



# Provincial Agricultural Land Commission - Staff Report

## Application: 52205

**Applicant:** Lori Morris  
**Local Government:** Township of Langley

**Proposal:** SUBDIVISION – The applicant is proposing to subdivide the subject property (65.7 ha) into two parcels of approximately 35 ha and 30 ha. The subdivision would allow for two separate farm leases (equestrian facilities and berry farm) to reside on separate properties, enabling the potential future sale to the respective lessees.

## BACKGROUND INFORMATION

The subject property has been owned by the same family since 1988. The majority of the suitable agricultural land on the subject property is leased to two separate farm operations. The equestrian facilities have been leased to different trainers over the past 22 years. The current lessee of the equestrian facilities is in the middle of a 10 year lease. The western portion of the subject property is used for crop production. Currently, the western portion is at the end of a lease with a raspberry producer that is not being renewed. The owners are presently negotiating a 10 year lease with a blueberry farmer. The proposed subdivision would contain each farm lease on a separate property, allowing easier future sale to the respective lessees by lessening a potential economic barrier of purchasing a larger property.

## PROPERTY INFORMATION

**PID:** 001-729-454  
**Legal Description:** The North West Quarter Section 9 Township 11 New Westminster District  
**Property Area:** 65.7 ha  
**ALR Area:** 65.7 ha  
**Purchase Date:** April 29, 2009  
**Location:** 23500 - 64th Avenue  
**Owner:** Lori Morris

## LAND USE

### Current Land Use:

Raspberry farm on the western portion at the end of a 6 year lease, equestrian facilities on the eastern portion in the middle of a 10 year lease, two homes and unused areas along the east and south property boundaries.

### Surrounding Land Uses:

North: Horse and hay farm  
East: One acre residential and non-ALR vacant land  
South: Tall Timbers Golf Course  
West: Blueberry Farm

## PROPOSAL DETAILS

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Subdivision - ALR Area: 65.7 ha

Number of Lots	ALR Area of Lot (ha)
1	35.0
1	30.7

### Agricultural Capability:

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

Source: BCLI

Mapsheet: 92G.018

## PREVIOUS APPLICATIONS

Application ID: 39871

Legacy #: 21174

Applicant: GFT Investments & Goodbrand Internat.

### Decision:

Resolution #	Decision Date	Decision Description
862/1987	July 30, 1987	Approved subject to the road access occurring along the north boundary of the golf course.

**Note:** This subdivision application included the subject property. However, the primary subdivision in this application occurred on the land to the east of the subject property. That area is completely surrounded by non-ALR land, with the exception of the subject property to the west.

## RELEVANT APPLICATIONS

Application ID: 40189

Legacy #: 26035

Applicant: M Gilding

Proposal: To subdivide the 1.5 ha subject property into three lots of approximately 0.5 ha each.

### Decision:

Resolution #	Decision Date	Decision Description
21/1992	January 14, 1992	Approved on the grounds that the property was surrounded on all sides by either ravine, residential lots of non-ALR lands.

**Note:** Area of land located to the southwest of the subject property. The application to subdivide was approved on the grounds that geography and surrounding lands/roads limited agricultural potential.

Application ID: 19525

Legacy #: 18713

Applicant: Keemen Developments Ltd.

### Decision:

Resolution #	Decision Date	Decision Description
828/1985	August 21, 1985	Application for exclusion refused, but alternate subdivision application approved.

**Note:** Application to excluded two properties totalling 62 ha, adjacent (southeast) to the subject property. The application was refused, however the land was subsequently excluded by the Environment and Land Use Commission (resolution # 764/1986).

## RELEVANT APPLICATIONS

**Application ID:** 1199

**Legacy #:** 27373

**Applicant:** SHIRLEY COLLINS

**Proposal:** Subdivide two 4 ha properties into a total of four 2 ha lots. One of the two proposed lots on the west property is being requested under the provisions of the Homesite Severance Policy.

**Decision:**

Resolution #	Decision Date	Decision Description
329/1993	April 5, 1993	Refused as forwarded, but consideration be given to the subdivision of a small lot under the provisions of the Homesite Severance Policy subject to the consolidation of remaining subject lands.

**Note:** Proposed subdivision to the west of the subject property. Refused on the grounds that the smaller parcels would be less suitable for agriculture.

## LOCAL GOVERNMENT INFORMATION

**Official Community Plan:**

**Bylaw Name:** Township of Langley Rural Plan

**Designation:** Agriculture/Countryside

**OCP Compliance:** Yes

**Zoning:**

**Zoning Bylaw Name:** Zoning Bylaw No. 2500

**Zoning Designation:** Rural Zone RU-3

**Minimum Lot Size:** 8.0 ha

**Zoning Compliance:** Yes

**Comments and Recommendations:**

**Board/Council**

Advised the Commission that the application complies with minimum lot size requirements and requests the Commission review the application upon agricultural considerations.

**Planning Staff**

Recommended that Council support the application to the Commission as the proposal complies with the minimum lot size requirements.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The proposed subdivided properties comply with both the Township of Langley Rural Plan and the Zoning Bylaw minimum allowable lot size of 8 ha.
- The majority of the agriculturally suitable land on the subject property is being use for agriculture, and the proposed subdivision does not inhibit the current farm practices.

## ATTACHMENTS

52205\_ContextMap20k.pdf

52205\_AirphotoMap20k.pdf

52205\_AgCapabilityMap.pdf

52205\_proposal\_sketch.pdf

## END OF REPORT

**Prepared by:** Eamonn Watson, March 2011