



# Provincial Agricultural Land Commission - Staff Report

## Application: 51808

**Applicant:** Lutheran Church of Canada  
**Agent:** Wagner Hill Farm Society  
**Local Government:** Township of Langley

**Proposal:** Non-farm use - expansion of existing "Wagner Hills farm" community care facility from 50 residents (beds) to 119 residents, including 21 staff residents. The proposal also involves dining and incidental recreational facilities for the residents. Total number of proposed buildings is seven.

## BACKGROUND INFORMATION

Wagner Hills Ministries uses agricultural work as part of treatment and rehabilitation in the context of a healing ministry, begun in 1981. The land was leased from a commercial owner then in 2004 acquired and donated to the Lutheran Church, which consolidated the site into a single parcel per Commission Resolution #682/2002.

## PROPERTY INFORMATION

**PID:** 026-441-187  
**Legal Description:** Lot A (see BX489974) Sec.25 Twp.11 NWD Plan 1383  
**Property Area:** 17.8 ha  
**ALR Area:** 17.8 ha  
**Purchase Date:** October 29, 2004  
**Location:** 8061 264 Street  
**Owner:** Lutheran Church of Canada

## LAND USE

### Current Land Use:

Farm with treatment facilities and "residences necessary for farm use". Agricultural activities include: hay fields blueberries, woodlands, nursery, pasture. Buildings include: Single and multi-family residences for staff and clients and accessory residential and farm buildings

### Surrounding Land Uses:

North: Vacant 5 acre/residential with horses -RU3 Rural Zone  
East: Blueberry Farm - RU5 Rural Zone  
South: Future Golf Course - RU10 Rural Golf Course Zone  
West: Residential 10 acree - RU3 Rural Zone

## LOCAL GOVERNMENT INFORMATION

### Official Community Plan:

**Bylaw Name:** Rural Plan  
**Designation:** Agriculture Countryside  
**OCP Compliance:** Yes

### Zoning:

**Zoning Bylaw Name:** Zoning Bylaw  
**Zoning Designation:** Community Care Facility Zone P-2J  
**Minimum Lot Size:** 1.7 ha  
**Zoning Compliance:** Yes

### Comments and Recommendations:

## LOCAL GOVERNMENT INFORMATION

### Comments and Recommendations:

#### **Board/Council**

Supported on the basis that the application complies with Rural Plan policies permitting community care facilities in the rural area.

#### **Planning Staff**

Recommend Support

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The improved ratings of the agricultural capability of the property range from Class 3 Organic Soils to Class 7, with the majority identified as Class 5 - 7 with topographical limitations. The applicant indicated that over the past 30 years the Farm has successfully improved the agricultural capability of the property.
- The proposal includes the expansion and relocation of greenhouses as well as the expansion of residential units for farm help. The proposal takes into consideration the utilization and renovation of existing buildings and building sites where applicable, as well as the utilization of hillside locations for non-agricultural development. Please see the applicant's proposal statement (attached) for more information regarding the history of the treatment centre on the property.
- An on-site meeting with the applicant is recommended.

## ATTACHMENTS

51808 LG Report.pdf  
51808proposal.pdf  
51808\_ContextMap50k.pdf  
51808\_AirphotoMap10k.pdf  
51808\_ContextMap20k.pdf  
51808\_AgCapabilityMap.pdf

## END OF REPORT

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