMENTS

39029-46012 context map.pdf
39029-46012 airphoto.pdf

END OF REPORT

Signature

Date
