



Staff Report
Application # O – 38855
Applicants: Fred & Carol Rippin; Anderson Management Inc.
Agent: Brian Anderson

DATE RECEIVED: February 27, 2009

DATE PREPARED: April 9, 2009

TO: Chair and Commissioners – South Coast Panel

FROM: Tony Pellett, Regional Planner

PROPOSAL: The purpose of this application is to include the subject 7.89 ha parcel into the ALR. This inclusion proposal is a variation on a previously approved inclusion/exclusion exchange of lands in Aldergrove and south Langley approved by the Commission in 2002 (please see Background for details).

This application is made pursuant to section 2 of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

In 2002 and 2003, the Commission considered two proposals aimed at excluding land from the ALR at Aldergrove in return for agricultural rehabilitation and inclusion of parts of a 130 ha non-ALR block straddling 272 Street on the north side of 8 Avenue. In Metro Vancouver's Livable Regional Strategic Plan, none of the areas proposed for exclusion were in the "Green Zone" and all the areas proposed for inclusion were shown as "Agricultural Lands in the Green Zone".

- Both proposals involved the same three inclusion sites, with rehabilitation plans prepared by Gary Runka, P.Ag.
- Both proposals involved exclusion of two adjoining parcels sandwiched between the residential area of Aldergrove and the residential area of the Aldergrove Canadian Forces Station.
- The first proposal involved exclusion of a third parcel on the south border of the Aldergrove residential area, but that was refused by the Commission.
- The second exclusion proposal involved two parcels immediately to the west of the first two parcels. A portion of one of those parcels extended farther to the west and was being farmed; that portion was not proposed for exclusion. Together the 3½ parcels proposed for exclusion comprised the entire area sandwiched between the two residential areas.
- The proponent commenced rehabilitation of one of the three inclusion parcels, and achieved a higher standard of rehabilitation than had been anticipated.
- Based on this achievement and a firm commitment to continue rehabilitation, the Commission allowed the inclusions and conditionally allowed exclusion of the 3½ parcels under application.
- Since then, rehabilitation of a second parcel has been completed but the third of the included parcels has proved hard to rehabilitate in a timely manner.
- The current inclusion is proposed as a way of completing the final conditions on the approval given to Application #O-34026 and Application #O-35003.

Local Government:

Township of Langley

Legal Description of Property:

PID: 013-331-400

W½ of E½ of S½ of SW¼ Section 8, Township 13, New Westminster District

Purchase Date:

2004-04-08

Location of Property:

27413 - 8th Avenue, Langley

Size of Property:

7.9 ha (The entire property is currently not in the ALR).

Present use of the Property:

Fur farm with a dwelling and several farm buildings. The property is generally flat, sparsely vegetated and has a small yellow coded watercourse located on the north edge of the property.

Surrounding Land Uses:

WEST: Rural properties

SOUTH: 8th Avenue, Aldergrove Lake Regional Park

EAST: Former gravel pit fully rehabilitated, included into the ALR and in farm use

NORTH: GVRD Transfer Station zoned Limited Institutional zone

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1d

The property is identified as having Prime ratings. Also see Gary Runka's more detailed maps.

Official Community Plan and Designation:

Agriculture / Countryside, 8 ha MLS

Zoning Bylaw and Designation:

Rural Zone (RU-2)

PREVIOUS APPLICATIONS:

None (the land has never been in the ALR).

RELEVANT APPLICATIONS:

Note: The initial (refused) applications are omitted from the following list.

Application #34026-1

Applicant: Ezaki, Hiroshi & Minoru

Decision Date: September 23, 2002

Proposal: Reconsideration of original proposal to exclude two parcels totaling 10 ha.

Decision: Allowed the exclusion of the 10 ha from the ALR as this is consistent with ALC staff planning recommendations for the area from a 1981 planning review.

Application #34022-1

Applicant: 439239 BC Ltd

Decision Date: September 23, 2002

Proposal: Reconsideration of original application to include land into the ALR in support of a proposal to exclude land in another location (O-34026).

Decision: Allowed inclusion as part of a comprehensive agricultural development plan.

Application #34023-1
Applicant: Mount Lehman Fruit Growers Ltd
Decision Date: September 23, 2002
Proposal: Reconsideration of original application to include land into the ALR in support of a proposal to exclude land in another location (O-34026).
Decision: Allowed inclusion as part of a comprehensive agricultural development plan.

Application #34025-1
Applicant: Otter Estates Ltd
Decision Date: September 23, 2002
Proposal: Proposed reconsideration of the original application to include land into the ALR in support of a proposal to exclude land in another location (O-34026).
Decision: Allowed inclusion as part of a comprehensive agricultural development plan.
N.B. rehabilitation is stalled, hence the current application.

Application # 35003-0
Applicant: Ewald Ott and Century Farms Ltd.
Decision Date: September 17, 2003
Proposal: Exclude Ott property and eastern two-thirds of Century Farms Ltd. property.
Decision: Allowed conditionally. Subdivision design must provide a new alignment for a GVRD recreational trail which could otherwise have had a negative impact on farmland.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council advises the ALC that the inclusion application submitted for property located at 27413 - 8th Avenue is supported as it complies with the Langley Rural Plan and Zoning Bylaw.

STAFF COMMENTS:

The proponents and their supervising agrologist Gary Runka P.Ag. have kept staff apprised of progress, including inviting staff to the site of Application #O-34025 when it became apparent that rehabilitation was becoming delayed. Staff have also viewed the site currently under application for inclusion.

The decision on this application must address two issues:

- does the land under application merit inclusion into the ALR? and
- does the inclusion of this parcel, combined with the rehabilitation already completed on two of the three parcels included in 2002, meet the intent of the previous decisions?

ATTACHMENTS:

1. Applications #O-34022, O-34023, O-34025 and O-34026
2. Proposed Inclusion Report by Gary Runka, P.Ag. dated July, 2008

END OF REPORT

KA Pellett

Signature

09 April 2009

Date