



## Agricultural Land Commission Staff Report

**DATE:** September 2, 2009  
**TO:** Vice Chair and Commissioners - Island Panel  
**FROM:** Gordon Bednard

**RE:** Application # 50461  
**PROPOSAL:** Exclusion of 1 ha property from the ALR

### PROPOSAL INFORMATION

**Background:** This is one of 10 current exclusion applications in Langford  
**Received Date:** August 28, 2009  
**Applicant:** Ken & Heather Showers  
**Agent:** N/A  
**Local Government:** City of Langford

### DESCRIPTION OF LAND

**PID:** 005-439-001  
**Legal Description:** Lot A, Sections 80 and 81, Metchosin District, Plan 8187  
**Civic Address:** 3639 Happy Valley Road  
**Area:** 1 ha  
**ALR Area:** 1 ha  
**Purchase Date:** December 28, 1999  
**Owner:** Ken & Heather Showers

**Total Land Area:** 1 ha  
**Total ALR Area:** 1 ha  
**Current Land Use:** Single family dwelling with garage  
No agricultural activity

### PROPOSAL DETAILS

#### Exclusion

Area	Agricultural Capability	Agricultural Capability Source
1.0	Prime	CLI

**Surrounding Land Uses:**

North	Single Family Residential/ small scale agricultural activities, in ALR
East	Single Family Residential/ small scale agricultural activities, in ALR with non-ALR beyond
South	One larger Single Family Residential lot in ALR ( small scale agricultural activities) with non-ALR beyond
West	Single Family Residential/ small scale agricultural activities, in ALR.

**Official Community Plan**

**Bylaw Name:** Agriculture Strategy lands

**Designation:**

**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:**

**Zoning Designation:** Agriculture 1 (AG1)

**Minimum Lot Size:** 4.0 ha

**Zoning Compliance:** No

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Planning Staff	No Comment	Presented options to Council and AAC Recommend approval subject to future redevelopment being guided by "Edge Planning" and "Agricultural Urbanism" principles, and obtaining a net benefit for agriculture.
Board/Council	Approve	

**STAFF COMMENTS**

This property is within the area recommended for retention in the ALR as per the French report of 2007.

Madrone consultants rates the land as improvable to class 3 with a variety of limitations. It expresses some concerns over the small size of the property in relation to agricultural potential.

**ATTACHMENTS**

- 50461\_AirphotoMap.pdf
- 50461\_ContextMap10k.pdf

**END OF REPORT**

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**Signature**

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**Date**