



Agricultural Land Commission
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April 21, 2010

Reply to the attention of Gordon Bednard
ALC File: 39027 (46010)

Don Steffler
3622 Happy Valley Road
Victoria, BC V9C 3X1

Dear Sir:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 2392/2010 outlining the Commission's decision as it relates to the above noted application.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: City of Langford (ALR 08-01)
BC Land Title & Survey, Victoria
BC Assessment, Victoria

GB/lv
/39027d1



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 30, 2010.

PRESENT:	Erik Karlsen	Chair
	Niels Holbek	Commissioner
	Jennifer Dyson	Commissioner
	Gordon Bednard	Staff

For Consideration

Application: 39027 (46010)
Applicant: Don Steffler
Agent:
Proposal: Exclusion of 0.9 ha
Legal: Lot 5, Section 80, Metchosin District, Plan 7142, Exc Parcel "A"
Location: 3622 Happy Valley Road, Langford

Site Inspection and Exclusion Meeting

A site inspection / exclusion meeting was conducted at the property on September 15, 2009. Those in attendance were:

- Lorne Seitz Chair, Island Panel
- Niels Holbek Commissioner
- Jennifer Dyson Commissioner
- Gordon Bednard Staff
- Don Steffler

The Commission walked the property and discussed the application with Mr. Steffler.

The Commission (Karlsen/Holbek/Dyson) also viewed the property on March 15, 2010.

Commissioner Eligible to Vote

Commissioner Erik Karlsen was not present at the initial site inspection. It was confirmed that a summary of that site inspection was provided thus establishing the Commissioner's eligibility to vote on the application.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Subclasses

M soil moisture deficiency

The Commission also reviewed a site-specific report on agricultural capability that had been prepared for the property by Madrone Consultants and provided by the applicant.

The Commission observed during the onsite inspection that a considerable area of the property had been debilitated by the addition of fill and use of the land for non-farm activities. As well, high density residential development had taken place along the northern boundary of the property without any buffering leading to land use conflicts.

Conclusions

That the land under application has limited agricultural capability and is not appropriately designated as ALR.

IT WAS

MOVED BY: Commissioner Niels Holbek

SECONDED BY: Commissioner Jennifer Dyson

THAT the application be allowed as presented.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 2392/2010