



## Agricultural Land Commission Staff Report

**DATE:** August 31, 2009  
**TO:** Vice Chair and Commissioners - Island Panel  
**FROM:** Gordon Bednard

**RE:** Application # 46013  
**PROPOSAL:** Exclusion of 2.3 ha from the ALR

### PROPOSAL INFORMATION

**Background:** This is one of four applications from CV Developments and one of 10 recently received for exclusion in Langford.  
**Received Date:** May 25, 2009  
**Applicant:** H.V. Developments Ltd.  
**Agent:** N/A  
**Local Government:** City of Langford

### DESCRIPTION OF LAND

**PID:** 005-655-960  
**Legal Description:** Lot 10, Section 79, Metchosin District, Plan 7510  
**Civic Address:** 935 Latoria  
**Area:** 2.3 ha  
**ALR Area:** 2.3 ha  
**Purchase Date:** August 1, 2008  
**Owner:** H.V. Developments Ltd.

**Total Land Area:** 2.3 ha  
**Total ALR Area:** 2.3 ha  
**Current Land Use:** Residential - single family, sheds and some cleared land with fruit trees

### PROPOSAL DETAILS

#### Exclusion

Area	Agricultural Capability	Agricultural Capability Source
2.3	Mixed Prime and Secondary	CLI

**Surrounding Land Uses:**

North Mixture of cleared and forested, mixed residential and hobby farms, all in ALR  
East Rural residential out of ALR  
South Forested and cleared hobby farms and residences, in ALR  
West Small lot residential in ALR

**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 AAC and Council recommend exclusion of 50% of property on eastern side of subject lands, subject to future development being guided by "Edge Planning" and Agricultural Urbanism" principles, and to obtaining a benefit for agriculture.

Board/Council

Partial

Agricultural Advisory Committee

Partial

As per council recommendation

**STAFF COMMENTS**

The eastern half of the property has significant limitations to agriculture according to both the CLI and the Madrone report, while the western half consists of good agricultural land.

The French report of 2007 recommends exclusion of only the eastern portion of the property.

**ATTACHMENTS**

39030-46013 context map.pdf

39030-46013 airphoto.pdf

**END OF REPORT**

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Signature

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Date