



Agricultural Land Commission Staff Report

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

RE: Application # 50462
PROPOSAL: Exclusion of 2.5 ha from the ALR

PROPOSAL INFORMATION

Background: Property is 3.4 ha with 2.5 ha in ALR. This is one of 10 recently received
Received Date: applications for exclusion in Langford
Applicant: August 28, 2009
Agent: Peter & Rose Unger
Local Government: Deana Unger
City of Langford

DESCRIPTION OF LAND

PID: 007-848-340
Legal Description: Lot 5, Block B, Section 88, Metchosin District, Plan 1139
Civic Address: 3398 Luxton Road, Victoria
Area: 3.4 ha
ALR Area: 2.5 ha
Purchase Date: September 28, 1975
Owner: Peter & Rose Unger

Total Land Area: 3.4 ha
Total ALR Area: 2.5 ha
Current Land Use: Residential dwellings and an outbuilding

PROPOSAL DETAILS

Exclusion

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

Surrounding Land Uses:

North Business Park 2 (Slegg Lumber), out of ALR
East Residential (non-ALR)
South Gravel yard - also has application for Exclusion
West Residential (non-ALR)

Official Community Plan

Bylaw Name: South Langford Neighbourhood plan

Designation: Rural

OCP Compliance: No

Zoning

Zoning Bylaw Name: AG1

Zoning Designation: Agriculture

Minimum Lot Size: 4.0 ha

Zoning Compliance: No

Local Government Services

Type

Road

PREVIOUS APPLICATIONS

Application #: 22441

Applicant: Peter & Rose Unger

Proposal: Subdivide the property in half, thereby splitting the ALR portion in half

Decisions:

Resolution Number	Decision Date	Decision Description
685	May 6, 1982	Refuse subdivision as proposed

Note: Refused subdivision as proposed

Committee Recommendations

Type	Recommendation	Description
Planning Staff	No Comment	No recommendation - presented options to council and AAC
Board/Council	Approve	Subject to any future development following "Agricultural Urbanism" and "Edge Planning" principles, and subject to cash contribution to the City's Agricultural land reserve Fund.

STAFF COMMENTS

A considerable portion of the property is cleared with no obvious impediments to agricultural use. The western portion of the property, (mostly out of the ALR) has significant limitations for agriculture. Property is one recommended for exclusion in the French report of 2007. Madrone report has approximately 2 ha of the eastern part of the land as improvable to class 3 and 4 with limitations.

ATTACHMENTS

50462_AirphotoMap.pdf

50462_Contextmap10k.pdf

END OF REPORT

Signature

Date