



## Agricultural Land Commission Staff Report

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

**RE:** Application # 46012  
**PROPOSAL:** Exclusion of this 0.4 ha property from the ALR.

### PROPOSAL INFORMATION

**Background:** This is one of four lots under application by HV Developments and one of 8 exclusion applications currently under review by the Commission in Langford.  
**Received Date:** May 25, 2009  
**Applicant:** H.V. Developments Ltd.  
**Agent:** N/A  
**Local Government:** City of Langford

### DESCRIPTION OF LAND

**PID:** 008-889-414  
**Legal Description:** Parcel No.1 (DD150993I) of Parcel "D" (DD144079I), Section 79, Metchosin District  
**Civic Address:** 3569 Happy Valley Road  
**Area:** .4 ha  
**ALR Area:** .4 ha  
**Purchase Date:** August 1, 2008  
**Owner:** H.V. Developments Ltd.

**Total Land Area:** .4 ha  
**Total ALR Area:** .4 ha  
**Current Land Use:** Residential

### PROPOSAL DETAILS

#### Exclusion

Area	Agricultural Capability	Agricultural Capability Source
0.4	Prime	CLI

**Surrounding Land Uses:**

North	Small lot residential in ALR along Happy Valley and Latoria Roads
East	Larger cleared lots in ALR, currently under application for exclusion.
South	Mixture of small and larger lots, mostly residential, with some cleared hobby farm lands, all in ALR.
West	Larger ALR properties, some cleared hobby farms, some forested residential.

**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**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Planning Staff	No Comment	Presented options to Council and AAC
Board/Council	Approve	Support exclusion subject to future redevelopment being guided by principles of "Edge Planning" and "Agricultural Urbanism" and to obtaining a net benefit for agriculture on rezoning.
Agricultural Advisory Committee	Approve	As per Council resolution

**STAFF COMMENTS**

This property is likely exempt from the Act and Regulations due to its small size.  
The 2007 French report on agricultural suitability recommends exclusion of the property with a compensating benefit for agriculture.  
The Madrone report concludes that the land is improvable to class 2 and 3, however it considers the property size as a limiting factor to its agricultural development.

**ATTACHMENTS**

39029-46012 context map.pdf  
39029-46012 airphoto.pdf

**END OF REPORT**

**Signature**

---

**Date**

---