



Agricultural Land Commission Staff Report

DATE: June 24, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 51725

PROPOSAL: The proposal is to exclude 8 properties located north and west of the Gloucester Industrial Park totalling 14.6 ha from the ALR, in order to facilitate their development as industrial land.

This application was made in late 2008 and in February 2009 local Council deferred the application until an "Employment Lands Study" was completed. The Employment Lands Study included specific analysis to determine the amount of employment lands required to meet the objectives of the Township of Langley's OCP goal of providing one job for each resident in the work force. The report concluded that there will be a demand for 810 acres (327 ha) of new employment land over the next 25 years, with a supply of 930 acres (376 ha) currently identified in Community Neighbourhood Plans.

PROPOSAL INFORMATION

Background: A similar application was made in 2006 to exclude the same 8 properties from the ALR in order to facilitate their development as industrial land in concert with the adjacent Gloucester Industrial Estate lands. The Commission considered that, although the subject lands consist of smaller properties, they still have good agricultural capability ratings, and properly managed, could produce a range of agricultural crops. As well, the Commission noted that the local government had not advanced a case for the exclusion of these properties based on community need and that there had been no planning studies by the local government or the Commission which would indicate that these lands should be excluded from the ALR.

Received Date: May 10, 2010
Applicant: Barry & Delaine McCall, Kang & Jung Baik, Fred & Donna Badiuk, Brian &

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
14.6	Prime Dominant	BCLI

Surrounding Land Uses:

North PID: 012-734-063 -Ruins, barn, bush
PID: 012-734-071 - Residence & bush

PID: 012-734-098 - Residential
PID: 001-619-811 - Agriculture - mushroom barns
PID: 012-734-101 - Residence & bush
PID: 012-734-080 - Residential
PID: 003-370-623 - Residence
PID: 002-459-914 - Vacant (bush)
East PID: 012-734-063 - Industrial
PID: 012-734-071 - Residential
PID: 012-734-098 - Residential
PID: 012-734-101 - Residence, outbuildings & bush
PID: 012-734-080 - Residential
PID: 001-619-811 - Residence
PID: 003-370-623 - Residence
PID: 002-459-914 - Vacant (bush)
South PID: 012-734-063 - Industrial
PID: 012-734-071 - Industrial
PID: 012-734-098 - Industrial
PID: 012-734-101 - Industrial/Esso
PID: 012-734-080 - Industrial
PID: 001-619-811 - Gloucester Industrial Park
PID: 003-370-623 - Industrial
PID: 002-459-914 - Residential
West PID: 012-734-063 - Industrial
PID: 012-734-071 - Residential
PID: 012-734-098 - Bush/raw land
PID: 003-370-623 - Vacant?
PID: 002-459-914 - Residential

PID: 012-734-101 - Ruins
PID: 012-734-080 - Residential
PID: 001-619-811 - Residence

Official Community Plan

Bylaw Name:

Designation: Rural Plan - Small Farm Country Estates

OCP Compliance: No

Kwak, Chamkaur Pannu, Cornerstone Training Stables Inc

Agent: Barry McCall

Local Government: Township of Langley

DESCRIPTION OF LAND

PID: 012-734-063

Legal Description: Lot 11, New Westminster District, EXCEPT Part Dedicated Road on Plan 85670, Section 7, Township 14, Plan 2492

Civic Address: 56th avenue between 264th and 268th street

Area: 1.3 ha

ALR Area: 1.3 ha

Purchase Date: November 24, 2009

Owners: Fred & Donna Badiuk
Sung Ho & Hyun Jung Kwak

PID: 012-734-071

Legal Description: Lot 12, New Westminster District, EXCEPT Part Dedicated Road on Plan 85782, Section 7, Township 14, Plan 2492

Civic Address: 56th avenue between 264th and 268th street

Area: 1.9 ha

ALR Area: 1.9 ha

Purchase Date: May 5, 1989

Owner: Barry & Delaine McCall

PID: 012-734-101

Legal Description: Lot 16, Section 7, Township 14, New Westminster District, Plan 2492

Civic Address: 56th avenue between 264th and 268th street

Area: 1.9 ha

ALR Area: 1.9 ha

Purchase Date: January 17, 2007

Owner: 0774606 BC Ltd

PID: 012-734-080

Legal Description: Lot 13, Section 7, Township 14, New Westminster District, Plan 2492

Civic Address: 56th avenue between 264th and 268th street

Area: 1.9 ha

ALR Area: 1.9 ha

Purchase Date: November 17, 1993

Owner: Brian & Marilyn Woodley

PID: 001-619-811
Legal Description: Lot 14, Section 7, Township 14, New Westminster District, Plan 2492
Civic Address: 56th avenue between 264th and 268th street
Area: 1.9 ha
ALR Area: 1.9 ha
Purchase Date: February 21, 2007
Owner: Douglas Rosseau

PID: 012-734-098
Legal Description: Lot 15, Section 7, Township 14, New Westminster District, Plan 2492
Civic Address: 56th avenue between 264th and 268th street
Area: 1.9 ha
ALR Area: 1.9 ha
Purchase Date: February 28, 1991
Owner: Lorraine Blackall

PID: 003-370-623
Legal Description: Lot 4 Except Part Dedicated Road on Plan 86434; Section 7 Township 14 New Westminster District Plan 2492
Civic Address: 56th avenue between 264th and 268th street
Area: 1.8 ha
ALR Area: 1.8 ha
Purchase Date: February 28, 2005
Owner: Kang & Jung Baik

PID: 002-459-914
Legal Description: Lot 3, Section 7, Township 14, New Westminster District, Plan 2492
Civic Address: 56th avenue between 264th and 268th street
Area: 1.8 ha
ALR Area: 1.8 ha
Purchase Date: May 24, 1989
Owner: Cornerstone Training Stables Inc

Total Land Area: 14.4 ha
Total ALR Area: 14.4 ha
Current Land Use: Residential and/or vacant land = 14.57 ha total

Zoning

Zoning Bylaw Name:

Zoning Designation: Rural Zone (RU-1)

Minimum Lot Size: 1.7 ha

Zoning Compliance: No

PREVIOUS APPLICATIONS

Application #: 42786

Applicant: Gerald Mazzei

Proposal: To exclude 8 properties totalling 14.6 ha from the ALR in order to facilitate their development as industrial land in concert with the adjacent Gloucester Industrial Estates lands.

Decisions:

**Resolution
Number**

Decision Date

Decision Description

222

April 25, 2006

Refuse as proposed - land can be used for agriculture, proposal not part of planning or consistent with OCP

Committee Recommendations

Type

Recommendation

Description

Planning Staff

Refuse

That Council consider the recommendation contained in the previous staff report, dated February 16, 2009, to not support the exclusion application and weigh the timing and need for employment lands required to meet the objectives of the Township's OCP goal of providing one job for each resident in the work force in determining whether to or not support the application.

Board/Council

Approve

That Council advise the PALC that it supports the ALR exclusion application for eight (8) properties located at 5670 264 Street, 26477, 26473, 26575, 26601, 26695 and 26713 56 Avenue and 5625 268 Street.

STAFF COMMENTS

In the previous application for exclusion of the subject properties the Commission considered that, although the properties are small, they still have prime agricultural capability ratings, and properly managed, could produce a range of agricultural crops. As well, the Commission noted that the local government had not advanced a case for the exclusion of these properties based on community need and that there had been no planning studies by the local government or the Commission which would indicate that these lands should be excluded from the ALR.

The current application was deferred by local Council until an "Employment Lands Study" was completed. On January 11, 2010 the study was presented to Council and concluded that sufficient employment lands are currently designated in Township plans to satisfy a 25 year demand.

ATTACHMENTS

51725_AgCapabilityMap.pdf

51725_ContextMap20k.pdf

51725_GoogleEarth.jpg
51725_Council Report.pdf
51725_letter.pdf

END OF REPORT

Signature

Date