



Provincial Agricultural Land Commission - Staff Report

Application: 51764

Applicant: 619536 BC Ltd
Agent: Dunton Group Investments
Local Government: Township of Langley

Proposal: To exclude one property of 15.19 ha from the ALR for urban development and future growth of Aldergrove. An off-setting Inclusion application in Abbotsford is tied to the proposal.

BACKGROUND INFORMATION

A Block exclusion from the Township of Langley was made in 1996 to accommodate future growth of Aldergrove. It was refused by the Commission.

PROPERTY INFORMATION

PID: 007-184-620
Legal Description: Lot 1 Section 19 Township 13 New Westminster District Plan 35670
Property Area: 15.2 ha
ALR Area: 15.2 ha
Purchase Date: May 3, 2001
Location: 2434 - 264th Street
Owner: 619536 BC Ltd

LAND USE

Current Land Use:

Present use is summer grazing for cattle. A house and outbuildings occupy the southwest corner of the site.

Surrounding Land Uses:

North: ALR property (18.50 ha) used for vegetable farming
East: 16 residential properties not located in the ALR (2.21 - 2.38 ha each)
South: 24 Ave, ALR property (15.0 ha) actively farmed
West: 264th Street, ALR parcels (0.4 ha-0.9 ha)

PROPOSAL DETAILS

Exclusion Area: 15.2 ha

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: BCL

Mapsheet: 92G/1d

PREVIOUS APPLICATIONS

Application ID: 34698 **Legacy #:** 02739
Applicant: E Daems
Note: Application to subdivide into 0.4 ha lots. Refused 1976.

PREVIOUS APPLICATIONS

Application ID: 19594

Legacy #: 20699

Applicant: Eileen Daems

Decision:

Resolution #	Decision Date	Decision Description
250/1987	March 19, 1987	Application refused.

Note: Exclusion of property refused. Minutes attached.

Application ID: 15512

Legacy #: 02535

Applicant: Township of Langley

Proposal: Block Application - To exclude 509.7 ha of land within the Township for urban development.

Decision:

Resolution #	Decision Date	Decision Description
853/1974	October 31, 1974	Although the Commission recommended refusal of the majority of the block proposal, Cabinet approved portions and excluded lands adjacent to the built area of Aldergrove and in other areas of the District. Partial exclusion of 175.7 ha allowed. This resolution is used to enter statistical information relating to the area under application and subsequent decision by Cabinet.

Note: This application allowed the exclusion of lands adjacent to the East.

Application ID: 4393

Legacy #: 30232

Applicant: Township of Langley

Proposal: Block Application - The Township of Langley is seeking permission to exclude 25 properties, totalling 194 ha (480 ac), situated adjacent to the community of Aldergrove.

Decision:

Resolution #	Decision Date	Decision Description
245/1996	March 13, 1996	That the application be refused.

RELEVANT APPLICATIONS

Application ID: 16710

Legacy #: 33648

Applicant: Geraldine Mattis

Proposal: To exclude from the ALR approximately 21.4 hectares of the approximately 31.8 hectare property.

Decision:

Resolution #	Decision Date	Decision Description
190/2001	March 29, 2001	The Commission refused the exclusion request as proposed but expressed a willingness to consider a revised proposal for the exclusion of the approximately 2.7 hectare portion south of the proposed Township of Langley park.

Note: Adjacent property to the north.

RELEVANT APPLICATIONS

Application ID: 16709

Legacy #: 33647

Applicant: Geraldine Mattis

Proposal: To subdivide a 10.4 ha area from the 32.0 ha parcel for expansion of the South Aldergrove Community Park. The applicant states the proposed park is located adjacent to and provides a logical extension of the "Recreation/Education" designation in the Alde

Decision:

Resolution #	Decision Date	Decision Description
191/2001	April 11, 2001	The Commission approved the subdivision and non farm use (park) development proposal as proposed subject to comprehensive buffering, including chain link fencing and trees, along the western boundary of the proposed park lot.

Note: Adjacent property to the north.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Rural Plan
Designation: Designated Urban Growth
OCP Compliance: No

Zoning:

Zoning Bylaw Name: Zoning Bylaw
Zoning Designation: Suburban Residential SR-2
Minimum Lot Size: 0.8 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Langley Township Council supports the application for exclusion as "the proposal allows for the expansion of the Aldergrove Community Plan area in accordance with the Township's Official Community Plan and overall Township growth management objectives.

Planning Staff

Recommend that Council support the application.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The improved ratings of the agricultural capability of the property are identified as prime dominant (Class 2, 3 and 4) with limitations of topography and undesirable soil structure and excess water.
- The applicants have owned the property since March, 2001.
- A block exclusion application was made by the Township of Langley in 1996 for several properties, including the subject property in the Aldergrove area to accommodate future growth. The application was refused by the Commission.
- There have been three other previous applications on the subject property. One was for a block exclusion of several properties throughout Langley in 1974. While the Commission did allow several parcels to be excluded, it refused exclusion of the subject property. An application to subdivide the subject property was received in 1976 and a further application to exclude the property was received in 1987. Both were refused.
- While the subject property does border an urban, non-ALR area to the east, it is surrounded by active agriculture uses within the ALR to the north and south, and small rural ALR properties to the west. Approval of exclusion on the subject property would increase expectation to also exclude the properties to the north, The applicants state that 24th St and 264th Ave make natural boundaries between urban development and ALR lands.

ALC STAFF COMMENTS

- There is a concurrent exclusion application for a nearby property to the east, off of 272nd Street (ALC file # 51765) that should be considered jointly in regards to potential implications on the surrounding area.
- The applicant indicates the intent to submit an inclusion application involving lands in Abbotsford to result in no net loss of farm land. An application has not yet been received; however, a copy of the application is attached.
- Commissioners may direct staff to arrange a site visit to improve their understanding of this application.

END OF REPORT

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