



**Staff Report**  
**Application # O – 38289**  
**Applicant: George and Eva Tidball**

**Agent: Ray Suidy**

**DATE RECEIVED:** June 30, 2008

**DATE PREPARED:** September 17, 2008

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Ron Wallace, Land Use Planner

**PROPOSAL:** To deposit approximately 2000 cubic meters of fill over a half hectare of the subject property to create a parking lot. The property is being used as an equestrian centre and the extra parking will be for guests.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

There have been three previous applications involving the subject property as noted below.

**Local Government:**

The Corporation of the Township of Langley

**Legal Description of Property:**

1. PID: 010-822-208  
Parcel C (L9720E), North East 1/4, Section 15, Township 11, New Westminster District

**Purchase Date:**

1999-01-04

**Location of Property:**

24550 - 72nd Avenue

**Size of Property:**

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

**Present use of the Property:**

The property is used as an Equestrian Centre.

**Surrounding Land Uses:**

**WEST:** Roadway, agricultural use  
**SOUTH:** Agricultural use  
**EAST:** Pasture land  
**NORTH:** Pasture land

**Agricultural Capability:**

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

**Official Community Plan and Designation:**

N/A

**Zoning Bylaw and Designation:**

RU-3 (Rural zone)

**PREVIOUS APPLICATIONS:**

**Application #32690-0**

**Applicant:** Tidball, George & Eva  
**Decision Date:** May 26, 1999  
**Proposal:** To relocate the existing Thunderbird Equestrian Center (located at the corner of 200 th St. and Highway #1) to a 33 ha parcel in the ALR  
**Decision:** Allow the equestrian use of the property in principle subject to receipt of a detailed site plan showing the location and dimensions of all proposed structures. The gravel extraction proposed in the application cannot be considered at this time as an application under the SCA is required.

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**Application #33145-0**

**Applicant:** Tidball, George & Eva Dianne  
**Decision Date:** November 21, 2000  
**Proposal:** To place approximately 21,700 m3 of excavation material on the property to fill a "hole" on the property.  
**Decision:** The Commission approved the request to place approximately 2700 cubic metres of fill material subject to reclamation standards.

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**Application #34935-0**

**Applicant:** Tidball, George & Dianne  
**Decision Date:** July 29, 2003  
**Proposal:** To utilize the subject property for a series of events throughout the year including:  
Car Show (four hours once a year on a Sunday afternoon in July)  
Old time Steam Engine Fair  
Country Fair in conjunction with our Fall Horse Show which could include all breeds of horses, a Horseman's Bazaar and a western barn dance.  
Horse Council meetings and similar agricultural organizational meetings  
Equipment and Farm Trade Shows  
**Decision:** Allowed the proposed "special events", on the condition that the timing of the events be associated with a horse show taking place on the property.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

All soils deposit permits are issued in accordance with the Township of Langley's Soil Deposit and Removal Bylaw 2007 N. 4578.

**STAFF COMMENTS:**

Allow as requested, there are no agricultural issues with this application.

**ATTACHMENTS:**

1. ALC Context Map
2. Map showing proposed fill area.

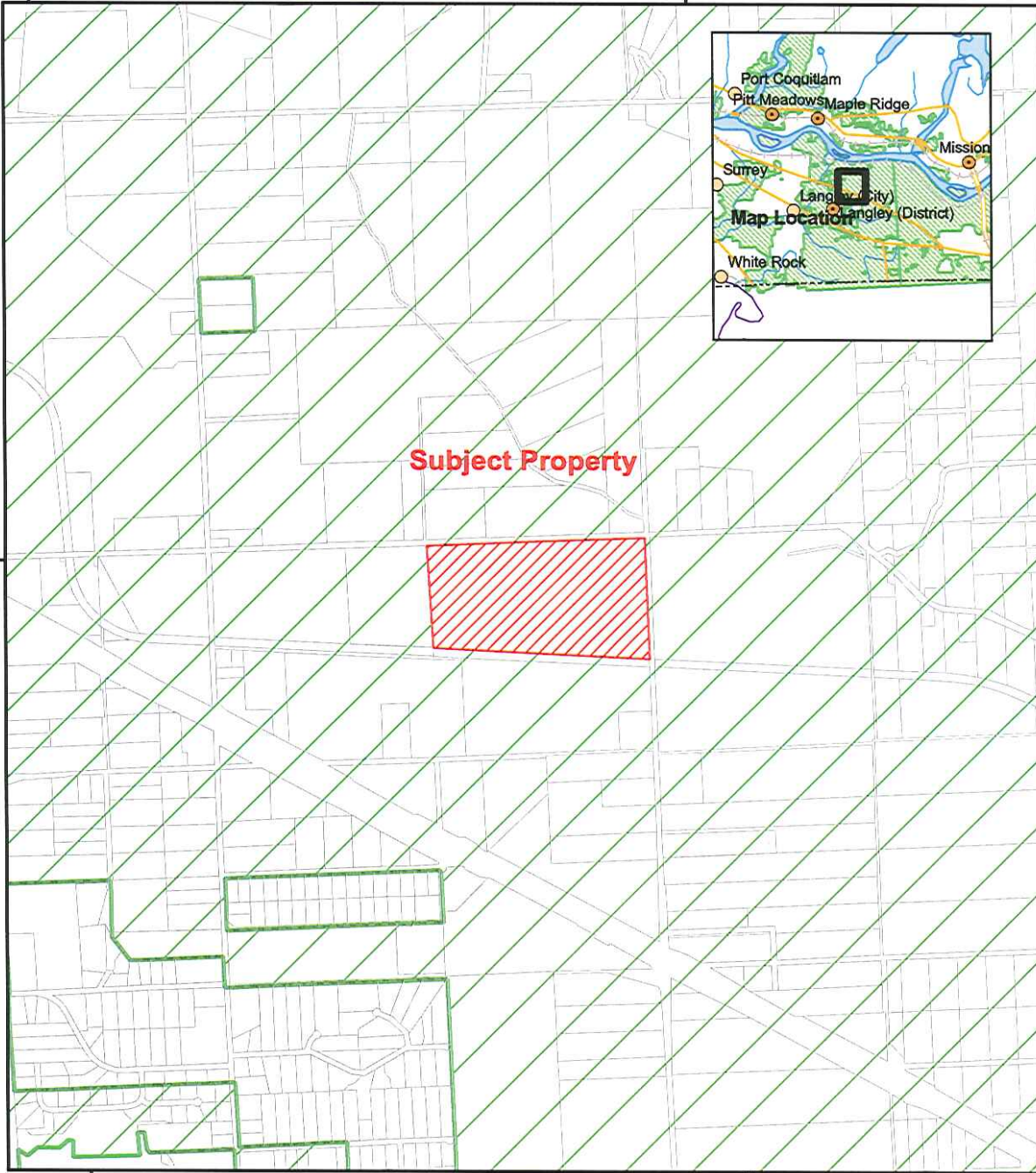
**END OF REPORT**

  
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Signature

  
\_\_\_\_\_  
Date

122°34'0"W

122°32'0"W



**Subject Property**

49°50'0"N

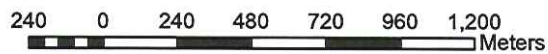
122°34'0"W

122°32'0"W

ALC File #: 35-08-38289  
 Mapsheet #: 92G.018  
 Map Produced: July 31, 2008  
 Regional District: Greater Vancouver

**ALC Context Map**

Map Scale: 1:20,000



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