



# Provincial Agricultural Land Commission - Staff Report

## Application: 52177

**Applicant:** W. Dodd  
**Agent:** Greenline Management Ltd  
**Local Government:** Township of Langley

**Proposal:** SUBDIVISION – A lot line adjustment between two subject properties of 14.9 and 3.1 ha (in the ALR and not in the ALR, respectively). Subsequent to the lot line adjustment, the applicant is proposing a subdivision that would create two parcels of 11.8 and 7.1 ha. The subdivided parcels would run north-south and both have 48 Avenue frontage, improving the access to the southern (non-ALR) subject property.

### BACKGROUND INFORMATION

The subject property has not had any previous applications. However, an application to subdivide the property north of 48 Avenue had similar components and was refused by the Commission on the ground that parcelization is not believed to be supportive of the long term preservation of the agricultural land base for agriculture in the area (resolution # 443/2003). The Commission endorsed the Murrayville Community Plan, which designates the subject property as Agriculture (resolution #1198/1988).

### PROPERTY INFORMATION

**PID:** 011-369-531  
**Legal Description:** Lot 1 Except: Firstly: Part Subdivided by Plan 31828 Secondly: Part Subdivided by Plan 35707; Section 36 Township 7 New Westminster District Plan 8991  
**Property Area:** 14.9 ha  
**ALR Area:** 14.9 ha  
**Purchase Date:** December 29, 1972  
**Location:** Maysfield Properties  
**Owner:** Mayfield Properties Ltd

**PID:** 011-154-896  
**Legal Description:** Lot 1 Section 36 Township 7 New Westminster District Plan 5553  
**Property Area:** 3.1 ha  
**ALR Area:** 0.0 ha  
**Purchase Date:** December 29, 1972  
**Location:** Maysfield Properties  
**Owner:**

**Total Land Area:** 18.0 ha  
**Total ALR Area:** 14.9 ha

### LAND USE

**Current Land Use:**  
 Both the ALR and non-ALR parcels are vacant with no buildings.

**Surrounding Land Uses:**

North: 48 Avenue, ALR agricultural land (greenhouses), four residential properties not within the ALR  
 East: Murrayville Cemetery, non ALR land, sixteen residential properties  
 South: ALR property - 28.4 ha / Langley Golf Centre/golf course  
 West: ALR property - 12.7 ha and used for agricultural purposes (tree nursery)

## PROPOSAL DETAILS

Subdivision - ALR Area: 14.9 ha

Number of Lots	ALR Area of Lot (ha)
1	7.1
1	7.8

### Agricultural Capability:

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

Source: BCLI

Mapsheet: 92G.007

## RELEVANT APPLICATIONS

**Application ID:** 40602 **Legacy #:** 34989

**Applicant:** ADJ Greenhouses (2000) Ltd

**Proposal:** To subdivide the 18 ha parcel into one 10 ha lot and a 8 ha lot.

### Decision:

Resolution #	Decision Date	Decision Description
443/2003	September 3, 2003	Refused on the grounds that parcelization is not felt to be in the best interest of long term agriculture.

**Note:** Property to the north across 48 Avenue. The subdivision was to help support the existing greenhouse economically.

**Application ID:** 39936 **Legacy #:** 20953

**Applicant:** Wm Macklin

**Proposal:** Application to subdivide the subject property into two parcels of 0.4 ha and 7.7 ha.

### Decision:

Resolution #	Decision Date	Decision Description
457/1987	April 24, 1987	Refused as proposed, on the grounds that the land has the potential for agricultural purposes and should be retained in as large a parcel size as possible.

**Note:** Application to subdivide the adjacent property to the east of the subject property.

**Application ID:** 19630 **Legacy #:** 22253

**Applicant:** Wm. J. Macklin

**Proposal:** To exclude the entire subject property to allow the creation of approximately thirty-seven 0.2 ha residential lots.

### Decision:

Resolution #	Decision Date	Decision Description
1196/1988	October 12, 1988	Partial exclusion of 0.4 ha allowed and refused 7.6 ha.

**Note:** Exclusion application for the adjacent property, east of the subject property. The application was initially refused by the Commission on the grounds that the land had potential for agricultural and that a residential development would be detrimental to agriculture on adjacent lands (resolution # 1196/1988). An appeal to the Environment and Land Use Committed later approved the exclusion (resolution # 401/1990).

## RELEVANT APPLICATIONS

**Application ID:** 17792

**Legacy #:** 08879

**Applicant:** W Ehrenholz

**Proposal:** To construct a second dwelling on the property for the applicants daughter and to use the barn for the proposed clubhouse.

**Decision:**

Resolution #	Decision Date	Decision Description
11843/1979	August 8, 1979	Allow the second dwelling and clubhouse on the condition that the golf course is completed. If the golf course is not constructed this approval is no longer valid.

**Note:** Adjacent property to the south, Langley Golf Centre. Two resolutions (#32/2002 and #11843/1979) for a second dwelling and the creation and subsequent (#32/2002) expansion of a clubhouse. Both resolutions were approvals.

## LOCAL GOVERNMENT INFORMATION

**Official Community Plan:**

**Bylaw Name:** Murrayville Community Plan

**Designation:** Agriculture

**OCP Compliance:** Yes

**Zoning:**

**Zoning Bylaw Name:** Rural Zone RU-1

**Zoning Designation:** RU-1

**Minimum Lot Size:** 1.7 ha

**Zoning Compliance:** Yes

**Comments and Recommendations:**

**Agricultural Advisory Committee**

The Agricultural Advisory Committee (AAC) did not have enough information regarding the agricultural viability of the smaller south parcel to support the lot line adjustment. Furthermore, the AAC felt that the proposal to subdivide would decrease the agricultural potential of the subject properties, especially the northern property.

**Board/Council**

The application was supported as it complies with the designations of the Murrayville Community Plan and the zoning minimum lot size requirements. Council requested that the Commission review the application based upon agricultural considerations.

**Planning Staff**

Recommended Council support the application to the Commission.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The Agricultural Advisory Committee felt the proposal would decrease the agricultural potential of the subject properties.
- Despite the suggestion that the southern subject property could be including into the ALR, the more valuable portion of agricultural land (the northern subject property) would still be subdivided in half.
- The value of the southern property to agriculture is questionable since it is primarily in a ravine with some capability limitations.

## ATTACHMENTS

52177\_ContextMap20k.pdf

52177\_AirphotoMap5k.pdf

52177\_proposal\_sketch.pdf

52177\_AgCapabilityMap.pdf

# END OF REPORT

Prepared by: Eamonn Watson, April 2011