



## 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**

---