



Staff Report
Application # O – 38515
Applicant: Dawson-Brill Lumber Co. Ltd.
Agent: Len George

DATE RECEIVED: September 26, 2008

DATE PREPARED: November 6, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: The applicant's business, Dawson-Brill Lumber Co. Ltd., has been a legal non-conforming use on the present site since 1963, well before the establishment of the ALR in 1972. Its owners would now like to formalize the agro-commercial use with an appropriate zone for the 1.61 ha (4.0 acres) agro-commercial portion of the lot. The proposal is to subdivide off this commercial use from the rest of the property creating a separate legal parcel for the commercial use and a 2.4 ha (6.0 acres) agricultural remnant.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Dawson-Brill Lumber Co. Ltd. is an existing non-conforming use first established on the property in 1963 by longtime Langley residents George Dawson and Eugene Brill. It has operated continuously on the site since that time providing agricultural-related goods and services to the rural Langley area.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 009-197-460
Lot 29, Section 10, Township 10, New Westminster District, Plan 24718

Purchase Date:

1963-06-06

Location of Property:

24540 - 16 Avenue, Langley

Size of Property:

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

Present use of the Property:

The existing agro-commercial area is flat with an office building, retail building, storage and warehousing. Most of the structures are in excess of 60 years old. There is also a large lumber storage area. The remaining portion of the property contains a new home and a large barn.

Surrounding Land Uses:

WEST: Rural residential farm use
SOUTH: Large farm
EAST: Rural residential farm use
NORTH: 16th Avenue, pasture land, hayfields and horses

Agricultural Capability:

Data Source: Agricultural Capability Map #
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

The property is designated Agriculture/Countryside in the Rural Plan.

Zoning Bylaw and Designation:

Rural Zone (RU-2), 8.0 ha minimum lot size

PREVIOUS APPLICATIONS:

Application #24599-0
Applicant: Dawson Brill Lumber Co Ltd
Decision Date: November 29, 1990
Proposal: To construct a new home and retain the existing older home as accommodation for a family member, who also acts as a watchman for the property.
Decision: Refused on the grounds that the Commission wishes to discourage further residential and non-farm development in the ALR of south Langley.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Council

That the application for subdivision and non-farm use be supported and forwarded to the ALC as the proposal complies with the Rural Plan and the minimum parcel size in the Township's Zoning Bylaw.

Local Government Staff

A report was prepared, see attachment.

STAFF COMMENTS:

Staff provides the following comments:

- Dawson-Brill Lumber Co. Ltd. has been a legal non-conforming use on the present site since 1963, well before the ALR was established in 1972.
- The proposed subdivision would fully contain the commercial use within its boundaries, limiting any potential expansion of the operation onto agricultural land.
- An approval would recognize this use and enable the owner to finance and make possible changes to the commercial business.
- The remnant agricultural parcel would be unencumbered by the commercial business.

ATTACHMENTS:

1. ALC context Map
2. Agricultural Capability Map
3. Site Plan
4. Explanation of Proposal by Agent
5. Local Government Report

END OF REPORT



Signature

November 7/08

Date