



**Agricultural Land Commission**  
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July 19, 2007

Reply to the attention of Jennifer Carson  
ALC File: #O - 37478

Township of Langley  
20338 - 65th Avenue  
Langley, BC V2Y 3J1

Attention: Alanna Dean

Dear Madam:

Re: Application to Exclude land from the Agricultural Land Reserve  
Your File #AL100106

Please find attached the Minutes of Resolution # 336/2007 outlining the Commission's decision as it relates to the above noted application.

The Commission will advise the Registrar of Land Titles that the property has been excluded from the ALR when it has received confirmation that the conditions of approval have been met.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan. It will also confirm for the Registrar the area excluded from the ALR.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

cc: 662834 BC Ltd - 14935 - 83A Avenue, Surrey, BC V3S 7S2

Enclosure: Minutes/Sketch Plan

JC/lv  
37478d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on July 9, 2007 in Langley, B.C.

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff
	Jennifer Carson	Staff

### For Consideration

Application: # O - 37478  
Applicant: Township of Langley  
Proposal: To exclude a 0.6 ha portion of the property. The proposed exclusion consists of the area required for the realignment of 48 Avenue (on the north side of Fraser Highway), and the 0.25 ha portion of the site located between the current and proposed alignments of 48 Avenue. An application has also been submitted for an accompanying non-farm use for a storm water detention pond.

Legal: PID: 013-258-770  
Parcel "D" L84696E of Parcel "C" (Plan with Charge Deposited 33858C), South West 1/4, Section 5, Township 11, New Westminster District

Location: 4878 - 224 Street, Langley

### Site Inspection

A site inspection was conducted on July 9, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Tony Pellett Staff
- Jennifer Carson Staff

Alana Dean from the Township of Langley confirmed that the staff report dated June 25, 2007 was received and no errors were identified. The Commission viewed the property and the intersection to be improved by the application and understood the need for realigning the road to mitigate issues of public safety.

### 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 impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believes the proposal would not adversely impact existing or potential agricultural use of surrounding lands.

### **Assessment of Other Factors**

During their viewing of the site, the Commission understood the need for the road to be realigned in order to improve public safety on the intersection. The area of the ALR that will be isolated from the rest of the ALR should also be excluded as it is a small area, is completely isolated from the rest of the ALR and the adjacent properties are smaller non-agricultural lots.

### **Conclusions**

1. That the proposal will not adversely impact agriculture.
2. The proposal will mitigate public safety concerns.

### **IT WAS**

**MOVED BY:** Commissioner Pranger  
**SECONDED BY:** Commissioner Tomlinson

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

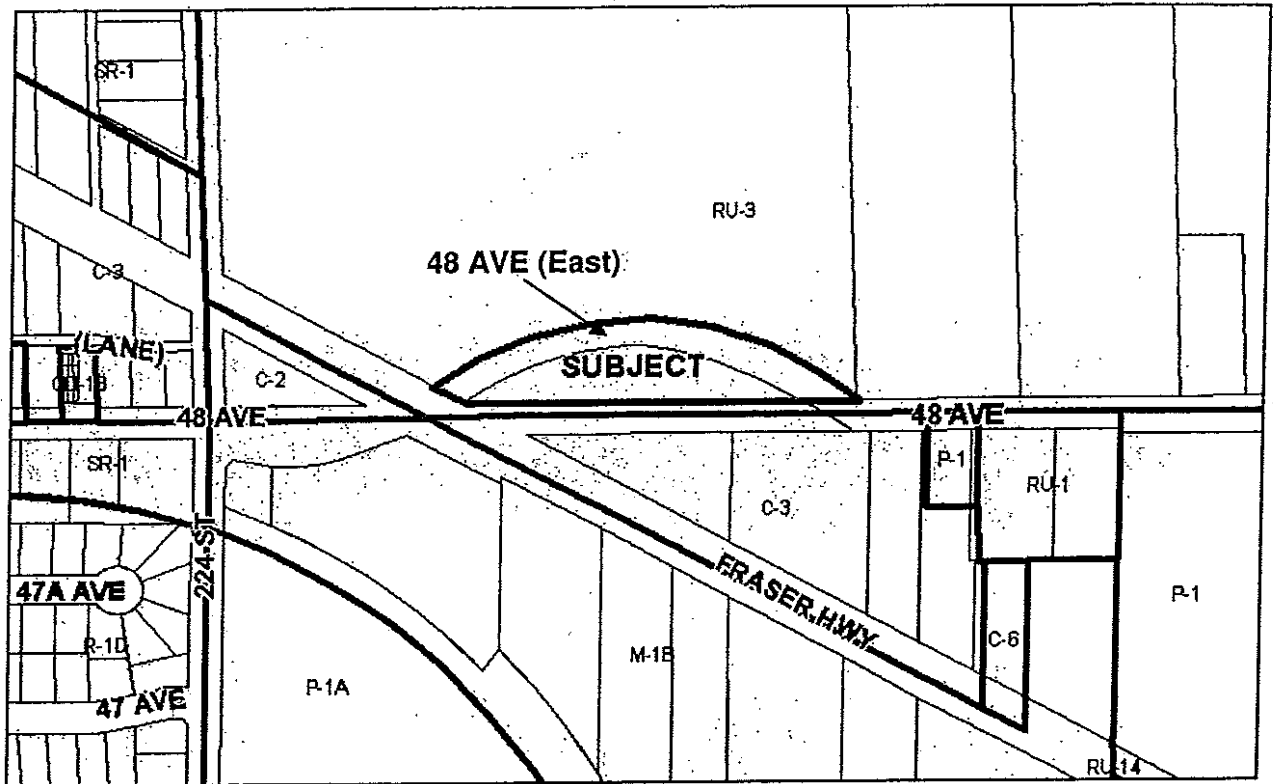
- Topsoil from the area for the proposed road be salvaged and made available for the parent parcel from which the land is being extracted.
- the preparation of a subdivision plan to delineate the area to be excluded per the drawing submitted with the application
- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

### **CARRIED**

**Resolution # 336/2007**

ZONING BYLAW NO. 2500





**Staff Report**  
**Application # O – 37478**  
**Applicant: Township of Langley**

**DATE RECEIVED:** June 08, 2007

**DATE PREPARED:** June 25, 2007

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Jennifer Carson, Land Use Planner

**PROPOSAL:** To exclude a 0.6 ha portion of the property. The proposed exclusion consists of the area required for the realignment of 48 Avenue (on the north side of Fraser Highway), and the 0.25 ha portion of the site located between the current and proposed alignments of 48 Avenue. An application has also been submitted for an accompanying non-farm use for a storm water detention pond. This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

In 1974, when the ALR was designated for the Central Fraser Valley Regional District [at that time including the Township of Langley (the "Township")], most of Murrayville was omitted from the ALR. At the multiple intersection of Fraser Highway, 224 Street and 48 Avenue, only the northeast quadrant was designated as ALR. To date that configuration has not changed and would not be changed in any substantial manner by this application.

In 1979, the Township of Langley adopted an overall Official Community Plan and began work on a series of sub-area plans.

In March 1982, the Township forwarded an early draft of the Murrayville Community Plan (the "Plan") – one of the sub-area plans. At that time, 48 Avenue was proposed as a major street on its existing alignment but with a proposed closure of the leg between Fraser Highway and 224 Street because of the very difficult traffic problems posed by the close-spaced, acute-angled intersections of those three roads. In discussion at that time, it was clear that some better traffic solution might have to be found. By Resolution #690/1982, the Commission commented on the Plan: item 2 of those comments stated, "The Commission endorses the major road network of the Plan although it is recognized that through time there may be a necessity of road widening of some routes going through the ALR and that the impact of this action could be assessed on a route specific basis at the time upgrading is considered."

In July 1988, the Township forwarded a further draft of the Plan showing a refinement of the major street plan, diverting 224 Street traffic onto 222 Street and realigning 48 Avenue so as to cross Fraser Highway in the same location but at a safer angle. Because farm traffic uses 48 Avenue, that plan was seen as having farm traffic safety benefits. It was recognized that a small area of land would be severed from the ALR where the new 48 Avenue alignment curved through the one ALR parcel in the area and that this area would cease to be suitable for farming. By Resolution #755/1988, the Commission endorsed the plan.

In July 2004, Township engineering staff visited the Commission office and supplied detailed design drawings of the 224 Street realignment at 44 Avenue and the 48 Avenue realignment at Fraser Highway (the one currently under application). It was noted that in both cases the new alignment was substantially less intrusive to the ALR than the alignment endorsed by Resolution #755/1988. Commission staff confirmed that the endorsement had never been revoked. In 2005, the 224 Street realignment was approved under Application #O-36085; the Township is now ready

to proceed with the more difficult 48 Avenue realignment. Because 48 Avenue forms the ALR boundary, in the 2004 meeting Commission staff suggested that it would be in the spirit of Resolution #690/1982 for the Township's application to propose that the ALR boundary continue to follow 48 Avenue, albeit in its new alignment. That is what is proposed in the current application.

**Local Government:**

The Corporation of the Township of Langley

**Legal Description of Property:**

PID: 013-258-770

Parcel "D" L84696E of Parcel "C" (Plan with Charge Deposited 33858C), South West 1/4, Section 5, Township 11, New Westminster District

**Purchase Date:**

January 2004

**Location of Property:**

4878 - 224 Street, Langley

**Size of Property:**

76.2 ha (The entire property is in the ALR).

**Present use of the Property:**

The property presently has one small shed, which is not in the exclusion area and will not be impacted by the construction. There are no other buildings and the southwest corner has been hayed in the past. The rest of the lot has not been used for any agricultural purposes.

**Surrounding Land Uses:**

**WEST:** Residential housing  
**SOUTH:** One vacant lot, strip mall  
**EAST:** Residence, outbuildings, haying  
**NORTH:** Vacant

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G007, 92G008  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

OCP: Not available  
Designation: Rural Zone RU-3

**Zoning Bylaw and Designation:**

Zoning: Not available  
Designation: Agriculture/Countryside  
Minimum Lot Size: 8.0 ha

**PREVIOUS APPLICATIONS:**

**Application #01536-0**

**Applicant:** Hajon Developments  
**Decision Date:** September 1, 1977  
**Proposal:** Exclusion  
**Decision:** Refused due to agricultural potential.

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**Application #11651-0**

**Applicant:** Edgewater Construction, Excello Construction  
**Decision Date:** February 3, 1981  
**Proposal:** Subdivide 31.9 ha property into 15 lots of approximately 2.0 ha.  
**Decision:** Refused due to agricultural capability.

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**Application #20283-0**

**Applicant:** Best Vegetable Farms  
**Decision Date:** June 20, 1986  
**Proposal:** To construct a vegetable stand on the subject property  
**Decision:** Allowed with conditions.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Council:**

Endorsed the application.

**Local Government Staff:**

That council endorse the application and forward it to the ALC as the application complies with the OCP, as well as municipal land use and transportation objectives for the Murrayville area.

**STAFF COMMENTS:**


It is recommended that the Commission consider the following:

- That the application comprises both the proposal for exclusion of 0.6 ha from the ALR and the non farm use proposed for the 1.0 ha storm water detention pond.
- The area excluded would be used to construct the road which is going to mitigate safety concerns at the intersection of 48<sup>th</sup> Avenue and the Fraser Highway.

**ATTACHMENTS:**

1. Sketches of proposal (2 pages)
2. Excerpt from Local Government Report (2 pages)
3. Portion of Murrayville Community Plan Map
4. Excerpt from Agrologist Report (4 pages)
5. Letter of Opposition
6. Agricultural Capability Map
7. Aerial Photograph

**END OF REPORT**

  
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Signature

June 27, 2007  
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Date