



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

Type	Recommendation	Description
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

Signature

Date