



Agricultural Land Commission Staff Report

DATE: March 12, 2010

TO: Vice Chair and Commissioners - South Coast Panel

FROM: Ron Wallace

RE: Application # 51067

PROPOSAL: The non-farm use application consists of three (3) phases. Phase one proposes a 929 m² (10,000 ft²) addition to the existing church structure increasing the size to 1746 m² (18,800 ft²). The additional space will be used for auditorium, classrooms and offices uses. Should the non-farm use proposal be approved by the ALC, the proponent will be required to apply to the Township for the necessary building permits. Phase two proposes the replacement of two existing trailers attached to the main building with new construction. This will also provide additional multi-purpose and gymnasium space as part of the facility, but will not increase the existing floor space area. A third phase will be the construction of a new single family dwelling for church staff.

PROPOSAL INFORMATION

Background: The property was originally developed by the Langley YM-YWCA in the 1970' s. In 1982 the Elks Club purchased the site and received permission from the ALC to use the facilities for its purposes. In 2005 the Elks Club applied to exclude the subject property from the ALR. The application was not supported by the Township of Langley and refused by the Commission. The Commission considered that while the property has been used historically for public assembly with the approval of the Commission, this use has not interfered in the past and would likely not interfere in the future with agricultural uses in the surrounding ALR area. While the land remains in the ALR, the Commission has some measure of control over non-farm activities on the land. In 2008 the Harvest Baptist Church acquired the property and upgraded the facilities.

Received Date: November 27, 2009

Applicant: Harvest Baptist Church

Agent: Derrick Goette

Local Government: Township of Langley

DESCRIPTION OF LAND

PID: 013-304-437

Legal Description: Parcel "F" (M6255E) North West Quarter Section 32 Township 10 Except: Firstly: Parcel "A" (Reference Plan 5280), Secondly: Part Lying Within Lot 6 on Plan 57279 New Westminster District

Civic Address: 22594 Old Yale Road

Area: 1.5 ha

ALR Area: 1.5 ha

Purchase Date: August 30, 2008
Owner: Harvest Baptist Church

Total Land Area: 1.5 ha

Total ALR Area: 1.5 ha

Current Land Use: There is a main building (church meetings & activities) & trailers (live in church caretakers) on the property.
Access to the site is from Old Yale Road with no changes proposed. The property is generally flat with extensive stands of trees on and surrounding it. Most of the existing trees are in areas where no development is anticipated or proposed.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
1.5	Prime Dominant	BCLI

Surrounding Land Uses:

North	Old Yale Road
East	Several rural farm properties
South	Several rural properties Municipal water tower and telecommunications tower
West	Several rural farm properties

Official Community Plan

Bylaw Name: Bylaw 4321
Designation: Small Farms/Country Estates
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Civic Institutional P-1
Zoning Designation: P-1
Minimum Lot Size: 1.7 ha
Zoning Compliance: Yes

PREVIOUS APPLICATIONS

Application #: 42516
Applicant: Langley Prairie Elks Club
Proposal: To exclude the 1.5 ha property from the ALR in order to facilitate the relocation of the Elks Club to another building within the urban area of Langley
Decisions:

**Resolution
Number**

Decision Date

Decision Description

40

February 2, 2006

Refuse as proposed - the Commission is not in favour of creating isolated parcels of non-ALR.

Note: An exclusion application to remove the property from the ALR in order to facilitate the relocation of the Elks Club to another building within the urban area of Langley.

Application #: 35009

Applicant: Langley Ym-Ywca

Proposal: Use of a mobile home for a caretaker.

Decisions:

**Resolution
Number**

Decision Date

Decision Description

Note: Allowed. Commission in 1982 subsequently allowed a change in use of the site from the YMCA to the Elk Club.

Committee Recommendations

Type

Recommendation

Description

Planning Staff

Approve

Planning Staff support the Harvest Baptist Church application on the basis of the sites historical non-farm use status and its existing Civic Institutional P-1 zoning. As per township policy, a development permit is not required.

Board/Council

Approve

That Council advise the PALC that the non-farm use application submitted by the Harvest Baptist Church for property located at 22594 Old Yale Road is supported on the basis of the historical non-farm use of the property and existing Civic Institutional P-1 Zoning

STAFF COMMENTS

Staff has the following comments:

- The property was originally developed by the Langley YM-YWCA in the early 1970's, pre-dating the ALR.
- In 1982 the Elks Club purchased the property and received permission from the ALC to use the facility for its purposes.
- In 2005 the Langley Prairie Elks Club made an application to exclude the property from the ALR. The Commission considered that while the property has been used historically for public assembly with the approval of the Commission, this use has not interfered in the past and would likely not interfere in the future with agricultural uses in the surrounding ALR area. While the land remains in the ALR, the Commission has some measure of control over non-farm activities on the land.
- An on-site inspection will help to determine whether the proposed use will interfere with agricultural uses in the surrounding ALR area and whether it is suitable for the subject site.

ATTACHMENTS

- 51067_ContextMap50k.pdf
- 51067_AgCapabilityMap.pdf
- 51067_AirphotoMap10k.pdf

END OF REPORT

Signature

Date
