



Agricultural Land Commission Staff Report

DATE: August 27, 2009
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 46006
PROPOSAL: Exclusion of 2.95 ha property from the ALR

PROPOSAL INFORMATION

Background: This is one of 4 properties under application owned by HV Developments Ltd
Received Date: May 25, 2009
Applicant: H.V. Developments Ltd.
Agent: N/A
Local Government: City of Langford

DESCRIPTION OF LAND

PID: 009-879-986
Legal Description: Parcel D (DD 144079I), Section 79, Metchosin District, EXCEPT Parcel No. 1 (DD150993I) Thereof and Except Part in Plan VIP74070
Civic Address: 3579 Happy Valley Road
Area: 2.9 ha
ALR Area: 2.9 ha
Purchase Date: July 1, 2006
Owner: H.V. Developments Ltd.

Total Land Area: 2.9 ha
Total ALR Area: 2.9 ha
Current Land Use: No dwellings, land is forested on the eastern half and the remainder is cleared with grass and scattered trees and bushes.

PROPOSAL DETAILS

Exclusion Area	Agricultural Capability	Agricultural Capability Source
2.9	Mixed Prime and Secondary	CLI

Surrounding Land Uses:

North Residential (small lot) with some hobby farms in ALR
East Mostly forested residential lots outside of ALR
South Residential (small lot) with some hobby farms in ALR
West Larger residential lots with some hobby farms in ALR

Official Community Plan

Bylaw Name: South Langford Neighbourhood Plan

Designation: Rural

OCP Compliance: No

Zoning

Zoning Bylaw Name:

Zoning Designation: Agriculture 1 Zone

Minimum Lot Size: 4.0 ha

Zoning Compliance: No

Local Government Services

Type

Water

Road

PREVIOUS APPLICATIONS

Application #: 16731

Applicant: Randy & Cathy Josephson

Proposal: The Joserhsons are requesting a subdivision of this 3.7 ha lot into two lots of approximately equal size. The property has been in the family for 17 years prior to their ownership and the subdivision is being requested under section 946 of the Local Govt

Decisions:

Resolution

Number

Decision Date

Decision Description

228

April 11, 2001

Refuse subdivision as proposed.

Application #: 1082

Applicant: DONALDS & JUNE MACDONALD

Proposal: To subdivide the 4 ha property into two lots of 1.2 ha and 2.8 ha.

Decisions:

Resolution

Number

Decision Date

Decision Description

409

March 12, 1993

The Commission refused the request for subdivision on the grounds of reduced agricultural capability and precedent.

Committee Recommendations

Type	Recommendation	Description
Planning Staff	No Comment	Presented options to Council
Board/Council	Partial	Recommended exclusion of 2 ha in southeast portion of property.
Agricultural Advisory Committee	Partial	Recommend exclusion of 2 ha in southeast portion of property.

STAFF COMMENTS

Eastern 40% of property recommended for removal from the ALR with compensating benefit to agriculture in the French report of 2007.

There is a Madrone report also appended to the application which concludes that 50% of the eastern portion of the property has significant limitations for agriculture.

ATTACHMENTS

- 39024_AirphotoMap.pdf
- 39024_ContextMap20k.pdf

END OF REPORT

Signature

Date