



Staff Report
Application # O – 37696
Applicant: Alex & Marlene Schatroph
Agent: Douglas Schatroph

DATE RECEIVED: September 27, 2007

DATE PREPARED: October 21, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: Construct a second dwelling on property for owner's parents who are also co-owners. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

City of Langley

Legal Description of Property:

PID: 003-385-981

Lot 4, Section 5, Township 11, New Westminster District, Plan 28201

Purchase Date:

October 1998

Location of Property:

23030 - 56th Avenue, Langley

Size of Property:

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

Present use of the Property:

residence, open grass area – no agricultural use

Surrounding Land Uses:

WEST: non farm use
SOUTH: non farm use
EAST: non farm use
NORTH: corn field

Agricultural Capability:

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

Zoning Bylaw and Designation:

Designation RU3
Minimum Lot Size 8.0 ha

RELEVANT APPLICATIONS:

Application #32008-0

Applicant: Wrayton, Danny
Decision Date: June 22, 1998
Proposal: To construct a 3rd permanent dwelling. Two other brothers reside in the other 2 homes. Applicant will assist in looking after the farm and plans to clear additional 4 ha area to increase agricultural area.
Decision: Refused.

Application #34131-0

Applicant: Henry, Barry & Bonnie
Decision Date: February 06, 2002
Proposal: To legalize a second permanent dwelling on the property. The applicants already have a mobile home on the property that is occupied by their daughter and have now fixed up the original farm house where their young son and his family are living.
Decision: Allowed the second permanent dwelling (original farm house) subject to the registration of a covenant ensuring that the existing mobile home will be removed from the property and the area rehabilitated to an agricultural standard prior to the sale or transfer of the property.

Application #34288-0

Applicant: BC Lions Society for Children with Disabilities
Decision Date: May 29, 2002
Proposal: To continue to provide the existing 'hippotherapy' riding facility for disabled children and add a number of new facilities including an Easter Seal Camp and the Zajac Foundation Bereavement Centre and provide intergenerational programs. There is currently an existing stable and arena which will be relocated on site. The existing farm house will remain intact. The new developments will require the construction of the following buildings for a total of 39,400 sq. ft.
Decision: Allowed as proposed subject to fencing and buffering along the northern property line.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No recommendations or comments

STAFF COMMENTS:

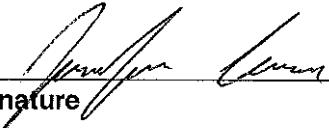
It is recommended that the Commissioners consider the following:

- Placement of a second dwelling on the property could potentially reduce the agricultural options for the property.
- Although the adjacent properties are not under application at this time, approval of a second dwelling on the subject property could lead to similar applications from adjacent property owners.
- The improved ratings of the agricultural capability of the property are identified as prime (Class 2, 3, 4 & 5).
- The proposed location for the second dwelling is within the Class 2 and 3 portion of the property.
- A site visit will help to determine whether or not this proposal will have an impact on agriculture.

ATTACHMENTS:

1. Base Map
2. Agricultural Capability Map
3. Aerial Photograph
4. Sketch of proposal
5. Letter from applicant (5 pages)

END OF REPORT



Signature

Oct 21, 2007

Date