



Provincial Agricultural Land Commission - Staff Report Application: 52415

Applicant: Kathryn Raphael
Local Government: Township of Langley

Proposal: The proposed boundary adjustment would increase the area of the northern subject property from 4.1 ha to 4.9 ha and decrease the southern subject property from 2.0 ha to 1.2 ha. The proposed lot line adjustment will facilitate the farming of the south-western 0.8 ha because this area is adjacent to the northern applicants' water, electrical and road access. The applicant to the south also does not have the capacity to farm 2.0 ha, whereas the northern applicants would be able to make use of an additional 0.8 ha.

BACKGROUND INFORMATION

There have been no previous applications on either of the subject properties. Although the proposed boundary line adjustment is consistent with Section 10 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, the Township of Langley Approving Officer has left this proposal to the discretion of the Commission. The primary reason that this was left to the Commission by the Approving Officer was that the lot sizes are below the minimum outlined in the zoning bylaw. As a result, the Approving Officer believed the Commission was better suited to deciding if the proposal will enhance the farm operations.

PROPERTY INFORMATION

PID: 009-233-202
Legal Description: LOT 3 SECTION 15 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 23298
Property Area: 4.1 ha
ALR Area: 4.1 ha

Location:
Owner:

PID: 004-623-576
Legal Description: Lot 1 Section 15 Township 10 New Westminster District Plan 15952
Property Area: 2.0 ha
ALR Area: 2.0 ha
Purchase Date: April 1, 2003
Location: 1934 & 1966 - 240th Street
Owner: Kathryn Raphael

Total Land Area: 6.1 ha
Total ALR Area: 6.1 ha

LAND USE

Current Land Use:

Family home and barn used for two horses. Neighbour also uses land to graze horses.

Surrounding Land Uses:

North: Family home with two horses, cows and chickens for eggs. Hayfields.
East: Small parcel owned by the Province (no use), beyond blueberry farm.
South: Family home with one goat, one llama and chickens for eggs.
West: Family home with no farm apparent.

PROPOSAL DETAILS

Subdivision - ALR Area: 6.1 ha

Number of Lots	ALR Area of Lot (ha)
1	4.9
1	1.2

Agricultural Capability:

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

Source: BCLI

Mapsheet: 92G/2a

RELEVANT APPLICATIONS

Application ID: 52139

Applicant: Dutch Heritage Greenhouse

Proposal: SUBDIVISION - Proposal: owner proposes a boundary adjustment between a 1.2 ha parcel and a 4.7 ha parcel to result in a 0.5 ha parcel and a 5.4 ha parcel. Intent of the boundary adjustment is to allow for the expansion of a greenhouse operation.

Decision:

Resolution #	Decision Date	Decision Description
63/2011	March 10, 2011	Allowed as the Chief Executive Officer of the Commission is satisfied that the proposal is consistent with Criterion # 7 of Resolution #008N/2011 and approve the application on behalf of the Commission.

Note: A recent decision of the Commission related to a similar application in the City of Chilliwack.

Application ID: 41819

Legacy #: 35861

Applicant: Gurdev Cheema

Proposal: To subdivide the subject 16.2 ha property into two lots of 8.1 ha each. No reasons are given in the application for the subdivision.

Decision:

Resolution #	Decision Date	Decision Description
210/2005	April 5, 2005	Refused - no perceived benefit or enhancement for agriculture that could not be accomplished without subdividing the property.

Note: An application to subdivide a property located to the north of the subject properties. The Commission refused this application as there was no suggested or perceived benefit to agriculture.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Rural Plan

Designation: Agricultural/Countryside

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Zoning Bylaw No. 2500

Zoning Designation: Rural Zone RU-2

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

Council advised the Commission that the lot line adjustment application may be considered pursuant to Section 110.5 of the Township of Langley Zoning Bylaw and that the Commission be requested to review the application based upon agricultural considerations.

Planning Staff

Staff recommended that Council advise the Commission that the lot line adjustment application may be considered pursuant to Section 110.5 of the Township of Langley Zoning Bylaw and that the Commission be requested to review the application based upon agricultural considerations.

ALC STAFF COMMENTS

It is recommended that the Commission consider that the proposed lot line adjustment is intended to provide access to a portion of land that is not currently being farmed.

ATTACHMENTS

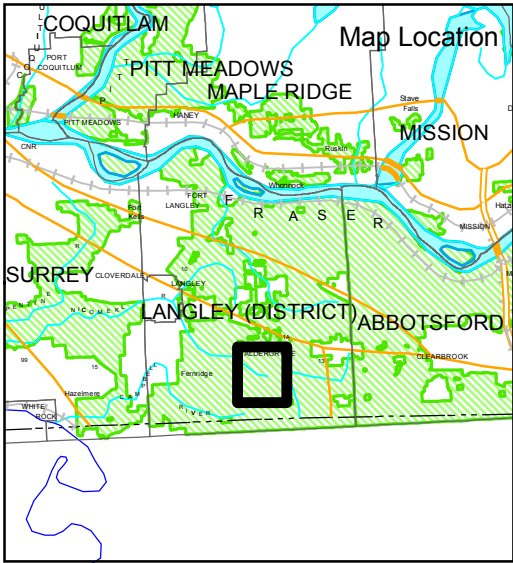
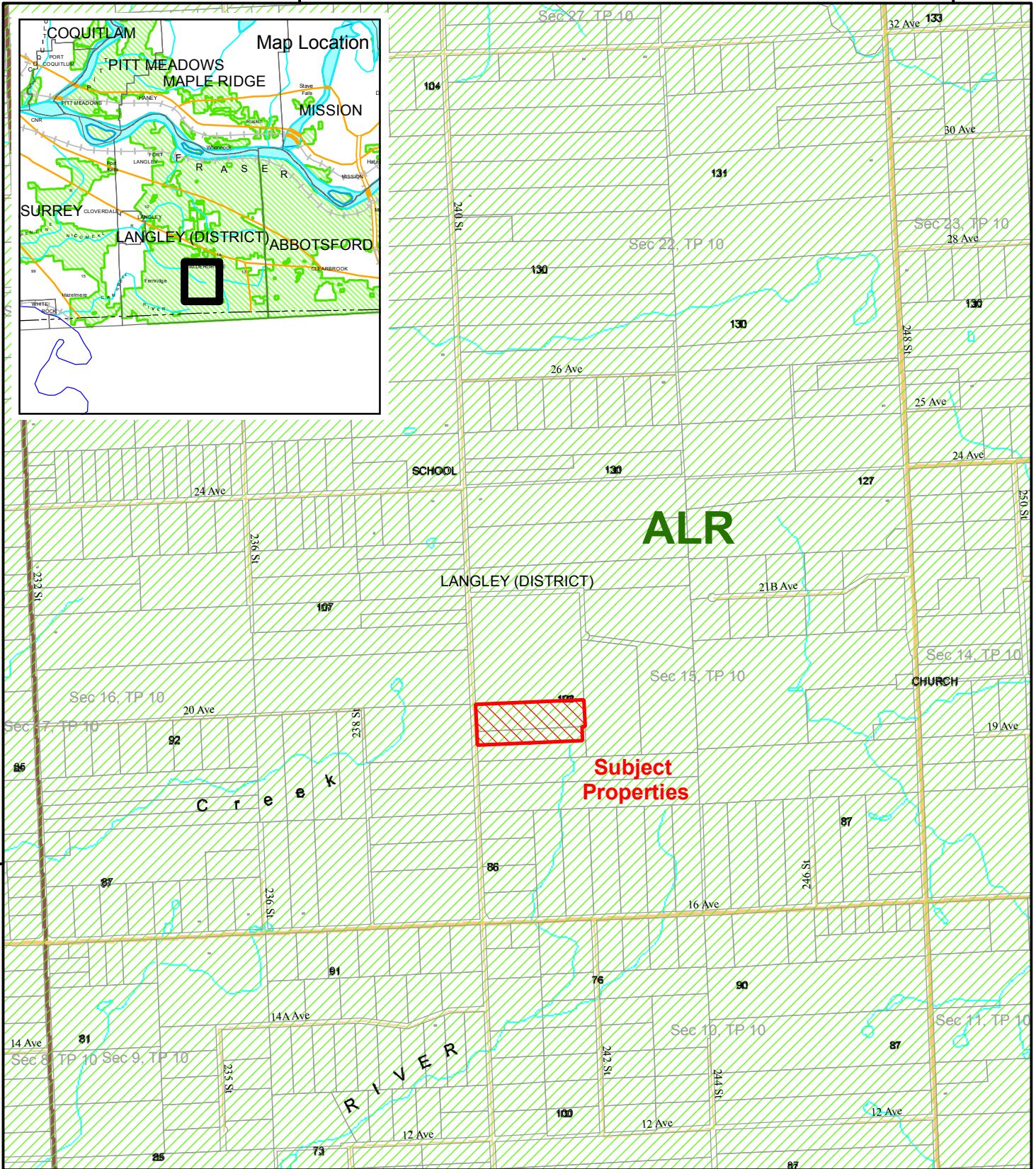
52415_ContextMap20k.pdf
52415_AgCapabilityMap.pdf
52415_sketch_proposal.pdf

END OF REPORT

Prepared by: Eamonn Watson, September 30, 2011

122°34'0"W

122°32'0"W

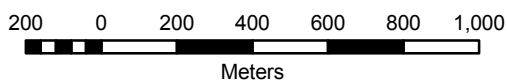


49°20'N



ALC Context Map

Map Scale: 1:20,000



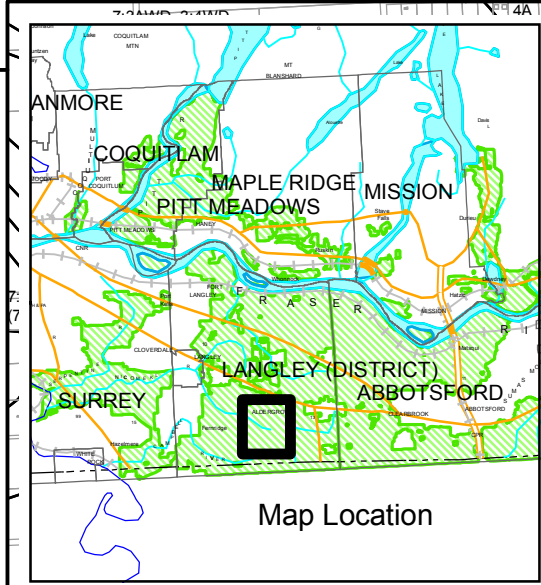
ALC File #:	52415
Mapsheet #:	92G.008
Map Produced:	Sep 30, 2011
Regional District:	Greater Vancouver

122°34'0"W

122°32'0"W

49°40'N

49°20'N



Subject Properties

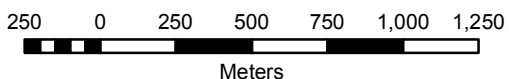


* Note - Subject property location is approximate.
Accuracy not guaranteed.

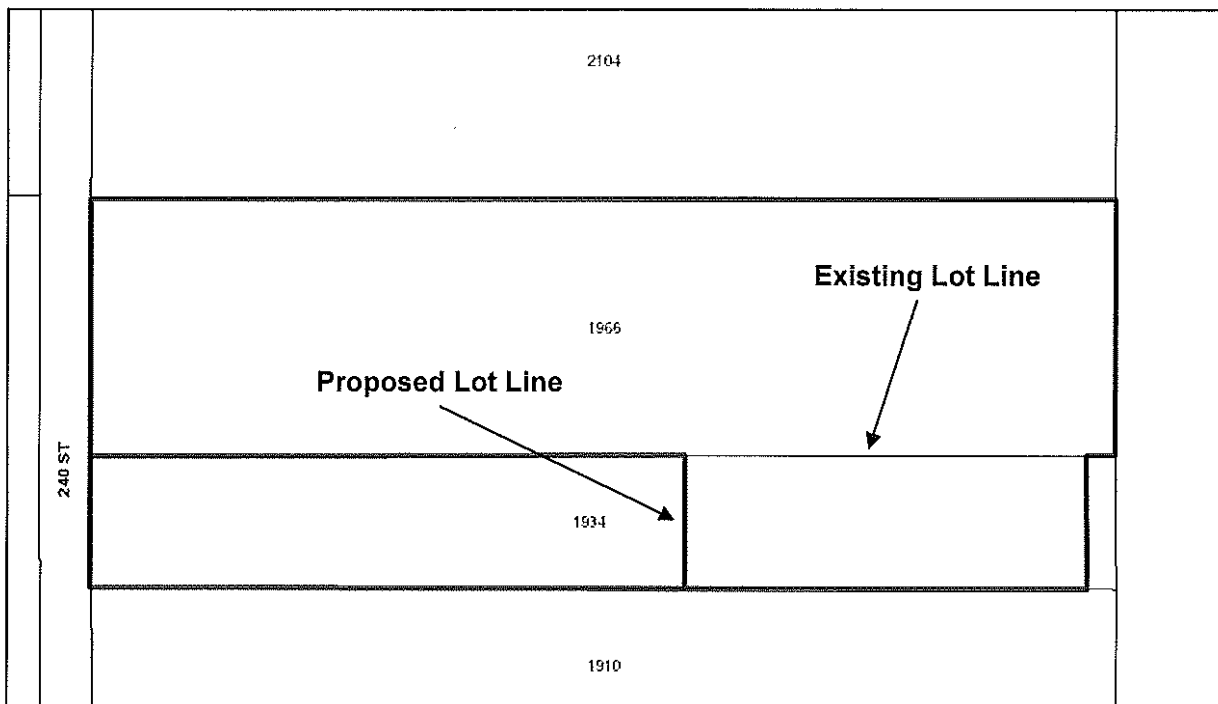


Agricultural Capability Map

Map Scale: 1:25,000



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PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT