



Provincial Agricultural Land Commission - Staff Report

Application: 51773

Applicants: Robert & Marlene Myers, Nicole Myers
Local Government: Township of Langley

Proposal: Non-farm Use - Second Dwelling for farm use.

BACKGROUND INFORMATION

The property is one of three 8 ha properties that are farmed by the family, Myers Organic Farms. They started farming in 1995. The subject property was purchased in 2007 to expand the farm. There were three buildings on the property when purchased - one house and two outbuildings (33x100 m²). The applicants have converted the outbuildings into accommodations for temporary farmworkers (April-November) and for a residence for the applicant's daughter, who manages this property of the farm. The application is to legitimize the dwelling being used by the applicant's daughter.

PROPERTY INFORMATION

PID: 008-716-480
Legal Description: Lot 3 Section 1 Township 11 New Westminster District Plan 3024
Property Area: 8.1 ha
ALR Area: 8.1 ha
Purchase Date: April 8, 2007
Location: 5342 - 256th Street
Owners: Nicole Myers, Robert & Marlene Myers

LAND USE

Current Land Use:

The property is part of Myers Organic Farms, an organic produce farm. One house and two outbuildings, being used as residences.

Surrounding Land Uses:

North: Hobby Farm - 8 ha
East: Bush
South: Farm # 2 - Myers Organic Farms Inc - 8 ha
West: Hobby Farm - 4 ha

PROPOSAL DETAILS

Non- Farm Use Area: 8.1 ha
Non- Farm Use Type: Residential: Farm Help Accommodation

Agricultural Capability:

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

Source: BCL

Mapsheet: 92/2a

RELEVANT APPLICATIONS

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Application ID: 42556

Legacy #: 36379

Applicant: Canadian Valley Growers Ltd

Proposal: To deposit 5000 cubic metres of fill material on a 0.6 ha portion of the subject property (old gravel extraction site) to facilitate the use of that area for outdoor growing space for the greenhouse.

Decision:

Resolution #	Decision Date	Decision Description
37/2006	February 2, 2006	Allow as presented. No overfilling of area, drainage must be maintained and not affect adjoining properties.

Note: This application is on Myers farm property #1, which is to the southwest of the subject property, across 256th St.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

OCP Compliance: Yes

Zoning:

Zoning Designation: RU-3

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

Standing Resolution (January 8, 2007): "That Council authorize staff to forward all 'Rural non-farm second dwelling applications' directly to the Commission for consideration without further consideration or review by Council."

ALC STAFF COMMENTS

- The improved ratings of the agricultural capability of the properties are identified as prime (Class 2 and Class 3) with limitations of topography, excess water and undesirable soil structure.
- The applicants have operated an organic farm business since 1995, which is divided onto three properties, and managed by the applicants and their children.
- The application is to retain a building for use as a dwelling by the daughter of the applicants, who manages the farm on the subject property. There is already a full-time farmworker living on-site, as well as accommodations for temporary farmworkers. The temporary farmworkers will be working on all three properties that comprise the farm operation.
- The proposed dwelling is in a small existing building (33 x 100m²). All existing buildings are clustered together and front 256th St. The remainder of the property is used for crops. No expansion to the buildings or driveways has been proposed. As such, the footprint on the property is small and has minimal impact.

ATTACHMENTS

51773_AgCapabilityMap.pdf

51773_AirphotoMap10k.pdf

51773proposal.pdf

51773sketch.pdf

51773_ContextMap20k.pdf

END OF REPORT

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