



Staff Report
Application # O – 37513
Applicant: Do Holdings Ltd
Agent: Greenline Management Ltd

DATE RECEIVED: June 22, 2007

DATE PREPARED: September 5, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To subdivide the 24.33 ha subject property into two (2) parcels, one (1) at 8.09 ha and one (1) at 16.24 ha in size. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

This proposal is actually in two parts, one to subdivide the property into two farm units and the other to construct a roadway in the unbuilt portion of the (10m) 228 Street right of way south of 38 Avenue. Such a roadway, if the Township of Langley allowed it to be opened as a private driveway, may have little impact on adjacent lands, but if it were opened as a public road, it would provide access to the rear of the adjacent (8 ha) Lot 17 to the west and potentially create new security problems for that parcel. If the Commission is inclined to allow this application, it may be useful first to seek clarification from the Township of Langley and comment from the owner of Lot 17.

The application indicated that the owner is rebuilding the mushroom facility on the proposed eastern property for specialty mushrooms and the son of the applicant will commence blueberry farming on the proposed western property.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 013-264-699
South 15 Chains, North East 1/4, Section 29, Township 10, New Westminster District

Purchase Date:

February 1997

Location of Property:

Located at 3675 - 232nd Street, Langley

Size of Property:

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

Present use of the Property:

Eastern side will have a new state of the art specialty mushroom barn built and the western side will be planted in blueberries

Surrounding Land Uses:

WEST: Rural Residential, nursery
SOUTH: Rural Residential, wooded area and grass lands
NORTH: Rural Residential, chicken and blueberries farms

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2a
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Designation: Agriculture/Countryside

Zoning Bylaw and Designation:

Designation: Rural Zone RU-3
Minimum Lot Size: 8.0 ha

RELEVANT APPLICATIONS:

Application #32450-0

Applicant: Les Clay & Son Ltd
Decision Date: February 04, 1999
Proposal: To subdivide a 0.4 ha homesite lot from the 15.8 ha property under the homesite severance policy.
Decision: Allowed subject to compliance with all conditions of the Homesite Severance Policy.

Application #32450-1

Applicant: Les Clay & Son Ltd
Decision Date: August 30, 2000
Proposal: Proposed to amend the configuration of the 0.4 ha homesite lot conditionally approved under Resolution #116/1999 and create a 0.35 ha homesite lot containing an existing home.
Decision: Allowed reconfiguration of Homesite Lot as requested subject to compliance with all conditions of the Homesite Severance Policy.

Application #34633-0

Applicant: Farquhar, Robert & Marilyn
Decision Date: December 16, 2002
Proposal: Proposed to subdivide a 2 ha homesite lot from the 6 ha property.
Decision: Allowed subdivision of a 2 ha lot as proposed under the Homesite Severance Policy.

Application #36940-0

Applicant: Lee, Donald and Tegwen
Decision Date: December 20, 2006
Proposal: To subdivide a 1.2 ha homesite lot from the 8.1 ha subject property under the Homesite Severance Policy.
Decision: Allowed with conditions.

Application #36941-0

Applicant: Roberts, John
Decision Date: December 20, 2006
Proposal: To subdivide a 1.2 ha homesite lot from the 8.1 ha subject property under the Homesite Severance Policy.
Decision: Refused as proposed.

Application #37004-0

Applicant: Marshall, Bob
Decision Date: February 20, 2007
Proposal: Non-farm use: to build a second residence for immediate family on the front portion of the subject property.
Decision: Refused on the basis that the application does not benefit agriculture and creates expectations of others within the community to do the same.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comments or recommendations

STAFF COMMENTS:

It is recommended that the Commissioners consider the following:

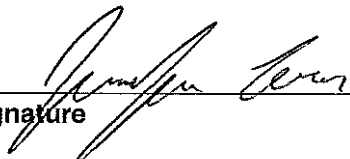
- The improved agricultural capability ratings are primarily Class 2 and Class 3.
- That the application should be considered as is discussed in the background information as two parts.
- A site visit will help to determine whether or not the proposal will have an impact on agriculture.

ATTACHMENTS:

1. ALC Context Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Sketch of proposal
5. Letter from agent

END OF REPORT

Signature



Date

Sept 5, 2007