



Agricultural Land Commission Staff Report

DATE: June 28, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 51752

PROPOSAL: The proposal is to subdivide the 5.48 ha property into three parcels, one of 1.70 ha, one of 2.04 ha and one of 1.74 ha (in order from west to east).

The two proposed eastern parcels would each be accessed via a 10 m panhandle driveway from Allard Crescent (for a total of 20 m for the two adjoining driveways), that being the minimum width allowed under Langley's subdivision development and control bylaw for a panhandle driveway in the rural area.

Subtracting the panhandles and the area of the most easterly parcel cut off by the Fort-to-Fort Trail, the usable area of the parcels would be 1.70 ha, 1.80 ha and 1.40 ha (in order from west to east). The two panhandles would occupy 8.0% of the total property.

PROPOSAL INFORMATION

Background: This property is designated Small Farms / Country Estates and lies within an area for which the Commission endorsed that designation.

The original parcel was created in 1976 after the original Land Commission by Resolution #3568/1976 concluded that a three-lot subdivision was justified because of the very low agricultural capability ratings.

The western lot became residential.

The central parcel (the subject property, which contained the original house) was acquired by a company associated with the Fort Langley Golf Course.

Commission resolutions allowed the company to convert the 1000 square meter house into a sports-arts-crafts recreational centre with a full-scale commercial kitchen and with the grounds to be used for squash, racquet ball and tennis courts, all to be managed by the golf course.

The eastern lot was also acquired by that company but was later sold to GVRD as part of the regional park system.

In 2001, while the subject property was held by Meadow Gardens Golf Course (1979) Ltd. for recreational purposes approved by the Commission, Langley and Metro Vancouver dedicated and constructed the Fort-to-Fort Trail (now part of the Trans-Canada Trail) across the subject property.

Meadow Gardens eventually tore down the house without completing all the approved recreational uses. In January 2010 it sold the property to raise capital for its Pitt Meadows redevelopment. The purchaser was evidently given to understand that the Commission had concurred with subdivision of land in this area to a minimum size of 1.7 ha.

Received Date: May 20, 2010

Applicant: David & Kathleen Kelm

Agent: N/A
Local Government: Township of Langley

DESCRIPTION OF LAND

PID: 004-933-605
Legal Description: Lot 12, Twp.11 Langley Townsite NWD, Plan 51210
Civic Address: 10014 Allard Crescent
Area: 5.5 ha
ALR Area: 5.5 ha
Purchase Date: January 14, 2010
Owner: David & Kathleen Kelm

Total Land Area: 5.5 ha
Total ALR Area: 5.5 ha
Current Land Use: The property is largely treed with an existing driveway and clearing remaining from the former house. A yellow-coded water course runs across the property from northwest to southeast. The eastern edge of the property consists of approx. 58 metres of frontage on the Fraser River's Bedford Channel. The 4 m Fort-to-Fort Trail right of way is set back approx. 20 m from the natural boundary of Bedford Channel.

PROPOSAL DETAILS

Subdivision

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

Number of Lots	Lot Size (ha)
2	1.7
1	2.3

Surrounding Land Uses:

North Allard Crescent and lots zoned Rural Zone RU-1 used for rural residential purposes
East Bedford Channel (Fraser River) and regional park
South Fort Langley Golf Course
West Lots zoned Rural Zone RU-1 used for residential purposes

Official Community Plan

Bylaw Name: Rural Plan
Designation: Small Farms Country Estate
OCP Compliance: Yes

Zoning**Zoning Bylaw Name:** Rural Zone**Zoning Designation:** RU-1**Minimum Lot Size:** 1.7 ha**Zoning Compliance:** Yes**PREVIOUS APPLICATIONS****Application #:** 35251**Applicant:** Tavistock Holdings Ltd.**Proposal:** Convert a 1000 square metre residence into a sports-arts-crafts recreational centre including use of existing dining and kitchen facilities, add 1 squash court, add 1 racquet ball court, and add 2 tennis courts - all to be managed by the adjoining Fort Langley Golf and Country Club.**Decisions:****Resolution
Number****Decision Date****Decision Description**

8495

April 11, 1978

Allow subject to the condition that a detailed plan indicating the proposed use of the property be submitted to the Commission prior to development.

Note:

The detailed plan was approved by Resolution #12297/1979.
 The plan was further modified by Resolution #1294/1980 to allow the dining facilities to be converted to a full-scale commercial restaurant.
 Legacy File #06162

Application #: 34819**Applicant:** Helen Friedson**Proposal:****Decisions:****Resolution
Number****Decision Date****Decision Description****Note:**

Commission determines that the land is of limited suitability and allows subdivision.
 Legacy file 00788

RELEVANT APPLICATIONS**Application #:** 42766**Applicant:** Wendy Hayter**Proposal:** To subdivide the subject 6 ha property into three lots of 2 ha each.**Decisions:****Resolution
Number****Decision Date****Decision Description**

142

March 16, 2006

Allow - lot is within area agreed by Commission for subdivision into 1.7 ha lots.

Note:

Legacy File #21-06-36495

Application #: 41348**Applicant:** 517769 BC Ltd**Proposal:** To consolidate a 1.7 ha lot and a 5 ha lot into a 6.7 ha lot and resubdivide into two 2.13 ha lots and one 2.47 ha lot.

**Decisions:
Resolution
Number**

557

Decision Date

November 5, 2004

Decision Description

Allow on the grounds that the proposal is consistent with the Commission's concurrence with the Langley Rural Plan.

Note: Legacy File #21-04-35490

Application #: 16751

Applicant: 517769 BC Ltd

Proposal: To subdivide the 6.67 hectare property into one lot of 1.7 hectares and one lot of 4.97 hectares.

**Decisions:
Resolution
Number**

9

Decision Date

April 10, 2001

Decision Description

The Commission approved the subdivision request as proposed.

Note: Legacy File # 21-01-33676

Committee Recommendations

Type

Board/Council

Recommendation

Approve

Description

That Council advise the ALC that it recommends support as the proposed subdivision complies with the minimum lot size requirements of the Small Farm Country Estates designation of the Rural Plan and the Rural Zone 1 (RU-1) minimum lot size requirements of the Township's Zoning Bylaw.

STAFF COMMENTS

Staff has the following comments:

- Prior to the Langley Rural Plan, the Commission determined that this part of Allard Crescent is of limited agricultural suitability, thus it approved subdivision and commercial uses.
- In reviewing the Langley Rural Plan, the Commission agreed with the designation and the minimum lot size provisions in this area.
- In this part of Allard Crescent the Commission has supported all other previous applications for subdivision which are consistent with the minimum parcel size.
- The two adjoining 10 m panhandles would compromise some of the usable area. If the panhandles were limited to 5 m each, with cross-easements for joint use, the area devoted to panhandle access would be reduced to a more acceptable 4 % of the area of the parent parcel.

ATTACHMENTS

51752_ContextMap20k.pdf

51752_AirphotoMap10k.pdf

51752_AgCapabilityMap.pdf

Plan 51210.tiff

51752 park context.pdf

51752 proposal.pdf

END OF REPORT

Signature

Date
