



Provincial Agricultural Land Commission - Staff Report

Application: 51806

Applicants: Albert Chen, Ginger Hsu
Agent: Brian Anderson
Local Government: Township of Langley

Proposal: Exclusion of 13.3 ha property. Exclusion is proposed to facilitate future development of the lands for residential or commercial uses. The applicant has not provided a specific development plan for the lands in question.

BACKGROUND INFORMATION

N/A

PROPERTY INFORMATION

PID: 013-002-040
Legal Description: Parcel "E" (Reference Plan 1968) District Lot 323 Group 2 Except Parts on Highway Plan 28237 New Westminster District
Property Area: 13.2 ha
ALR Area: 13.2 ha
Purchase Date: May 4, 2005
Location: 8020 - 216th Street
Owners: Albert Chen, Ginger Hsu

LAND USE

Current Land Use:

House, farm buildings, riding track. The eastern portion of the property is treed and steeply sloped.

Surrounding Land Uses:

North: Pasture, rural property owned by the Township of Langley
East: 401 Freeway beyond which are rural ALR properties
South: 3.4 ha Hobby Farm; 23 ha property owned by Trinity Western, also currently under application (ALC File #51675)
West: 216th St, beyond which are pasture and poultry farms, suburban residential use - not in the ALR

PROPOSAL DETAILS

Exclusion Area: 13.3 ha

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: BCL

Mapsheet: 92G/2h

RELEVANT APPLICATIONS

RELEVANT APPLICATIONS

Application ID: 51675

Proposal: To exclude portions of 3 properties totalling 6.72 ha from the ALR for future development of Trinity Western University

An additional 1.0 ha of land is proposed for exclusion for a road allowance, connecting 80th Ave to Labonte Ave and providing a Western entrance to the University. This is included in the TOW Master Transportation Plan.

Note: This file is currently under consideration. it is to exclude 6.7 ha for expansion of the Trinity Western University campus.

Application ID: 19448

Legacy #: 15393

Applicant: West Coast Christian Fellowship

Decision:

Resolution #	Decision Date	Decision Description
1953/1982	September 23, 1982	Application refused.

Note: Resolution 1953/82 - September 23, 1982
Refused exclusion of the 9 ha property to facilitate the use of the property for a school, on the grounds that it would erode the ALR and negatively effect the surrounding agricultural area. It did allow the non-farm uses to continue. This property is directly south of the lands currently under application for exclusion.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Rural Plan
Designation: Small Farms/Country Estates
OCP Compliance: No

Zoning:

Zoning Bylaw Name: No. 2500
Zoning Designation: Rural Zone RU-1
Minimum Lot Size: 1.7 ha
Zoning Compliance: No

Comments and Recommendations:

Agricultural Advisory Committee

Recommend that Council not support the application, on the basis that the property has agricultural value and can have a benefit to agriculture in the long term.

Board/Council

Township of Langley Council: passed a resolution that it does not support the proposal to exclude land as it does not comply with the Township's Official Community Plan and Rural Plan land use objectives. However, Council advised that future use of portions of the property for roads (extension of 80th Ave to Labonte Ave) and public park purposes would likely be supported.

Planning Staff

The proposed exclusion is not supported based on current OCP and Rural Plan policies which do not anticipate urban development in this area.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The improved ratings of the agricultural capability of the properties are identified as prime dominant (Class 2 and Class 3) with limitations of excess water, topography and undesirable soil structure.

ALC STAFF COMMENTS

- There is a concurrent exclusion application for the Trinity Western University property adjacent to the south (ALC file # 51675) that should be considered jointly for the potential implications on the surrounding area.

- Approval of the proposed exclusion may increase expectations of further exclusions between Glover Road and 216th Ave.

- The Agricultural Advisory Council did not support the application on the basis that the property has significant agricultural value. The Township of Langley Council and staff also did not support the application based on its current OCP and Rural Plan policies which do not anticipate urban development in this area. However, Council advised that future use of portions of the property may be supported for road development.

The proposal includes the rehabilitation of lands under a previous application #34025. These lands have already been included into the ALR, but not reclaimed.

- Commissioners may direct staff to arrange a site visit to improve their understanding of this application.

ATTACHMENTS

51806_ContextMap10k.pdf
51806_AgCapabilityMap.pdf
51806_AirphotoMap10k.pdf
51806 LG Report.pdf

END OF REPORT

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