



## Agricultural Land Commission Staff Report

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

**RE:** Application # 51699

**PROPOSAL:** The proposal is to subdivide a 16.3 ha parcel into two approximately equal sized parcels of 8.15 ha each. The subdivision site plan proposes to create an eastern and western property, both fronting on 16 Avenue. The westerly lot will have a frontage of 128.8 m and the easterly lot proposed to have a frontage of 71.6 m. The applicant' s propose to retain the western property and to continue the operation of their equestrian centre. The wider frontage of the western property will provide wider turning radius for vehicles towing horse trailers. The applicant' s would sell the eastern property to help reduce the cost of operating the whole property. The existing home is proposed to be retained on the proposed eastern property. A new home is proposed to be built on the western property which will also retain the existing indoor riding arena.

### PROPOSAL INFORMATION

**Background:** There was a similar application for subdivision involving the subject property in 1994. Both the subject property and the adjacent property to the east were under application (both lots being 16 ha each) to create four lots of 8 ha. The Commission did not support the proposed subdivision on the grounds that subdivision would reduce the agricultural potential of the properties and increase the expectations of surrounding property owners.

**Received Date:** April 21, 2010  
**Applicant:** Terry & Sheryal Dodd, Gordon & Joy Palmer  
**Agent:** N/A  
**Local Government:** Township of Langley

### DESCRIPTION OF LAND

**PID:** 018-558-216  
**Legal Description:** Lot 2 Section 12 Township 7 New Westminster District Plan LMP12896  
**Civic Address:** 21394 - 16th Avenue, Langley  
**Area:** 16.4 ha  
**ALR Area:** 16.4 ha  
**Purchase Date:** April 8, 2009  
**Owners:** Gordon & Joy Palmer  
Terry & Sheryal Dodd

**Total Land Area:** 16.4 ha

**Total ALR Area:** 16.4 ha  
**Current Land Use:** Equestrian centre, hay and tree farm

## PROPOSAL DETAILS

### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
16.4	Prime Dominant	BCLI

Number of Lots	Lot Size (ha)
2	8.2

### Surrounding Land Uses:

North	16th Avenue and two rural properties used for residential purposes (both 1.9 ha's each)
East	One rural property used for farming purposes (15.99 ha) - hay and tree farm
South	Two rural properties used for residential and farming purposes ( 8.12 and 8.27 ha).
West	One rural property used for farming purposes ( 7.82 ha) -Equestrian Centre

### Official Community Plan

#### Bylaw Name:

**Designation:** Agriculture/Countryside

**OCP Compliance:** Yes

### Zoning

**Zoning Bylaw Name:** Rural Zone

**Zoning Designation:** RU-3

**Minimum Lot Size:** 8.0 ha

**Zoning Compliance:** Yes

## PREVIOUS APPLICATIONS

**Application #:** 2061

**Applicant:** KERR FARMS LTD

**Proposal:** Proposed to s/d a 16 ha property into 2 lots of 8 ha each.

### Decisions:

#### Resolution

Resolution Number	Decision Date	Decision Description
310	April 26, 1994	Refused on the grounds that s/d would reduce the agricultural potential of the property and heighten the expectations of surrounding property owners.

**Note:** Legacy Application #21-O-28778

### Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	That the proposed subdivision complies with the minimum lot size requirements of the Agriculture/Countryside designation of the Township's Rural Plan and the Rural Zone 3 (RU-3)

minimum lot size requirements of the Township's Zoning Bylaw; and that the ALC be requested to review the application based upon agricultural consideration.

## **STAFF COMMENTS**

Staff has the following comments:

- A similar application for subdivision of the subject property in 1994 was refused on the grounds that subdivision would reduce the agricultural potential of the property and heighten the expectations of surrounding property owners.
- The proposed subdivision would result in good agricultural land being used for rural residential development to the detriment of agriculture.

## **ATTACHMENTS**

51699\_ContextMap50k.pdf  
51699\_AgCapabilityMap.pdf  
51699\_AirphotoMap20k.pdf

## **END OF REPORT**

**Signature**

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**Date**

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