



Staff Report
Application # O – 37723
Applicant: Fred & Taimi Stevens
Agent: Kristine Budlong

DATE RECEIVED: October 15, 2007

DATE PREPARED: November 26, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Jennifer Carson, Land Use Planner

PROPOSAL: To build a 2nd dwelling on property for family members. This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 009-939-504

Lot 1, Section 9, Township 10, New Westminster District, Plan 76927

Purchase Date:

November 1987

Location of Property:

1000 - 232nd street

Size of Property:

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

Present use of the Property:

mature forest, residence

Surrounding Land Uses:

WEST: equestrian centre

SOUTH: equestrian centre

EAST: hobby farm

NORTH: equestrian centre

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.008(digital)
The majority of the property is identified as having Prime Dominant ratings.

Zoning Bylaw and Designation:

Designation - RU-3
Minimum lot size - 8 ha

PREVIOUS APPLICATIONS:

Application #00210-0

Applicant: Church, Dorothy
Decision Date: None
Proposal: Upgrade some horseback camping sites - application cancelled.
Decision: Cancelled.

Application #05244-0

Applicant: Church, Dorothy
Decision Date: January 5, 1978
Proposal: To subdivide the property into three (3) parcels of approximately 8.1 ha, 24.3 ha and 32.4 ha.
Decision: Application allowed as the Commission noted that the Commission had previously approved a similar subdivision request.

Application #09791-0

Applicant: Church, Dorothy
Decision Date: March 06, 1980
Proposal: To exclude the property from the ALR.
Decision: Application refused.

Application #08877-0

Applicant: Church, D
Decision Date: August 30, 1979
Proposal: To subdivide the 32.4 ha portion of the parcel into 2.0 ha parcels.
Decision: Refused due to good agricultural capability of the property and that subdivision would reduce the number of farm operations now available for the land, such as hay and pasture production.

Application #08877-1

Applicant: Church, D
Decision Date: August 30, 1979
Proposal: To reconsider the previous proposal to subdivide the 32.4 ha portion of the parcel into 2.0 ha parcels.
Decision: Refused due to good agricultural capability of the property being demonstrated in the report by the Commission's Staff Agrologist.

Application #12304-0

Applicant: Church, D
Decision Date: July 7, 1981.
Proposal: To subdivide south eastern 24 ha portion of the property, formerly a gravel pit into 12 relatively equal sized lots of 2 ha each.
Decision: Allowed with conditions.

Application #19264-0

Applicant: Surrey Credit Union
Decision Date: August 20, 1985
Proposal: To subdivide 40 ha into twenty (20), 2 ha lots.
Decision: Refused due to good agricultural capability.

Application #20293-0

Applicant: Surrey Credit Union
Decision Date: To subdivide the subject property into four (4) parcels
Proposal: September 16, 1986
Decision: Refused as proposed due to good agricultural capability of the property. However, the Commission would be willing to permit the creation of two (2) 20 ha parcels.

Application #21302-0

Applicant: Surrey Credit Union
Decision Date: None
Proposal: Lot line adjustment
Decision: Cancelled

RELEVANT APPLICATIONS:

Application #26673-0

Applicant: Jesiak, Ralph
Decision Date: September 8, 1992
Proposal: To subdivide the 3.7 ha property into two equal parcels.
Decision: Refused.

Application #24886-0

Applicant: Murchie, J
Decision Date: December 6, 1990
Proposal: To construct a garage/workshop structure that will include a caretaker's residence.
Decision: Allowed with conditions.

Application #37470-0

Applicant: Adams, Michelle
Decision Date: July 09, 2007
Proposal: Non-farm use to create a horse breeding, training and boarding facility. Area will include a barn and covered riding area with accommodation for approximately sixteen (16) horses. As well the applicants purpose to construct a second dwelling for their use and the existing dwelling will be used by their parents. One mobile home is located on the property and will be used by the applicants' son.
Decision: Allowed with conditions.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council:

On January 8, 2007, the Langley Township Council ruled to "authorize staff to forward all "Rural non-farm second dwelling applications' directly to the ALC for consideration without further consideration or review by Council."

STAFF COMMENTS:

It is recommended that the Commissioners consider the following:

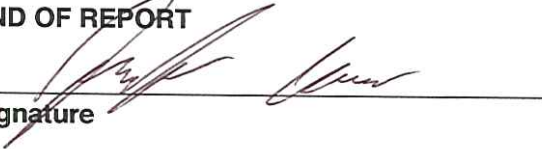
- The site for the proposed house is mapped as having improvable agricultural capability ratings of approximately 60% Class 3 and 40% Class 4.
- There have been numerous previous applications on the subject property.
- A site visit will help to determine whether or not this application will have an impact on agriculture.

ATTACHMENTS:

1. ALC Context Map
2. Aerial Photograph
3. Agricultural Capability Map
4. Proposal
5. Sketches of proposal (3 pages)
6. Map of application history on subject property

END OF REPORT

Signature

A handwritten signature in black ink, appearing to be "D. J. [unclear]", written over a horizontal line.

Date

November 28, 2007