



Staff Report
Application # O – 37663
Applicant: Mario and Karen Anderlini
Agent: Isaak Osman & Associates

DATE RECEIVED: September 06, 2007

DATE PREPARED: October 21, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Non-farm use to consolidate two (2) parcels of 0.42 ha and 16.78 ha and split them into equal halves east and west. This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

1. PID: 013-291-491
Southerly 25 links of the North 1/2 of the South 1/2 of the South East 1/4, Section 10, Township 10, New Westminster District
2. PID: 013-291-513
South 1/2 of the South 1/2 of the South East 1/4, Section 10, Township 10, New Westminster District

Purchase Date:

April 1972

Location of Property:

839-248th Street and vacant land, Langley

Size of Property:

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

Present use of the Property:

Beef cow and calf operation, hay crops. Residence and barns near east end of east half.

Surrounding Land Uses:

WEST: Residential
SOUTH: Rural Residential
EAST: Residential
NORTH: Rural Residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.018
The majority of the property is identified as having Prime Dominant ratings.

Zoning Bylaw and Designation:

Designation: Rural Zone RU-2
Minimum Lot Size: 8.0 ha

RELEVANT APPLICATIONS:

Application #30893-0

Applicant: Dogwood Fur Farm
Decision Date: October 31, 1996
Proposal: To place a double wide mobile home on the subject property as a second dwelling providing accommodation for a hired farm hand.
Decision: Allowed as submitted.

Application #31991-0

Applicant: Five L Ranch
Decision Date: June 22, 1998
Proposal: To replace single wide mobile home with a conventional single family dwelling.
Decision: Refused as proposed.

Application #33975-0

Applicant: Cummins, Rosamond
Decision Date: November 02, 2001
Proposal: To place a third dwelling on the property in the form of a 'single wide' mobile home.
Decision: Allowed the placement of a third 'single wide' mobile home on the property as proposed subject to the foundation of the home be temporary and that a security in the form of a \$10,000 Letter of Credit be registered to the Commission to ensure that the mobile home will be removed from the property when it is no longer required by the applicants son, John Cummins.

Application #34939-0

Applicant: Schubert, Horst
Decision Date: July 29, 2003
Proposal: Proposed to subdivide a 0.8 ha homesite lot from the 7.25 ha property.
Decision: Allowed the subdivision of one 0.6 ha lot pursuant to the Homesite Severance Policy subject to compliance with the policy and fencing and vegetative screening along the north and east boundaries of the homesite lot.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council for the Township of Langley:

Forwarded the application with a recommendation of support.

Staff:

Support application.

STAFF COMMENTS:

It is recommended that the Commissioners consider the following:

- Subdivision into smaller lots could reduce the agricultural options for the property.
- Although the adjacent properties are not under application at this time, approval of subdivision on the subject property could lead to subdivision applications from adjacent property owners.
- The improved ratings of the agricultural capability of the property are identified as prime (Class 2, 3, 4).
- A site visit will help to determine whether or not this proposal will have an impact on agriculture.

ATTACHMENTS:

Base Map
Aerial Photograph
Agricultural Capability Map
Sketch of proposal
Local Government Report to Council (2 pages)

END OF REPORT



Signature

Oct. 21, 2007

Date