



Agricultural Land Commission
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April 21, 2010

Reply to the attention of Gordon Bednard
ALC File: 39028 (46011)

Thomas Atherton
3634 Happy Valley Road
Victoria, BC V9C 3X1

Dear Sir:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2389/2010 outlining the Commission's decision as it relates to the above noted application.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: City of Langford (ALR 08-02)
BC Land Title & Survey, Victoria
BC Assessment, Victoria

GB/lv
/39028d1

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Subclasses

M soil moisture deficiency

The Commission also reviewed a site-specific report on agricultural capability that had been prepared for the property by Madrone Consultants and provided by the applicant.

The Commission observed during the onsite inspection that a considerable area of the property had large rock outcroppings and the balance appeared subject to flooding during severe weather events. As well, it was apparent from observation and information supplied by area residents that a large amount of soil had been removed from the property (and adjacent lands) in the past.

Conclusions

1. That the land under application has limited agricultural capability and is not appropriately designated as ALR.

IT WAS

MOVED BY: Commissioner Niels Holbek

SECONDED BY: Commissioner Jennifer Dyson

THAT the application be allowed as presented.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 2389/2010