



Agricultural Land Commission Staff Report

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

RE: Application # 46007
PROPOSAL: Exclusion from the ALR of 1.23 ha property.

PROPOSAL INFORMATION

Background: No reasons presented by applicants for the proposed exclusion.
Received Date: May 25, 2009
Applicant: Dennis & Patti Dyck
Agent: N/A
Local Government: City of Langford

DESCRIPTION OF LAND

PID: 005-782-414
Legal Description: Lot 1, Section 80 & 81, Metchosin District, Plan 6887
Civic Address: 3660 Happy Valley Road
Area: 1.2 ha
ALR Area: 1.2 ha
Purchase Date: April 1, 1993
Owner: Dennis & Patti Dyck

Total Land Area: 1.2 ha
Total ALR Area: 1.2 ha
Current Land Use: One house, garage, barn, horse paddocks and misc outbuildings. Property is 75% cleared

PROPOSAL DETAILS

Exclusion Area	Agricultural Capability	Agricultural Capability Source
1.2	Prime	CLI

Surrounding Land Uses:

North Small lot residential and hobby farms in ALR
East Similar size residential and hobby farms in the ALR
South Similar size residential and hobby farms in the ALR
West Small lot residential out of ALR

Official Community Plan

Bylaw Name: South Langfor Neighbourhood Plan
Designation: Rural
OCP Compliance: No

Zoning

Zoning Bylaw Name:
Zoning Designation: Agriculture 1 AG1
Minimum Lot Size: 4.0 ha
Zoning Compliance: No

RELEVANT APPLICATIONS

Application #: 40952
Applicant: GlenLake Chicken Ranch Ltd
Proposal: Glenlake Chicken Ranch Ltd is requesting exclusion of the 1.8 ha ALR portion of this 13.5 ha property from the ALR. The exclusion is to facilitate the development of multi-family and other residential housing, in conjunction with an adjacent property. (see application # 35198)

Decisions:
Resolution

Number	Decision Date	Decision Description
83	February 26, 2004	Allow exclusion as requested

Note: Larger property to south

Committee Recommendations

Type	Recommendation	Description
Planning Staff	No Comment	Presented options to Council
Board/Council	Approve	Supports exclusion subject to any future redevelopment being guided by the "Edge Planning" and "Agricultural Urbanism " principles.

STAFF COMMENTS

This is one of at least 8 applications for exclusion to be considered by the Commission at this time. The property is proposed for exclusion (with compensating agricultural benefits) in the French report of 2007 and the Madrone report that there are some limitations to agriculture and rates the overall property as Class 3 to 4 (unimprovable).

ATTACHMENTS

39025_AirphotoMap.pdf
39025_ContextMap10k.pdf

END OF REPORT

Signature

Date
