



Agricultural Land Commission Staff Report

DATE: August 31, 2009
TO: Vice Chair and Commissioners - Island Panel
FROM: Gordon Bednard

RE: Application # 46013
PROPOSAL: Exclusion of 2.3 ha from the ALR

PROPOSAL INFORMATION

Background: This is one of four applications from CV Developments and one of 10 recently
Received Date: received for exclusion in Langford.
Applicant: May 25, 2009
Agent: H.V. Developments Ltd.
Local Government: N/A
City of Langford

DESCRIPTION OF LAND

PID: 005-655-960
Legal Description: Lot 10, Section 79, Metchosin District, Plan 7510
Civic Address: 935 Latoria
Area: 2.3 ha
ALR Area: 2.3 ha
Purchase Date: August 1, 2008
Owner: H.V. Developments Ltd.

Total Land Area: 2.3 ha
Total ALR Area: 2.3 ha
Current Land Use: Residential - single family, sheds and some cleared land with fruit trees

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
2.3	Mixed Prime and Secondary	CLI

Surrounding Land Uses:

North Mixture of cleared and forested, mixed residential and hobby farms, all in ALR
East Rural residential out of ALR
South Forested and cleared hobby farms and residences, in ALR
West Small lot residential in ALR

Official Community Plan

Bylaw Name: Langford OCP

Designation: Rural

OCP Compliance: No

Zoning

Zoning Bylaw Name:

Zoning Designation: Agriculture AG1

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 options to AAC and Council recommend exclusion of 50% of property on eastern side of subject lands, subject to future development being guided by "Edge Planning" and Agricultural Urbanism" principles, and to obtaining a benefit for agriculture.

Board/Council

Partial

Agricultural Advisory Committee

Partial

As per council recommendation

STAFF COMMENTS

The eastern half of the property has significant limitations to agriculture according to both the CLI and the Madrone report, while the western half consists of good agricultural land.

The French report of 2007 recommends exclusion of only the eastern portion of the property.

ATTACHMENTS

39030-46013 context map.pdf

39030-46013 airphoto.pdf

END OF REPORT

Signature

Date