



## Agricultural Land Commission Staff Report

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

**RE:** Application # 51009  
**PROPOSAL:** To exclude the approximately 1.1 ha ALR portion of the subject property from the ALR as the first step towards developing the property for non-farm use. The remainder of the property, approximately 0.2 ha, is outside of the ALR and fronts Old Yale Road.

### PROPOSAL INFORMATION

**Background:** The future use has not been determined pending a Commission decision on whether the land belongs in the ALR, and if not then pending environmental review and design.

**Received Date:** November 23, 2009

**Applicant:** William & Stella Clemas

**Agent:** Grassroots Consulting Services

**Local Government:** City of Langley

### DESCRIPTION OF LAND

**PID:** 011-161-981

**Legal Description:** Lot 1 District Lot 36 Group 2 New Westminster District Plan 5706

**Civic Address:** 20964 Old Yale Road

**Area:** 1.2 ha

**ALR Area:** 1 ha

**Purchase Date:** October 24, 1974

**Owner:** William & Stella Clemas

  

**Total Land Area:** 1.2 ha

**Total ALR Area:** 1 ha

**Current Land Use:** Residence and Company Office; Large Barn/Shop; Machine Company Lot

### PROPOSAL DETAILS

Exclusion Area	Agricultural Capability	Agricultural Capability Source
1.0	Prime	BCLI

**Surrounding Land Uses:**

North Residential non-ALR  
East Residential non-ALR and golf course (ALR)  
South golf course (ALR)  
West golf course (ALR) and vacant portion of non-ALR land owned by the applicant.

**Official Community Plan**

**Bylaw Name:** No. 2600  
**Designation:** Institutional  
**OCP Compliance:** No

**Zoning**

**Zoning Bylaw Name:** Private Institutional Zone  
**Zoning Designation:** P2  
**Minimum Lot Size:** 0.1 ha  
**Zoning Compliance:** No

**RELEVANT APPLICATIONS**

**Application #:** 17798

**Applicant:** NewLands Golf Country Club

**Proposal:** To expand the existing Newlands Golf and Country Club from 18 to 27 holes. The proposed nine hole addition encompasses property in the City of Langley and the Township of Langley. This application deals with the Township portion; the City portion is # O-34107-0.

**Decisions:  
Resolution**

<b>Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
228	May 31, 2002	Allow as requested subject to consolidation of the golf course properties and the registration of a covenant restricting the use of the property to golf course and agriculture and restricting building on the newly acquired area.

**Note:** Application for the expansion of Newlands Golf Course in the Township of Langley

**Application #:** 17677

**Applicant:** NewLands Golf Country Club

**Proposal:** To expand the existing Newlands Golf and Country Club from 18 to 27 holes. The proposed nine hole addition encompasses property in the City of Langley and the Township of Langley. This application deals with the City portion; the Township portion is # O-34155-0.

**Decisions:  
Resolution**

<b>Number</b>	<b>Decision Date</b>	<b>Decision Description</b>
227	May 31, 2002	Allow as requested subject to consolidation of the golf course properties and the registration of a covenant restricting the use of the property to golf course and agriculture and restricting building on the newly acquired area.

**Note:** Application related to the expansion of Newlands Golf Course in Langley City

**Committee Recommendations**

<b>Type</b>	<b>Recommendation</b>	<b>Description</b>
Planning Staff	See Report	That the applicant be advised that the technical studies set out in Report number ALR 01-06 consisting of a Riparian Areas Regulation assessment report, a floodplain and hydrology report and a geotechnical engineering report be provided to the City prior to Council consideration of an ALR exclusion application for the property located at 21024 Old Yale Road.
Board/Council	Approve	That Council authorize the application to exclude a portion of 21024 Old Yale Road from the ALR to proceed to the ALC for consideration.

**STAFF COMMENTS**

The subject property straddles Murray Creek such that the left bank is contiguous with ALR land currently in golf course use, and the right bank is dominantly residential. The right-bank ALR portion of the subject property is physically separated from any other ALR land and in air photographs from the 1970s was entirely in non-farm use at that time. If the Commission concurs with the applicant that the right-bank portion of the property has little suitability for agriculture, one option would be for the Commission to relocate the ALR boundary to Murray Creek from its current location through the residential portion of the property. The question of any further non-farm use of the right-bank portion would then be entirely within the purview of the City of Langley and other agencies.

**ATTACHMENTS**

- 51009\_ContextMap50k.pdf
- 51009\_AirphotoMap10k.pdf
- 51009\_AgCapabilityMap.pdf

**END OF REPORT**

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**Signature**

\_\_\_\_\_  
**Date**