



Agricultural Land Commission Staff Report

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

RE: Application # 46010
PROPOSAL: Exclusion of 0.88 ha property from the ALR. No reasons are presented for the proposal.

PROPOSAL INFORMATION

Background: This is one of several current applications for exclusion in Langford.
Received Date: May 25, 2009
Applicant: Don Steffler
Agent: N/A
Local Government: City of Langford

DESCRIPTION OF LAND

PID: 000-948-756
Legal Description: Lot 5, Section 80, Metchosin District, Plan 7142, EXCEPT Parcel "A" (DD247137-1) Thereof
Civic Address: 3622 Happy Valley Road
Area: .9 ha
ALR Area: .9 ha
Purchase Date: May 1, 1998
Owner: Don Steffler

Total Land Area: .9 ha
Total ALR Area: .9 ha
Current Land Use: Residence, trucking business, shop and egg-laying chickens.

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
0.9	Prime	CLI

Surrounding Land Uses:

North Rural Residential on small lots out of the ALR
East Larger ALR properties with residences and hobby farming
South Small cleared ALR properties under application for exclusion
West Rural residential non-ALR lands

Official Community Plan

Bylaw Name: Langford OCP 1200
Designation: Agricultural Strategy lands
OCP Compliance: No

Zoning

Zoning Bylaw Name: Bylaw1999
Zoning Designation: AG1 Agriculture
Minimum Lot Size: 4.0 ha
Zoning Compliance: No

Local Government Services

Type
Water
Road

Committee Recommendations

Type	Recommendation	Description
Planning Staff	No Comment	Presented application to Council and AAC without recommendation
Board/Council	Approve	No objection to application subject to future redevelopment guided by "Edge Planning" and "Agricultural Urbanism" principles, and attaining a benefit for agriculture on rezoning. Bylaw enforcement issues must be resolved at time of rezoning.
Agricultural Advisory Committee	Approve	As per council recommendation

STAFF COMMENTS

This is one of three small lots under application on the west side of Happy Valley road.
The 2007 French report recommends removal of these lands from the ALR with a compensating benefit to agriculture.
The Madrone agricultural capability report classifies the property as class 2 - 4 with excess moisture limitations.

ATTACHMENTS

39027-46010 airphoto.pdf
39027_ContextMap20k.pdf

END OF REPORT

Signature

Date
