



Agricultural Land Commission Staff Report

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

RE: Application # 46008
PROPOSAL: Exclusion of 2 ha from ALR

PROPOSAL INFORMATION

Background: Approximately 50% of the property (western portion) is not in the ALR and is rated poorly for agricultural capability. The ALR portion has been severely impacted by industrial development, and only a small portion on the eastern end remains usable for agriculture.
Received Date: May 25, 2009
Applicant: Sustainable Financial Corporation
Agent: KeyCorp Consulting
Local Government: City of Langford

DESCRIPTION OF LAND

PID: 004-557-875
Legal Description: Lot 6, Block B, Section 88, Malahat District, Plan 1139
Civic Address: 3420 Luxton
Area: 3.4 ha
ALR Area: 2 ha
Purchase Date: January 1, 2008
Owner: Sustainable Financial Corporation

Total Land Area: 3.4 ha
Total ALR Area: 2 ha
Current Land Use: residential, industrial, vacant - overall little to no agricultural use

PROPOSAL DETAILS

Exclusion

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

Surrounding Land Uses:

North One ALR property of similar size, cleared, residential use, small scale hobby farming. Non-ALR beyond
East Rural residential land outside the ALR
South Forested land, and small scale agriculture on ALR portion of property to south, only partly in ALR.
West Forested, undeveloped and residential lands outside the ALR

Official Community Plan

Bylaw Name: Langford OCP blyaw 1200

Designation: Agriculture Strategy lands

OCP Compliance: No

Zoning

Zoning Bylaw Name: Bylaw 1999

Zoning Designation: AG 1 Agriculture

Minimum Lot Size: 4.0 ha

Zoning Compliance: No

RELEVANT APPLICATIONS

Application #: 40949

Applicant: Malaview Development

Proposal: Malaview Development Ltd is requesting the exclusion of 3.2 ha from the ALR in order to facilitate its use for storage and expansion of the adjacent building supply company to the north. The applicant states that the site has been severely debilitated by previous owners and has shallow topsoil and poor drainage.

Decisions:

Resolution

Number

Decision Date

Decision Description

87

February 26, 2004

Allow as requested - site has been debilitated since the '40s to the point where agricultural development would be impossible.

Note: Property to north excluded by application in 2004

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

Note: Application refused.

Committee Recommendations

Type	Recommendation	Description
Planning Staff	No Comment	Presented to Council with options
Board/Council	Partial	Supports exclusion of centre portion of property (western portion of ALR) with retention of eastern portion of ALR for stormwater detention and community recreation uses.
Agricultural Advisory Committee	Partial	Supports removal of central portion of property and use of eastern portion for non-farm community use.

STAFF COMMENTS

There is little potential for agricultural use on this property due to the amount of non-farm activity which has taken place. The Suitability review by French indicates this would be an area to be excluded with some agricultural net benefit.

Note that an independent PAg (Catherine Orban) has submitted a report on the agricultural capability of the property.

The Commission has no record of approval for any non-farm activity for this property.

ATTACHMENTS

39026-46008 airphoto.pdf

39026-46008 context map.pdf

END OF REPORT

Signature

Date