



# Provincial Agricultural Land Commission - Staff Report

## Application: 51987

**Applicant:** Terasen Gas Inc.  
**Agent:** Art Swenson  
**Local Government:** Township of Langley

**Proposal:** Non-farm Use - Terasen Gas - construction of 3 additional commercial buildings: 1/ 1 piping storage fabric covered storage 35 ft high, 70 ft x 100 ft 2/ 1 metal covered storage and workshop 50 ft x 30 ft x 14ft - this should be sized to be maximum available footprint 3/ 1 muster building 50ft x 24 ft x 14 ft

## BACKGROUND INFORMATION

Previous Resolution of the Commission allowed the compressor station to be built in 1999. See attached Minutes and Letter.

## PROPERTY INFORMATION

**PID:** 024-648-876  
**Legal Description:** Lot 1 Section 35 Township 10 New Westminster District Plan LMP44286  
**Property Area:** 8.5 ha  
**ALR Area:** 8.5 ha  
**Purchase Date:** December 7, 1999  
**Location:** 25252 48th Avenue, Langley  
**Owner:** BC Gas Utility Ltd

## LAND USE

**Current Land Use:**  
Natural gas compressor station

**Surrounding Land Uses:**

North: Residential  
East: Residential  
South: Residential  
West: Residential

## PROPOSAL DETAILS

**Non- Farm Use Area:** 1.0 ha  
**Non- Farm Use Type:** Commercial / Retail: Storage & Warehouse

**Agricultural Capability:**

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

**Source:** BCLI

**Mapsheet:** 92G.008

## PREVIOUS APPLICATIONS

## PREVIOUS APPLICATIONS

**Application ID:** 14297

**Legacy #:** 32779

**Applicant:** BC Gas Utility Ltd

**Proposal:** To use a 2 ha portion of the 8 ha subject property as a gas compressor station.

**Decision:**

Resolution #	Decision Date	Decision Description
433/1999	June 29, 1999	The Commission allowed the use of 2 ha of the subject property for a natural gas compressor station, and the dedication of a small portion of the 1/2 of the NE 1/4, Sec. 35 for additional R/W.

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** Rural Plan

**OCP Compliance:** Yes

### Zoning:

**Zoning Designation:** RU-3

**Minimum Lot Size:** 8.0 ha

**Zoning Compliance:** Yes

### Comments and Recommendations:

#### **Board/Council**

Support the application as it complies with the Township's Rural Plan and Zoning Bylaw. Request that the Commission review the application based on agricultural considerations.

## ALC STAFF COMMENTS

- The improved ratings of the agricultural capability of the property are identified as prime (Class 2 and 3), with limitations of stoniness, undesirable soil structure, excess wetness, topography, and soil moisture deficiency.
- The proposed buildings are outside of the area that was approved for use under the previous application, #32779.
- The proposed site for the three buildings is in the same location where the stripped topsoil from the previous development has been stored (in berms, planted with trees). The storage of topsoil on the property was a condition of the previous approval to allow for reclamation of the property should the facility close and it be needed in the future. The application does not address where the previous or additional topsoil might be stored, should the proposal be approved.
- An on-site meeting with the applicant is recommended, with a view to discussing this last issue.

## ATTACHMENTS

51987proposal.pdf  
51987previous application.pdf  
51987\_ContextMap20k.pdf  
51987\_AgCapabilityMap.pdf  
51987\_AirphotoMap10k.pdf

## END OF REPORT

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