



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

February 23, 2006

Reply to the attention of Gordon Bednard

Langley Prairie Elks Club
22594 Old Yale Road
Langley, BC V2Z 2V4

Dear Sir/Madam:

Re: **Application #O-36356**

Parcel F (M6255E), North West 1/4, Section 32, Township 10, New Westminster District, EXCEPT Firstly: Parcel A (Reference Plan 5280, Secondly: Part Lying within Lot 6, Plan 57279

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude the 1.5 ha subject property from the ALR in order to facilitate the relocation of the Elks Club to another building within the urban area of Langley. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*.

The Commission wishes to thank Kabel Atwall, Wayne Hansen and Deborah Selenbach for taking the time to meet with its representatives on January 31, 2006 at the Township Municipal Hall, and again at the property on February 2, 2006. The Commission found the meeting and site visit informative.

The Commission considered that while the property has been used historically for public assembly with the approval of the Commission, this use has not interfered in the past and would likely not interfere in the future with agricultural uses in the surrounding ALR area. While the land remains in the ALR, the Commission has some measure of control over non-farm activities on the land. However, if the Commission should agree with the removal of the land from the ALR, the possible range of non-farm activities, which would be beyond the control of the Commission, would increase significantly, both under the present zoning and any future change in zoning. Removal would create an isolated node of non-farm use which may compromise the ability to use surrounding ALR lands in the future for farm activities

For these reasons, the Commission refused your application.

The decision noted above is recorded as Resolution # **40/2006**.

Yours truly,
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Township of Langley - Attn: Bill Ulrich
Kabel Atwall, 4746 Wyne Crescent, Richmond, BC V6V 2V3
GB/lv/36356d1

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on February 2, 2006 at Langley, B.C.

PRESENT: Carol Paulson Commissioner
Walter Dyck Commissioner

ABSENT: Peter Dhillon Chair

STAFF: Gordon Bednard, Regional Research Officer
Tony Pellett, Planner

For Consideration

Gordon Bednard presented his staff report dated January 13, 2006 regarding application #O- 36356. Mr. Atwall confirmed that he received the staff report and did not identify any errors.

Exclusion Meeting

An exclusion meeting was conducted on January 31, 2006 at the Township of Langley Municipal Hall. Those in attendance were:

- Commissioners Paulson & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Kabel Atwall, Wayne Hansen and Deborah Selenbach

Site Inspection

A site inspection was conducted on February 2, 2006. Those in attendance were:

- Commissioners Paulson & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Kabel Atwall and Wayne Hansen

The Commission toured the property, viewed the existing building and discussed the application with representatives of the Elks.

Commission Discussion

The Commission considered that while the property has been used historically for public assembly with the approval of the Commission, this use has not interfered in the past and would likely not interfere in the future with agricultural uses in the surrounding ALR area. While the land remains in the ALR, the Commission has some measure of control over non-farm activities on the land.

However, if the Commission should agree with the removal of the land from the ALR, the possible range of non-farm activities, which would be beyond the control of the Commission, would increase significantly, both under the present zoning and any future change in zoning. Removal would create an isolated node of non-farm use which may compromise the ability to use surrounding ALR lands in the future for farm activities

IT WAS

MOVED BY: Commissioner Walter Dyck
SECONDED BY: Commissioner Carol Paulson

THAT the staff report be received and the application be refused for the above reasons.

CARRIED



Staff Report
Application # O – 36356
Applicant: Langley Prairie Elks Club
Agent: Kabel Atwall

DATE PREPARED: January 13, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To exclude the 1.5 ha property from the ALR in order to facilitate the relocation of the Elks Club to another building within the urban area of Langley.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

One previous application on this property – see below. As well, there is a lengthy report on the application from the agent, which is appended to the file.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 013-304-437
Parcel "F" (M6255E) of NW¼ Sec.32 Twp.10 NWD except:
Firstly: Parcel A (Reference Plan 5280)
Secondly: part lying within Lot 6, Plan 57279

Purchase Date (m/d/y):

01/01/1982

Location of Property:

22594 Old Yale Road, Township of Langley

Size of Property:

1.5 ha (The entire property is in the ALR).

Present use of the Property:

Gymnasium, trailers (admin centre), mobile home (caretaker), gravel parking area

Surrounding Land Uses:

- WEST:** Railway R/W, rural residential parcels, all in ALR
- SOUTH:** Small lot with water and microwave towers, larger cleared and forested lands bey
- EAST:** Small residential lot with large active farm acreages beyond, all in ALR
- NORTH:** Old Yale road, rural residences and active farm operations in the ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2a
The majority of the property is identified as having Prime Dominant ratings of class 3.

Official Community Plan and Designation:

Small Farms and Country Estates

Zoning Bylaw and Designation:

Civic Institutional P-1
0.18 ha MLS

PREVIOUS APPLICATIONS:

Application #11363-0
Applicant: Langley Ym-Ywca
Decision Date: 1980
Proposal: Use of a mobile home for a caretaker
Decision: Allowed – Commission in 1982 subsequently allowed a change in use of the site from the YMCA to the Elks Club.

RELEVANT APPLICATIONS:

Application #08805-0
Applicant: TOWNSHIP OF LANGLEY
Decision Date: 1979
Proposal: Construct water reservoir and pumping station on small lot
Decision: Allowed

Application #35085-0
Applicant: Schulz, Wilfred & Lina
Decision Date: November 25, 2003
Proposal: Propose to locate a double wide mobile home, as the third dwelling, on the 22.35 ha property.
Decision: Allowed as felt to be required for farm purposes.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Exclusion is not endorsed by Council as proposal does not comply with the Township's Rural plan.

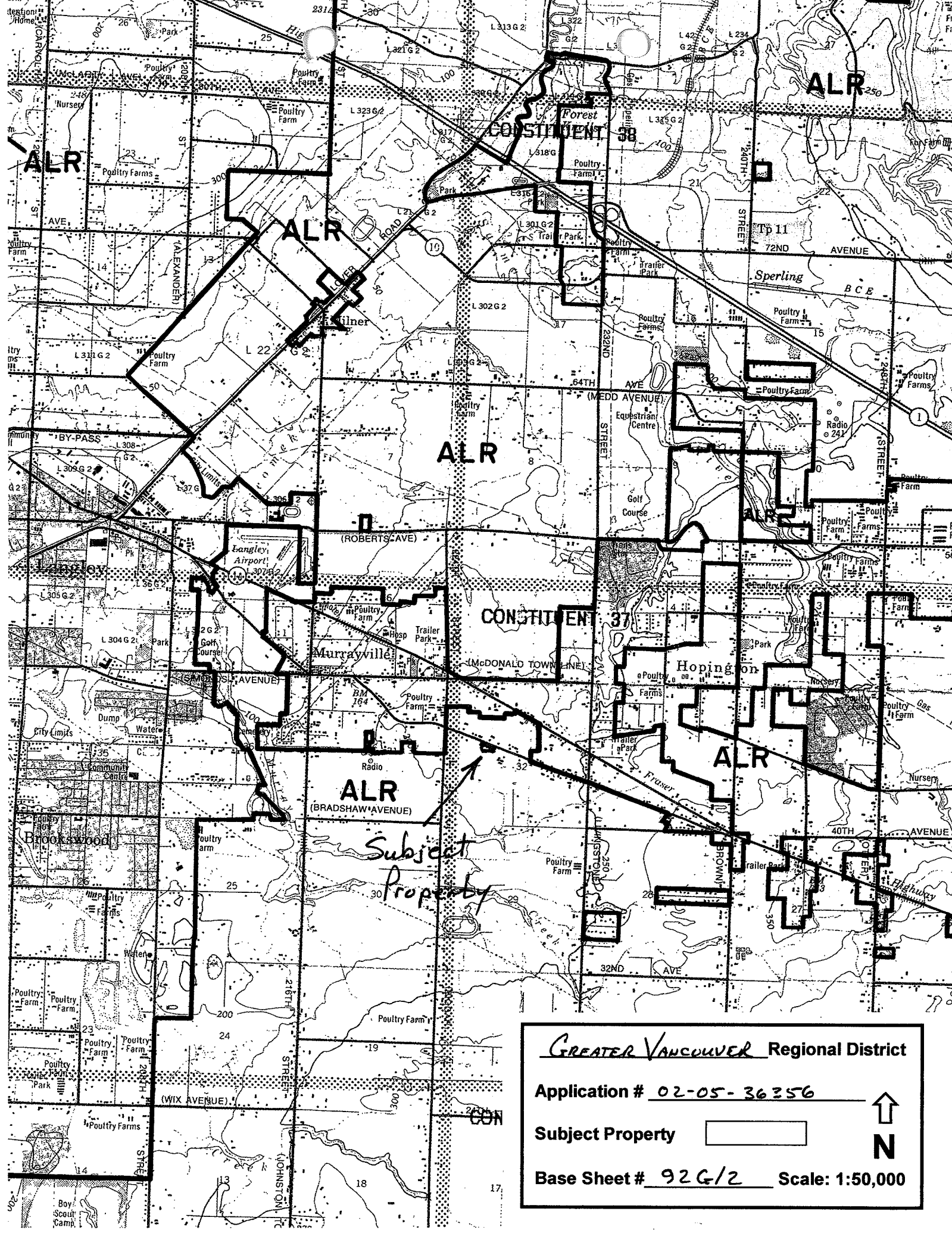
STAFF COMMENTS:

Staff sees no reason to exclude the land from the ALR. The existing institutional land use has not been a hindrance to adjacent agricultural operations and presumably, a future such use (providing it is approved by the Commission) would be the same. If the land were excluded, the Commission would lose any control over what type of use could occupy the site, and may therefore inadvertently allow a use which would have detrimental effects on agriculture in the area. The present owner is simply trying to increase the value of the land prior to sale by way of this application. The owners knew the land was in the ALR when purchased and must therefore have known there were land use restrictions on the property. In addition to the above, the local government is not supporting the application.

END OF REPORT


Signature

Date



GREATER VANCOUVER Regional District

Application # 02-05-36356

Subject Property 

Base Sheet # 92G/2 Scale: 1:50,000