



## Agricultural Land Commission Staff Report

**DATE:** June 22, 2010  
**TO:** Vice Chair and Commissioners - South Coast Panel  
**FROM:** Ron Wallace

**RE:** Application # 51611  
**PROPOSAL:** To retain the cottage (with a footprint under 700 sq. ft.) on the subject property for use as a second dwelling for family members.

### PROPOSAL INFORMATION

**Background:** The property is 1.7 ha and is characterized by hilly topography with limited agricultural potential. There is no agriculture on the subject property to justify the construction of a second permanent dwelling. However, this property already has an existing second dwelling which the applicants wish to retain for use by a family member instead of replacing it with a double wide manufactured home which is permitted in the ALR for immediate family members.

**Received Date:** February 26, 2010  
**Applicant:** Hugh Whitfield  
**Agent:** N/A  
**Local Government:** Township of Langley

### DESCRIPTION OF LAND

**PID:** 003-880-354  
**Legal Description:** Lot 2 Section 1 Township 7 New Westminster District Plan 71572  
**Civic Address:** 21275 O Ave  
**Area:** 1.7 ha  
**ALR Area:** 1.7 ha  
**Purchase Date:** November 16, 2007  
**Owner:** Hugh Whitfield

**Total Land Area:** 1.7 ha  
**Total ALR Area:** 1.7 ha  
**Current Land Use:** There is a main residence and cottage on the property; there is no agriculture on the property.

### PROPOSAL DETAILS

#### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
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0.1 Mixed Prime and Secondary BCLI

**Surrounding Land Uses:**

North Horse Pasture  
East Unused Partial Pasture and Trees  
South USA border, swamp and trees  
West Unused partial pasture and trees

**Official Community Plan**

**Bylaw Name:**

**Designation:**

**OCP Compliance:** Yes

**Zoning**

**Zoning Bylaw Name:** RU-1

**Zoning Designation:** Rural

**Minimum Lot Size:** 1.7 ha

**Zoning Compliance:** Yes

**PREVIOUS APPLICATIONS**

**Application #:** 35102

**Applicant:** P Minnee

**Proposal:**

**Decisions:**

**Resolution**

**Number**

**Decision Date**

**Decision Description**

**Note:** This was an application (#114-E-78-06864) to subdivide a 8.442 acre (3.4 ha) property as split by the creek ravine running through the property into two 1.7 ha properties. The subject property was created from this subdivision.

**Committee Recommendations**

**Type**

**Recommendation**

**Description**

Board/Council

No Comment

"That Council authorize staff to forward all 'Rural non-farm second dwelling applications directly to the Agricultural Land Commission for consideration without further consideration or review by Council."

**STAFF COMMENTS**

The applicants purchased this property in November 2007 for residential purposes and not for agricultural use as it is not suitable for agriculture due to the property's mostly steep terrain. At the time of purchase the property contained the main dwelling and the additional dwelling (i.e. cottage with a footprint under 700 sq. ft.).

The request is that the cottage remain on the property to be used for family members instead of

replacing it with a double wide manufactured home which is a permitted use in the ALR.

**ATTACHMENTS**

51611\_ContextMap50k.pdf

51611\_AirphotoMap10k.pdf

**END OF REPORT**

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Signature

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Date