



Agricultural Land Commission Staff Report

DATE: March 12, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 50849

PROPOSAL: To construct a berm around an approximately 3.3 ha portion of the subject property in order to "provide containment for livestock and insulation of farming operation from neighbouring properties."

The proposed berm has already been constructed by using the existing soil material on the subject property. The purpose of the proposed fill is to re-grade the areas of the property used to create the berm and provide a structural base upon which to construct farm buildings. The applicant has provided a drawing of the proposed development prepared by Neale Engineering Ltd (see attached).

The owners of the subject property, Fred Chen Wai Tse and Pui Lee Cheng, have leased their property to Fraser Valley Auctions (1983) Ltd. and Kenneth Pearson, for a 25 year period commencing November 1, 2006 and ending on October 31, 2031. FVA currently operates a livestock auction facility located at 21801 56th Avenue, Langley. In addition to its auction business FVA trades cattle on an ongoing basis - cattle trading provides the majority of company revenue in any fiscal year. The purpose of the application is to permit FVA to maintain the majority of its trading cattle in one location (it currently keeps cattle at several locations), thereby reducing various costs and improving profitability.

PROPOSAL INFORMATION

Background: Refer to proposal summary for details.
Received Date: October 23, 2009
Applicant: Fred Chen Wai Tse, Pui Lee Cheng
Agent: Canova Bancorp Inc. (Michael A. Duffy)
Local Government: Township of Langley

DESCRIPTION OF LAND

PID: 001-109-260
Legal Description: The West 1/2 of the West 1/2 of the South West 1/4 of, Section 8, Township 11, New Westminster District
Civic Address: 22443 - 56 Ave, Township of Langley
Area: 15.2 ha
ALR Area: 15.2 ha
Purchase Date:
Owners: Fred Chen Wai Tse

Pui Lee Cheng

Total Land Area: 15.2 ha

Total ALR Area: 15.2 ha

Current Land Use: There are currently no buildings on the property. The land was previously used for growing hay.

PROPOSAL DETAILS

Soil Change

Area	Agricultural Capability	Agricultural Capability Source
3.3	Prime	BCLI

Activity	Volume (m3)	Depth (m)	Material Description
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Surrounding Land Uses:

North	Hobby Farm
East	Agricultural Land
South	Agricultural Land
West	Hobby Farm

Official Community Plan

Bylaw Name: RU-3

Designation: Agricultural/Countryside

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: RU-3

Zoning Designation: Rural Zone

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 43049

Applicant: Fred C. Tse

Proposal: To use the 15.2 ha subject property for a livestock auction facility with holding pens, grazing area, auction building/office, animal handling installations and a residence for the manager.

Decisions:

Resolution

Number	Decision Date	Decision Description
301	June 20, 2006	Refuse as proposed - proposed facility is industrial in nature and would be better suited to properly zoned lands.

Note: This is legacy file #36599. By way of this application, the property owners were looking to relocate their livestock auction facility located at 21801 56th Avenue, Langley.

Application #: 10795
Applicant: Gary Schaffer
Proposal: Locate double wide mobile home on property.

Decisions:

Resolution Number	Decision Date	Decision Description
872	July 30, 1987	Allow but use for farm help only.

Note: This is legacy file #21245

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	All soil deposit permits are issued in accordance with the The Corporation of the Township of Langley's Soil Deposit and Removal Bylaw 2007 No. 4578.

STAFF COMMENTS

- Staff has the following comments:
- Commission staff has previously indicated to the proponent that as the proposed berms serve no agricultural purpose, a non-farm use application would be required.
 - The proposed berm have already been constructed using the existing soil material on the subject property.
 - The proposed fill would mostly be used to re-grade the area of the property used to create the berm and to provide structural support to the proposed farm buildings.
 - An on-site inspection is recommended to better understand the application.

ATTACHMENTS

- 50849_AgCapabilityMap.pdf
- 50849_AirphotoMap.pdf
- 50849_ContextMap20k.pdf

END OF REPORT

Signature

Date