



Agricultural Land Commission Staff Report

DATE: November 25, 2009
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 50642

PROPOSAL: To retain and add an extension to a previously constructed second dwelling. there is currently a 1500 square foot primary residence and a small 650 square secondary dwelling on the property. The applicant has applied to the Township of Langley for a building permit to expand the secondary dwelling for the applicant's daughter and son in law to reside.

PROPOSAL INFORMATION

Background: The applicants purchased the 1.7 ha property in 1972 and in 2003 the 650 square foot dwelling was built in urgency of a medical condition so that immediate family members could provide the required care for the horses and routine maintenance of the farm. The applicants have recently completed a boundary line adjustment with the adjacent property to east in order to expand their property by approximately 0.65 ha (total property size is now 2.35 ha).
Received Date: September 21, 2009
Applicant: Robert & Kathy Watson
Agent: N/A
Local Government: Township of Langley
Please see attached correspondence for details of their proposal.

DESCRIPTION OF LAND

PID: 012-247-120
Legal Description: Lot 11 Section 7 Township 14 New Westminster District Plan 1638
Civic Address: 20661 - 62nd Avenue, Langley
Area: 1.7 ha
ALR Area: 1.7 ha
Purchase Date: April 30, 1972
Owner: Robert & Kathy Watson

Total Land Area: 1.7 ha
Total ALR Area: 1.7 ha
Current Land Use: The property is used for boarding, training breeding and riding horses.

PROPOSAL DETAILS

Surrounding Land Uses:

North 3 Lots, No known animals present
East Horse Hobby Farm
South Railway, unoccupied land. No animals present
West Treed area, then couple of small fields. A few cows grazing

Official Community Plan

Bylaw Name: Township of Langley's Rural Plan

Designation:

OCP Compliance: No

Zoning

Zoning Bylaw Name: Small Farm/Country Estates

Zoning Designation: RU-1

Minimum Lot Size: 1.7 ha

Zoning Compliance: Yes

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	That Council authorize staff to forward all 'Rural nonfarm second dwelling applications' directly to the Agricultural Land Commission for consideration without further consideration or review by Council.

STAFF COMMENTS

Staff has the following comments:

- There is active equestrian activity on the property including boarding, training, breeding and lessons for up to 7 horses.
- In 2003, the secondary 650 sq. ft. dwelling was built in urgency of a medical condition so that immediate family members could provide the required care for the horses and routine maintenance on the farm.
- The proposal to retain and expand the 650 sq. ft. dwelling is for the applicant's daughter, son in law and their daughter.
- The Township of Langley's is in support of the proposed second dwelling.

ATTACHMENTS

- 50642_ContextMap50k.pdf
- 50642_AirphotoMap5k.pdf
- 50642_AgCapabilityMap.pdf
- 50642letter.pdf
- 50642letter2.pdf
- 50642letter3.pdf

END OF REPORT

Signature

Date