



Agricultural Land Commission
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October 19, 2005

Reply to the attention of Ron Wallace

William & Patricia Young
774 Latoria Road
Victoria, BC – V9C 3A4

Dear Sir/Madam:

Re: Application #C-36202
Lot 6, Section 70, Metchosin District, Plan 1957;

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude the above noted property from the ALR. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application. The above noted property shown on the attached map is excluded from the Agricultural Land Reserve Plan of the City of Langford.

The decision noted above is recorded as Resolution **#547/2005**.

It is a condition of this approval that the owner or occupier must comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the City of Langford at your earliest convenience.

Yours truly,

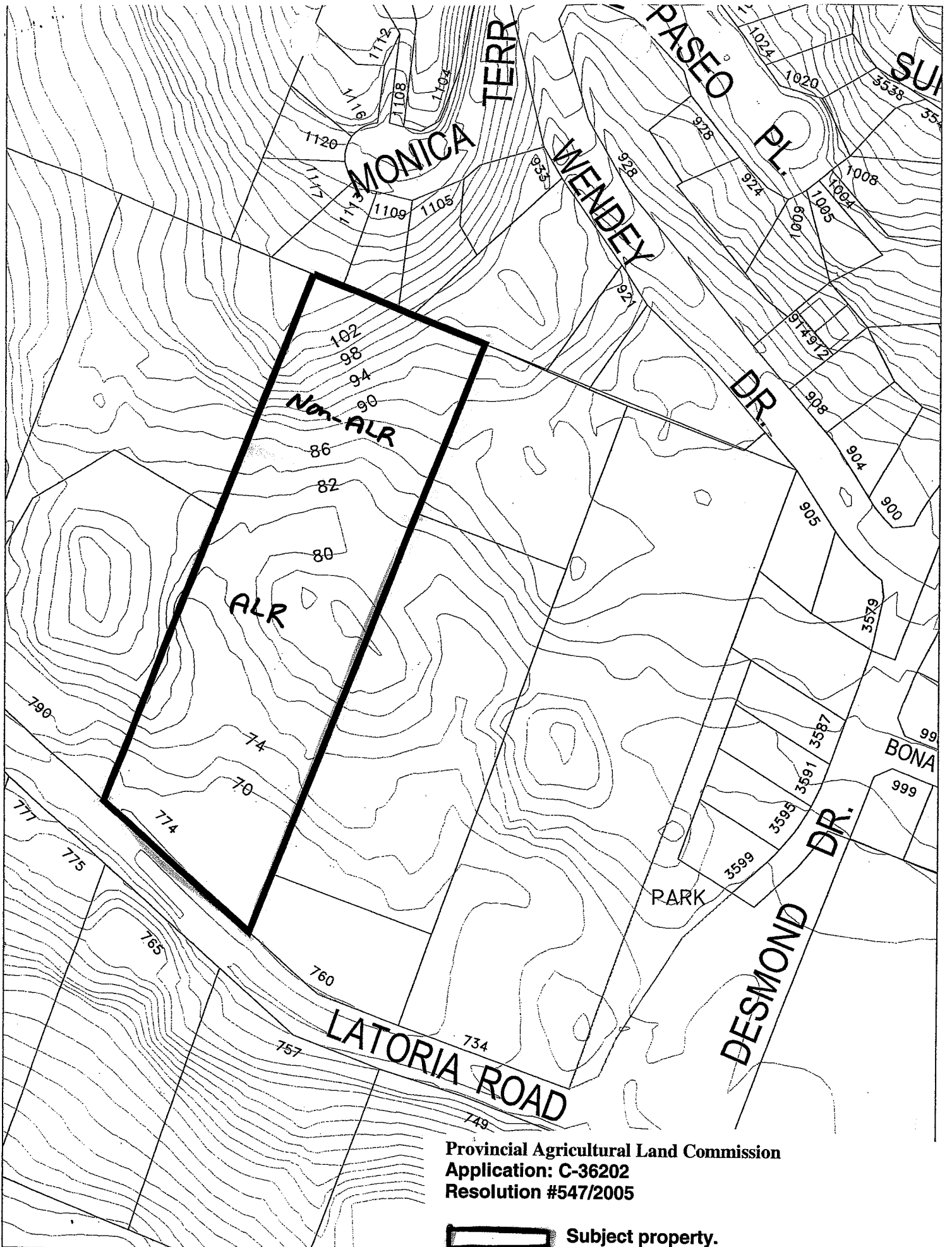
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: City of Langford – ALR-05-01
Approving Officer, Ministry of Transportation, Victoria
BC Assessment, Victoria

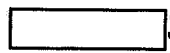
RW/lv/Encl.
36202d1



Provincial Agricultural Land Commission
 Application: C-36202
 Resolution #547/2005



Subject property.



1.5 ha area approved for exclusion from the ALR.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on September 28, 2005 in Nanaimo, B.C.

PRESENT: Lorne Seitz Chair
 David Craven Commissioner
 Donald Rugg Commissioner

STAFF: Ron Wallace, Regional Research Officer

For Consideration

Ron Wallace presented his staff report dated September 19, 2005 regarding application #C-36202-0. The application is to exclude a portion of the subject property (at 774 Latoria Road) from the ALR. Presently 75% (1.5 ha) of the property is within the ALR. The portion of the property that is not within the ALR is located at the north end and along a narrow strip adjacent with Latoria Road.

Site Inspection/Exclusion Meeting

A site inspection was conducted on September 26, 2005. Those in attendance were:

- Commissioner Rugg
- Applicant William Young

Commissioner Rugg met with the applicant briefly to view the property and discuss the proposed exclusion.

Commissioner Eligible to Vote

Commissioners Seitz and Craven were not present at the site inspection / exclusion meeting and confirms that they are eligible to vote on the application as they were given a summary of the site inspection / exclusion meeting.

Commission Discussion

In light of the background information noted, the Commission supported the application.

IT WAS

MOVED BY: Commissioner Rugg

SECONDED BY: Commissioner Craven

THAT the staff report be received and the application for exclusion of the subject property from the ALR be approved as recommended.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # C – 36202-0
Applicant: William & Patricia Young

DATE PREPARED: September 19, 2005

TO: Chair and Commissioners – Island Panel

FROM: Ron Wallace, Regional Research Officer

PROPOSAL: To exclude a portion of the subject property (at 774 Latoria Road) from the ALR. Presently 75% (1.5 ha) of the property is within the ALR. The portion of the property that is not within the ALR is located at the north end and along a narrow strip adjacent with Latoria Road.

This application is made pursuant to section 33 of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

It should be noted that all other applications in this area have been allowed by the Commission. As well, the Commission has indicated its support for the exclusion of all lots in this area on Latoria Road in a letter to the City of Colwood on October 9, 1986 after a review of the draft OCP.

Local Government:

District of Langford

Legal Description of Property:

1. PID: 006-739-105
Lot 6, Section 70, Metchosin District, Plan 1957;

Purchase Date

12/03/1982

Location of Property:

774 Latoria Road, Langford

Size of Property:

2.0 ha

ALR Area:

1.5 ha

Present use of the Property:

The property is used for residential purposes, with a residence located on the southern extent of the lot.

Surrounding Land Uses:

WEST: Residential
SOUTH: Residential
EAST: Church
NORTH: Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # CRD Study
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

Designated - Estate Residential

Zoning Bylaw and Designation:

AG1 (Agriculture 1), 4 ha minimum lot size

RELEVANT APPLICATIONS:

Application #27501-0

Applicant: UNGER, PETER & ROSE
Decision Date: April 26, 1993
Proposal: To exclude the subject property from the ALR. Only 1.7 ha of the 2.2 ha property is within the ALR.
Decision: The application was allowed.

Application #28396-0

Applicant: SCHOOL DIST #62
Decision Date: October 15, 1993
Proposal: To exclude the two subject parcels for the development of an elementary school for 200 students.
Decision: Allowed.

Application #32768-0

Applicant: Christensen, Timothy
Decision Date: September 28, 1999
Proposal: To exclude the subject property for the purpose of rezoning it to establish a community church facility.
Decision: Allowed as requested.

Application #32980-0

Applicant: Conibear, Albert & Elsie
Decision Date: December 13, 1999
Proposal: To exclude the 8.9 ha subject property from the ALR.
Decision: Allow as requested.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

City Council

"That Council direct Staff to submit a letter report to the ALC stating the City would not object to the removal of land at 774 Latoria Road from the ALR."

Local Government Staff

Council has directed staff to prepare an area plan for South Langford, which will include this property. Council has also indicated that it does not encourage any application in this area until the South Langford Plan is adopted. As part of that planning process, an overall agricultural viability assessment will be completed. Therefore it may be premature to support this application until the South Langford Plan is complete.

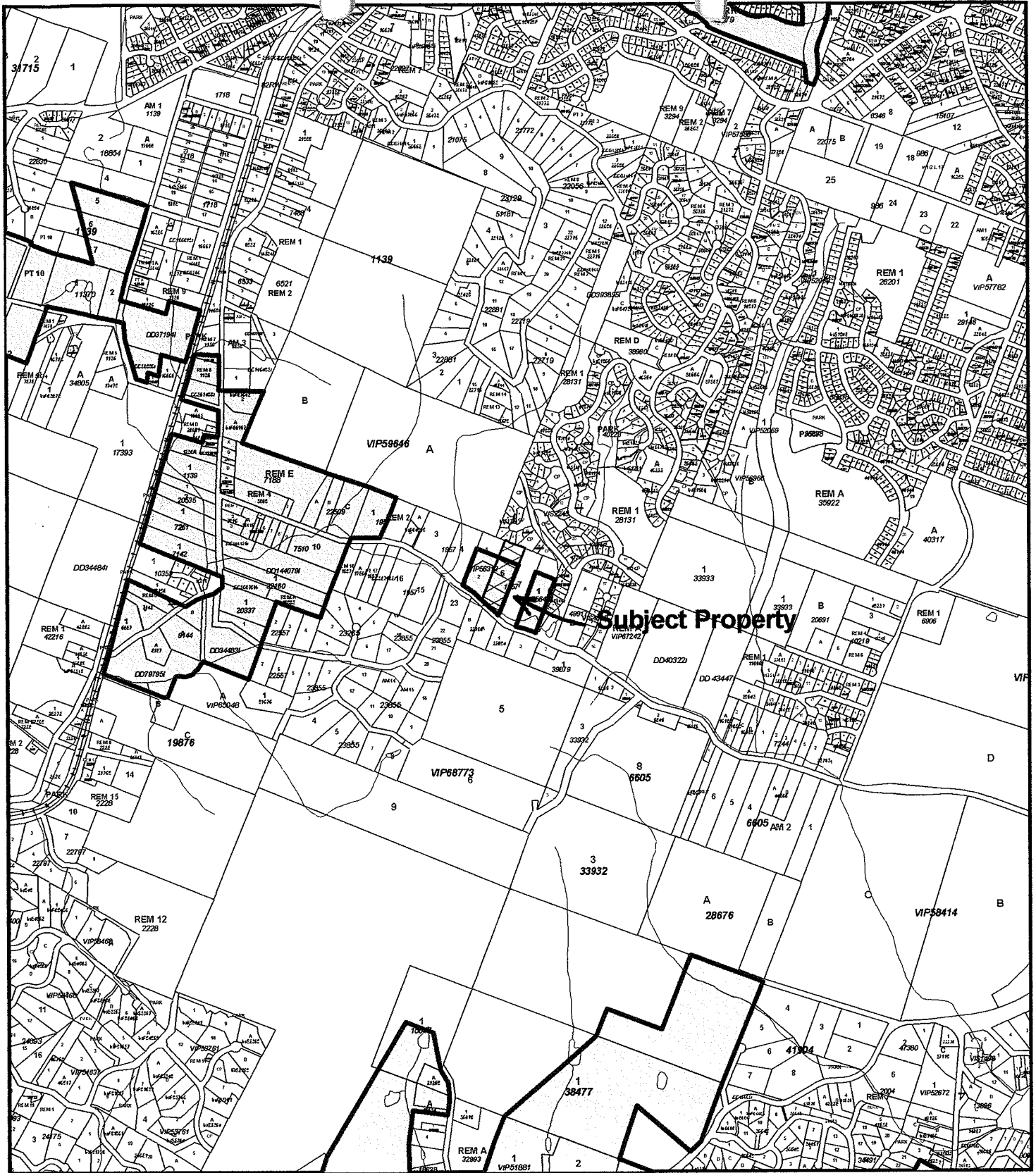
STAFF COMMENTS:

Based on the history of applications in the area, the indication that the Commission has given to the local government regarding these properties and the limited amount of good agricultural land contained within this property, staff recommends support for the application.

END OF REPORT

Signature 

Date 20 Sept 2005



Subject Property



ALC CONTEXT MAP
Application # 36202

Map Scale: 1:20000

ALC File #: 02-05-36202
BCGS Map Sheet #: 92B.043
Regional District: Capital