Township of Langley

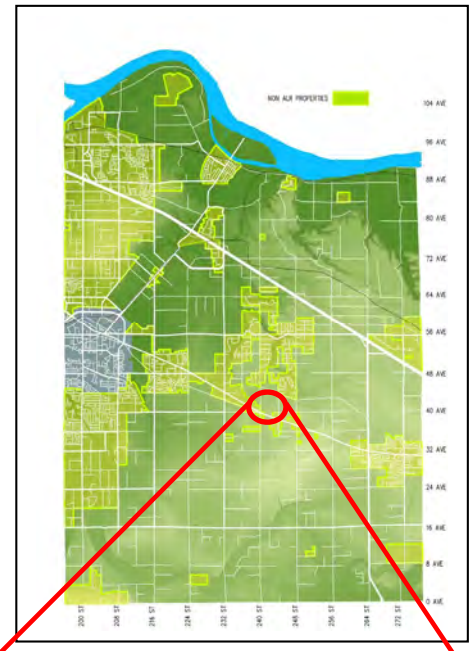
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 9, 2018 – REGULAR AFTERNOON MEETING	**REPORT:**	18-40
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-10-0079
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100331 (6514065 CANADA LTD. / CATROPPA / 5990 – 240 STREET AND 6000 BLOCK 240 STREET)		

PROPOSAL:

Exclusion application under Section 30(1) of the Agricultural Land Commission Act to exclude two (2) properties located at 5990 – 240 Street and the 6000 block of 240 Street from the Agricultural Land Reserve.



RECOMMENDATION SUMMARY:

That Council not authorize the referral of the exclusion application by OTG Development Concepts for two (2) properties located at 5990 - 240 Street and the 6000 block of 240 Street to the Agricultural Land Commission.

RATIONALE:

The proposed exclusion application is inconsistent with the provisions of the Township of Langley's Official Community Plan, Rural Plan, and the Metro Vancouver Regional Growth Strategy.



RECOMMENDATION:

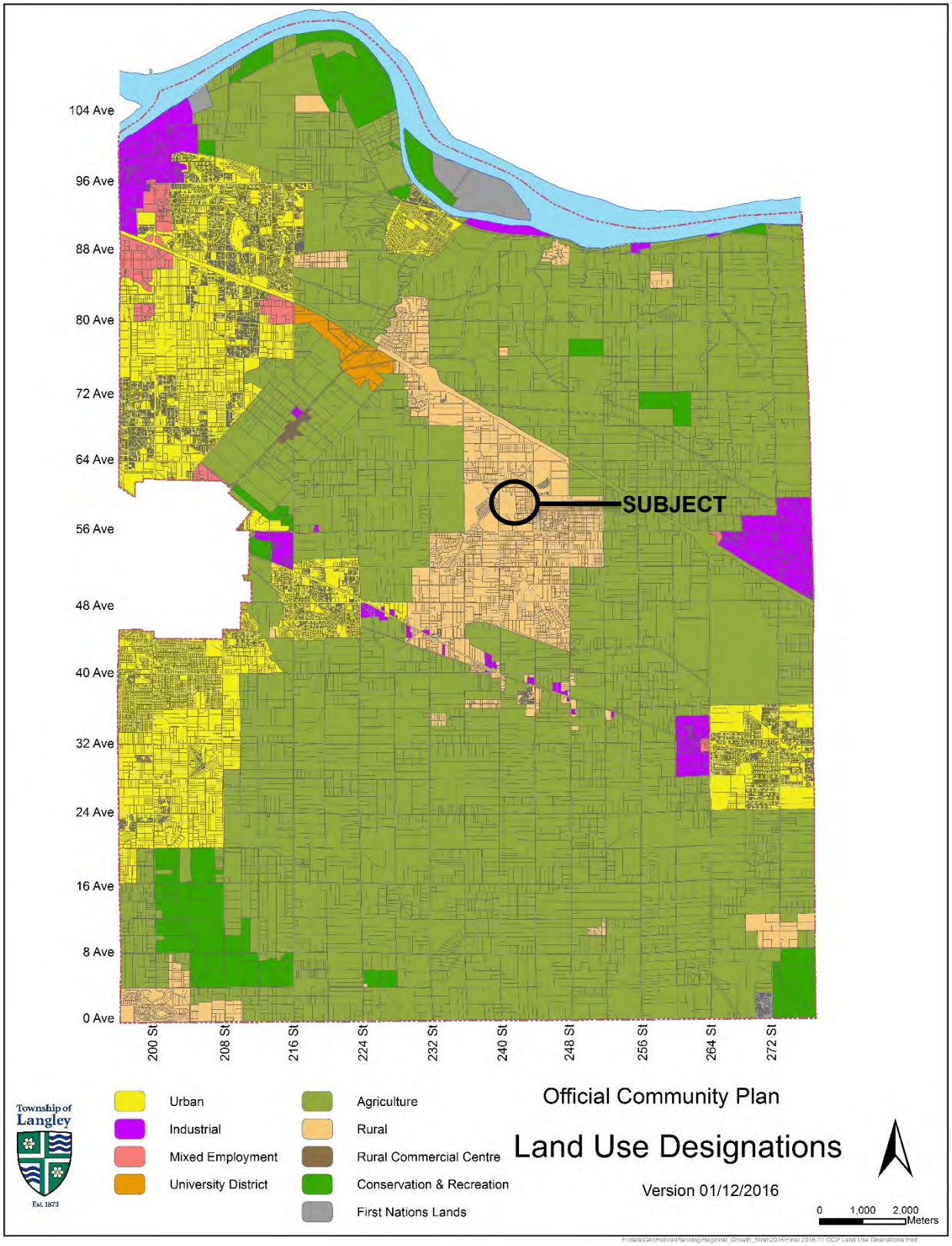
That Council not authorize referral of the exclusion application submitted by OTG Development Concepts on behalf of 6514065 Canada Ltd. and Mark and Cosmo Catroppa, for two properties located at 5990 – 240 Street and 6000 block of 240 Street within the Agricultural Land Reserve, to the Agricultural Land Commission as it does not comply with the Township of Langley Official Community Plan, Rural Plan and the Metro Vancouver Regional Growth Strategy.

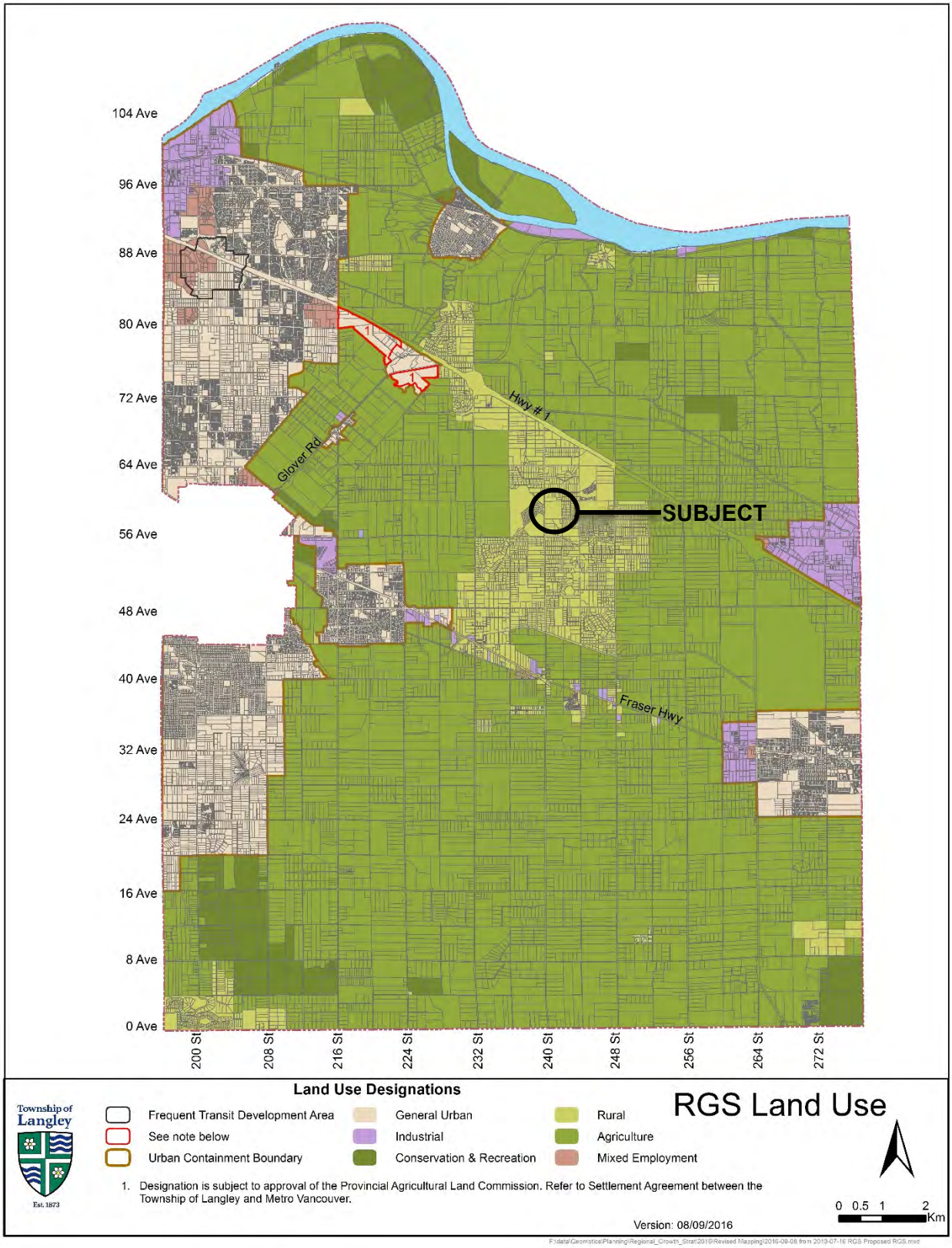
EXECUTIVE SUMMARY:

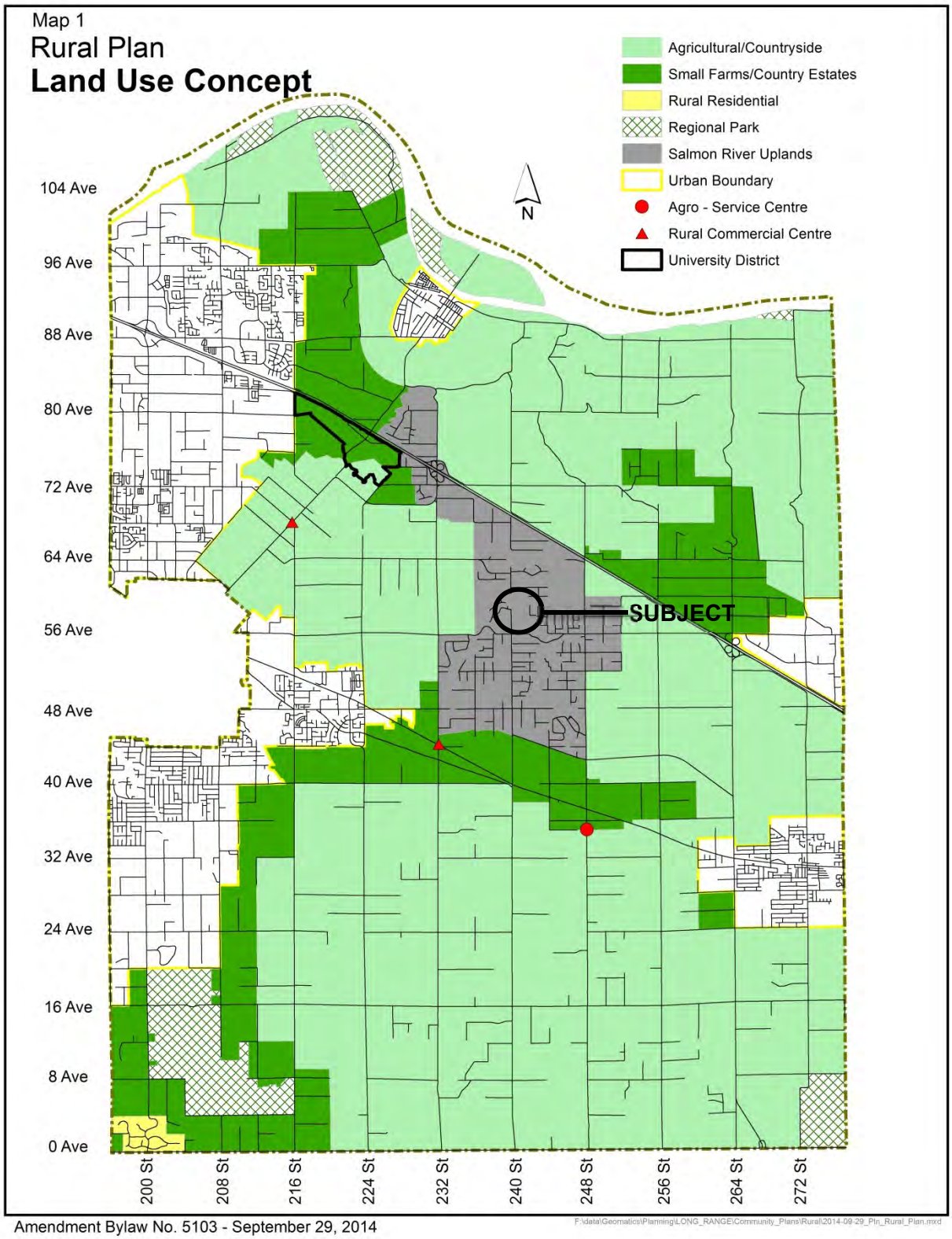
The applicant, pursuant to Section 30(1) of the Agricultural Land Commission (ALC) Act, has applied to exclude two (2) properties totalling 18.45 ha (45.6 ac) from the Agricultural Land Reserve (ALR) to facilitate a future residential subdivision. Staff recommend that Council not authorize the exclusion application to proceed to the ALC, as it is inconsistent with the provisions of the Official Community Plan, Rural Plan and the Metro Vancouver Regional Growth Strategy (RGS).

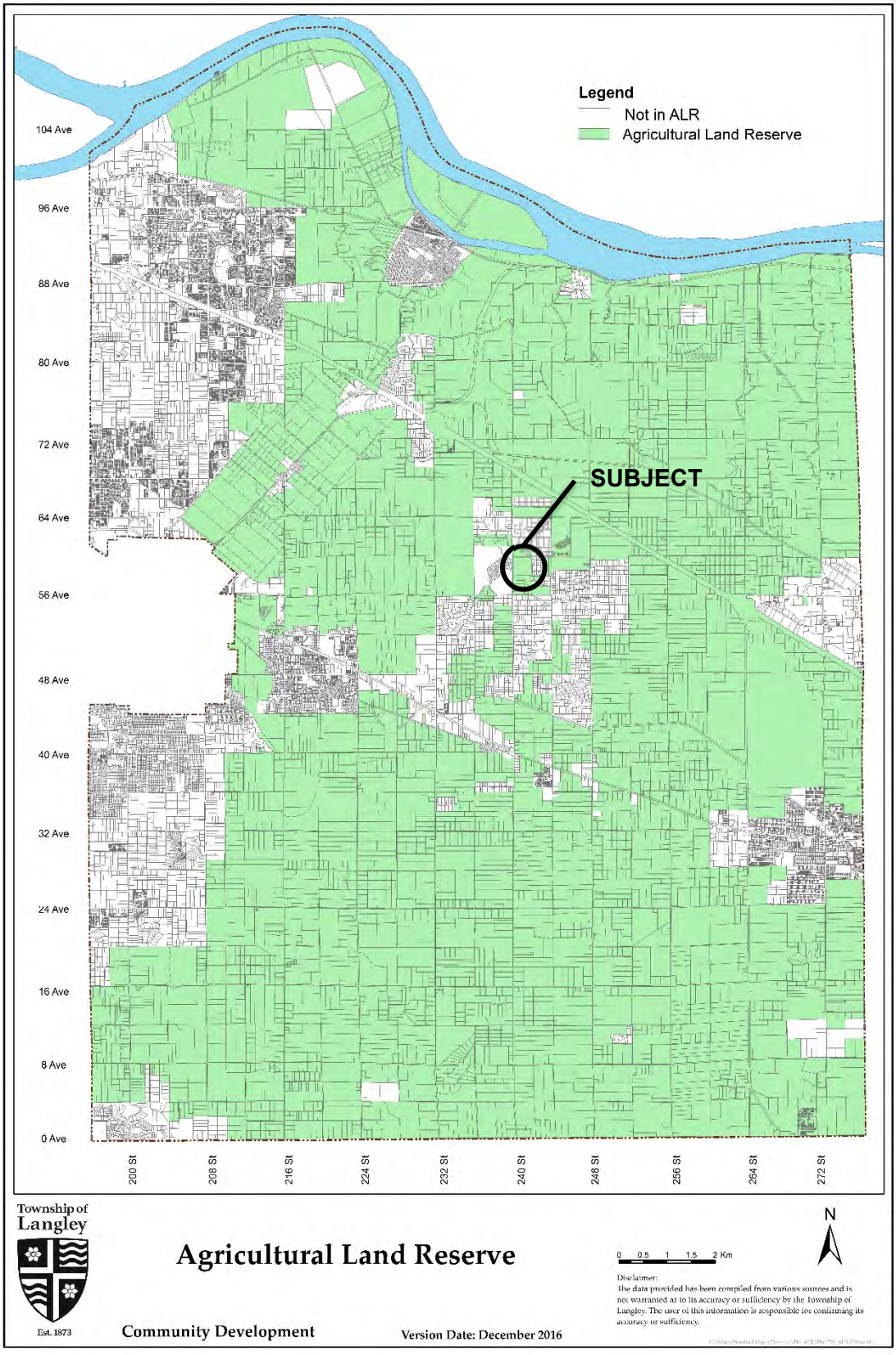
PURPOSE:

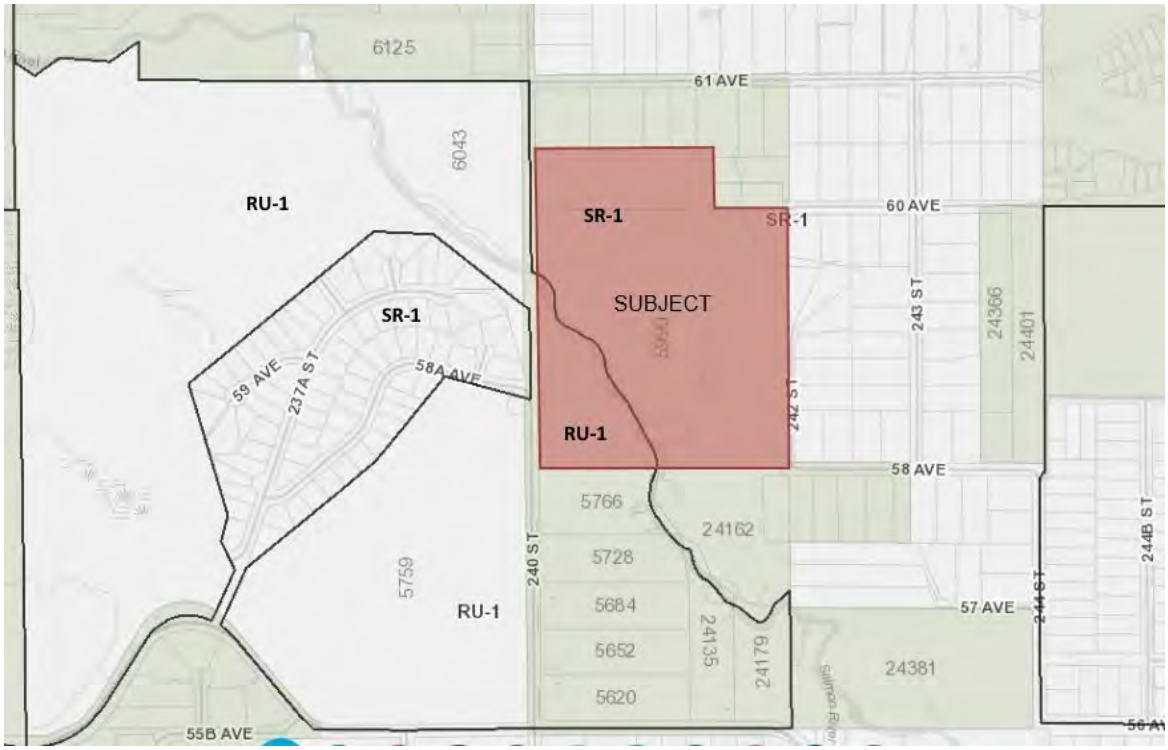
This report is to provide Council with information and a recommendation with respect to an ALR exclusion application submitted under Section 30(1) of the ALC Act by OTG Development Concepts.


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240 St
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272 St
SUBJECT
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 01/12/2016
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Meters

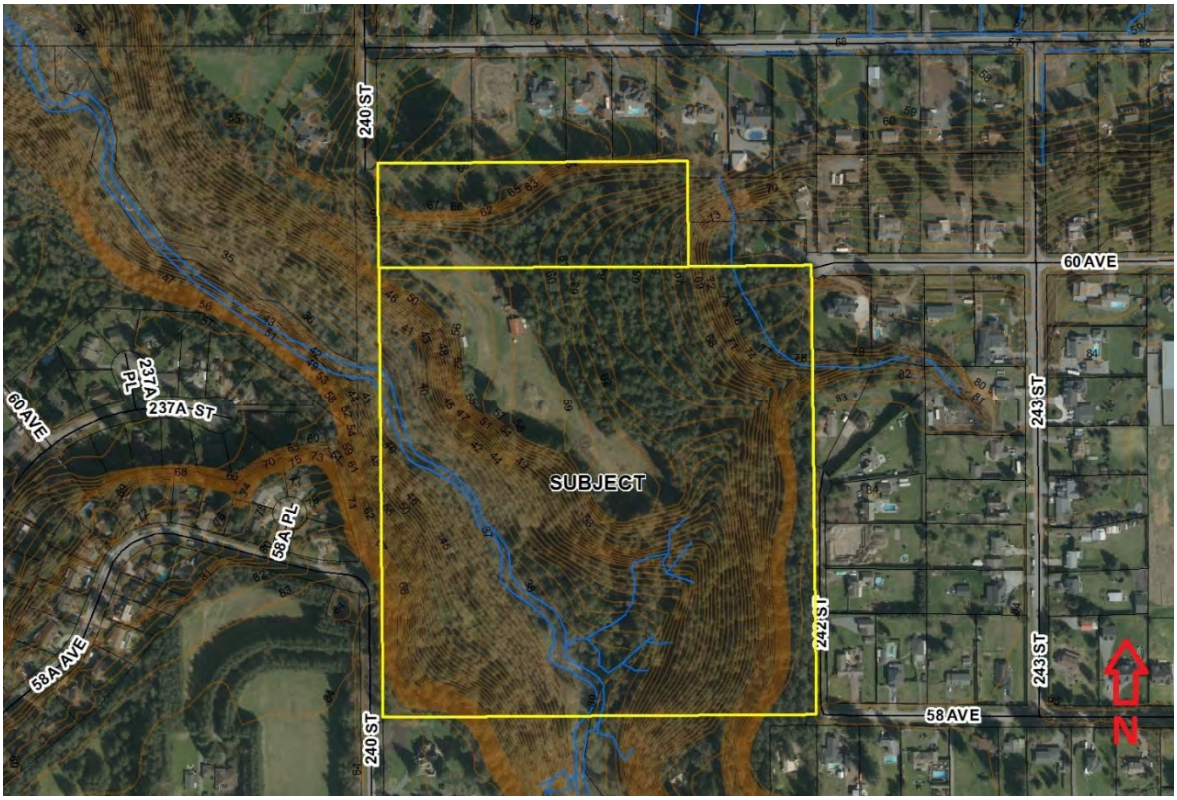

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Hwy # 1
Glover Rd
Fraser Hwy
SUBJECT
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1
Land Use Designations
Township of Langley
Est. 1873
Frequent Transit Development Area
See note below
Urban Containment Boundary
General Urban
Industrial
Conservation & Recreation
Rural
Agriculture
Mixed Employment
RGS Land Use
1. Designation is subject to approval of the Provincial Agricultural Land Commission. Refer to Settlement Agreement between the Township of Langley and Metro Vancouver.
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Km
Version: 08/09/2016
F:\data\Geomatics\Planning\Regional_Growth_Strat\2016\Revised Mapping\2016-09-08 from 2013-07-16 RGS Proposed RGS.mxd


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
SUBJECT
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Amendment Bylaw No. 5103 - September 29, 2014
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd


Legend
Not in ALR
Agricultural Land Reserve
SUBJECT
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96 Ave
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72 Ave
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Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: December 2016
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N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



CONTEXT MAP

REFERENCE:

Agent	OTG Development Concepts 520 - 45715 Hawking Ave Chilliwack, BC V2P 6Z6
Owners :	Mark and Cosmo Catroppa 8205 – 170A Street Surrey, BC V4N 3G4 6514065 Canada Ltd. 100 - 7455 – 132 Street Surrey, BC V3W 1J8
Legal Description:	North West Quarter of the South West Quarter Section 10 Township 11 New Westminster District Lot A Section 10 Township 11 New Westminster District Plan 2691
Location:	5990 – 240 Street (PID: 013-279-467), and 6000 block of 240 Street (PID: 010-683-101)
Area:	18.45 ha (45.6 ac)
Existing Zoning:	Rural Zone RU-1 and Suburban Residential Zone SR-1
Minimum Lot Sizes:	RU-1 - 1.7 ha (4.2 ac) SR-1 - 3,716 m^2 (0.91 ac)
Rural Plan:	Salmon River Uplands
Agricultural Land Reserve:	In the ALR

BACKGROUND/HISTORY:

The ALC Act allows Council the opportunity to provide recommendations on exclusion applications made to the ALC. Information available to Council to consider making recommendations are policies contained in the Official Community Plan, Rural Plan and Metro Vancouver Regional Growth Strategy.

The application consists of two ALR properties, a 15.8 ha (39 ac) parcel located at 5990 - 240 Street and a 2.7 ha (6.6 ac) parcel located in the 6000 block of 240 Street. The lands are designated Salmon River Uplands in the Rural Plan (adopted in 1993). The minimum lot size permitted for subdivision is 1.7 ha (4.2 ac) in the RU-1 Zone and 3,716 m^2 (0.91 ac) in the SR-1 Zone. Both zones permit agricultural uses.

An application to subdivide the subject properties within the ALR to create 22 lots for residential use (based on the existing RU-1 and SR-1 zoning) was submitted in 2014. The application was withdrawn by the applicant and replaced by the current exclusion application in 2017.

DISCUSSION/ANALYSIS:

The applicants have complied with the Agricultural Land Commission's notification procedure for exclusion applications by circulating details of the proposal to the adjacent property owners, posted the required signage on the property and advertised in local papers (Attachment A). The applicant has also submitted a Letter of Intent (Attachment B) in support of the application. The applicant indicates that the property is suitable for exclusion due to topography and watercourse constraints.

The applicant has not presented a development concept for the lands as part of the exclusion application, but has indicated their intent to submit a subdivision application (based on existing RU-1 and SR-1 zoning) to the Township in the future if the exclusion is approved by the ALC.

Description of Property:

The subject properties are 18.45 ha (45.6 ac) in total area. The larger 15.8 ha (39 ac.) parcel contains buildings in the northwest portion of the site, and is traversed by the Salmon River on the southwest portion of the site. The smaller 2.7 ha (6.6 ac) parcel is vacant. The subject site is densely treed and encumbered with topographic relief.

Adjacent Uses and Property Sizes:

North: Suburban residential properties (located in the ALR) accessed from 60 Avenue and 61 Avenue, ranging in size from 0.38 to 0.81 ha (0.93 to 2.0 ac), all zoned Suburban Residential Zone SR-1, and designated Salmon River Uplands in the Rural Plan;

East: Suburban residential properties (not located in the ALR) accessed from 60 Avenue and 242 Street, each approximately 0.37 ha (0.91 ac) in size, all zoned Suburban Residential Zone SR-1, and designated Salmon River Uplands in the Rural Plan;

South: Two (2) suburban residential properties (located in the ALR) accessed from 58 Avenue, 0.45 ha (1.1 ac) and 2.9 ha (7.3 ac) in size, zoned SR-1, and a 2 ha (4.9 ac) rural property (located in the ALR) accessed from 240 Street, zoned RU-1; all three (3) properties are designated Salmon River Uplands in the Rural Plan;

West: 240 Street road dedication constructed adjacent to the southwest portion of the subject lands; Tall Timbers residential subdivision (not in the ALR) consisting of 0.18 ha (0.5 ac) lots regulated by Land Use Contract #93, and two (2) rural properties zoned RU-1, 4.7 ha (11.5 ac) and 18 ha (44.5 ac) in size; all referenced lands west of the 240 Street alignment are designated Salmon River Uplands in the Rural Plan.

Official Community Plan:

The subject lands are designated Rural by the Official Community Plan (OCP), which contains the following policies:

2.2.6 "*Areas designated as Rural are intended to maintain the existing rural residential character of the area. Rural residential development and agricultural uses are permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission. Development at gross densities based on the current Zoning Bylaw is permitted within the Salmon River Uplands area as defined in the Rural Plan, subject to the approval of the Agricultural Land Commission where applicable."*

2.2.9 "*Consider undertaking more detailed plans to provide a vision and appropriate policies for the Salmon River Uplands and Fraser Highway corridor areas."*

The high level guidance in the OCP aims to preserve Rural designated areas for agriculture, conservation and other supportive uses.

Rural Plan:

The subject ALR lands are designated Salmon River Uplands in the Rural Plan. A primary objective of the Rural Plan is to preserve agricultural land for agricultural uses and considerations. Section 5.7.1 of the Rural Plan states:

> *"The Salmon River Uplands shall be maintained for rural residential and agricultural uses. A more detailed plan will be prepared setting out policies for future growth, subdivision and agriculture in this area."*

Section 5.3.2 of the Rural Plan states:

> *"Where applications under the Agricultural Land Commission Act do not conform to the policies of this plan, Township Council may refuse to authorize them. In these cases, land owners may not apply to the Commission."*

Regional Growth Strategy:

In addition to Township policies and plans, when considering an application to exclude land from the ALR for eventual inclusion into urban areas, consideration is provided to the provisions of applicable regional plans, such as Metro Vancouver's Regional Growth Strategy (RGS). The OCP references a Regional Context Statement that describes how the OCP is consistent with the policy objectives of the RGS. The RGS designates the subject properties as Rural, a designation primarily intended for agricultural uses, facilities and services, and states:

"Rural areas are intended to protect the existing character of rural communities, landscapes and environmental qualities. Land uses include low density residential development, small scale commercial, industrial, and institutional uses, and agricultural uses that do not require the provision of urban services such as sewer or transit. Rural areas are not intended as future urban development areas, and generally will not have access to regional sewer services."

Section 1.3.3(c) of the RGS states that OCP policies shall "support agricultural uses within the ALR, and where appropriate outside the ALR." Section 2.2.6 of the OCP permits agricultural uses on lands designated Rural.

Section 2.3.6(b) of the RGS states that the OCP policies shall support agricultural viability including:

ii) Discourage subdivision of agricultural land leading to farm fragmentation

iv) Manage the agricultural-urban interface to protect the integrity and viability of agricultural operations (e.g. buffers between agricultural and urban areas or edge planning)

vi) Encourage the use of agricultural land, with an emphasis on food production

Agricultural Advisory and Economic Enhancement Committee:

In accordance with past practice, the application will be forwarded to the Agricultural Advisory and Economic Enhancement Committee (AAEEC) for information purposes.

Servicing:

Should the property be excluded from the ALR, servicing issues are required to be addressed as part of any future development application.

Environmental Considerations:

The subject lands are traversed by the Salmon River, a red coded watercourse. As the property is located in the ALR, the applicant would be responsible to meet senior government requirements for streamside protection. Should the application be approved by the ALC, any future development proposal would be subject to environmental protection requirements consistent with Schedule 3 of the OCP.

POLICY CONSIDERATIONS:

The subject site is located within the ALR and designated Salmon River Uplands in the Rural Plan. The application to exclude the property from the Agricultural Land Reserve is inconsistent with the provisions of the Official Community Plan, Rural Plan and the Metro Vancouver Regional Growth Strategy.

Section 5.3.2 of the Rural Plan and Section 30 (4) of the Agricultural Land Reserve Act provide Council the option to not authorize the exclusion application to proceed to the ALC on lands zoned by bylaw to permit agricultural or farm use, or that require an OCP amendment in order to be approved. As the exclusion application is inconsistent with the objectives of the Township's OCP and Rural Plan and with the RGS, staff recommend that Council not authorize the application to be forwarded to the ALC.

Respectfully submitted,

Daniel Graham
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Proof of Advertising
ATTACHMENT B Letter of Intent

This report constitutes the "Local Government Report" as required under Section 12 or 29 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.


ALR APPLICATION
Notice of Exclusion Application:
Regarding Land in the Agricultural Land Reserve
We, OTG Development Concepts, as acting agents for 6514065 Canada LTD., Inc.
No. 6514065 and Mark Catroppa, intend on making an application pursuant to Section 30(1) of the Agricultural Land
Commission Act to exclude from the Agricultural Land Reserve the following properties which are legally described as,
Lot A Section 10 Township 11 New Westminster District Plan 2691 and North west quarter of the South West Quarter
Section 10 Township 11 New Westminster Districtand located at 240th Street and 5990 240th Street
in the Township of Langley, British Columbia.
Any person wishing to express an interest in the application may do so by forwarding their comments
in writing to the Township of Langley, 20338 - 65 Avenue Langley, BC V2Y 3J1 by May 19th, 2017.
61 AVENUE
60 AVE
242 STREET
240 STREET
58 AVE


ALR APPLICATION

NOTICE OF EXCLUSION APPLICATION

Regarding Land in the Agricultural Land Reserve

We, OTG Development Concepts, as acting agents for 6514065 Canada LTD., Inc.No. 651406-5 and Mark Catroppa, intend on making an application pursuant to Section 30(1) of the Agricultural Land Commission Act to exclude from the Agricultural Land Reserve the following properties which are legally described as,

Lot "A" Section 10 Township 11 New Westminster District Plan 2691 and North west quarter of the South West Quarter Section 10 Township 11 New Westminster District and located at 240th Street and 5990 240th Street in the Township of Langley, British Columbia.

Any person wishing to express an interest in the application may do so by forwarding their comments in writing to the Township of Langley, 20338 - 65 Avenue Langley, BC V2Y 3J1 by June 23rd, 2017.



Investing can be complicated. Our advice isn't.

Meet Dhugald Pinchin, our Financial Planner who's recently joined Coast Capital Savings. As a Financial Planner, Dhugald has extensive experience helping members with all their money matters. And, like our entire team, he does it all with an approach that's simple and easy to understand, so you know exactly how you can achieve your financial goals. Whether you're planning your retirement, your child's education, or looking for ways to protect your family or business from the unexpected, Dhugald and our team can help with all your financial needs.

Call or visit Dhugald at our Clayton Crossing, Brookswood or Cloverdale Branch. He'd love to help.

Dhugald Pinchin
PERSONAL FINANCIAL PLANNER®
604.812.3750
dhugald.pinchin@coastcapitalsavings.com
coastcapitalsavings.com



coastcapital SAVINGS
How can we help you?®

TIMES IN FOCUS

Miranda Gathercole | 604.514.6752 | entertainment@langleytimes.com





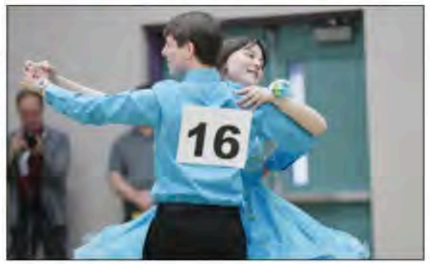
PUBLIC SPEAKING CHAMPS: Ten thousand students from across B.C. competed, 264 made the provincial finals, and among them, two students from Langley took home top awards in this year's pan-provincial French public speaking competition, Concours d'art oratoire, on May 6. This was the 34th anniversary of the Canadian Parents for French BC & Yukon sponsored Concours d'art oratoire. Pictured above are Maya Missel (top, left), a Grade 6 early immersion student from James Kennedy Elementary who won second place, and Lina Shalaby (top, right), a Grade 10 immersion student from Brookswood Secondary who took home third.
Submitted photos





A SUMMER TRADITION (above): The Twilight Drive-In in Aldergrove was filled with cars and movie enthusiasts on a clear Saturday evening, June 3.

HEAT WAVE (left): Hunter Williams, six, soaked in the midday sunshine at the Brookswood spray park during a hot afternoon on May 29.
Troy Landreville, Langley Times



DO-SI-DO: Brother-sister team Nicholas and Caitlyn Brendzy of Burnaby show how it's done at the annual Pacific Northwest Teen Square Dance and Round dance festival held at Brookswood Secondary School in Langley in May.
Dan Ferguson, Langley Times

SPORTS

Gary Ahuja | 604.514.6754 | sports@langleytimes.com

Eagles pull off upset, capture bronze medal

GARY AHUJA
Times Reporter

At the start of the season, coach Rob Hayes set a top 10 finish in the province for his senior boys rugby team.

It would be safe to say the team more than exceeded expectations.

The Mountain Eagles won the B.C. high school AAA senior boys rugby bronze medal on Saturday at Abbotsford's Exhibition Stadium.

Third place is the program's best finish since they won the provincial title back in 1989, Hayes said.

In the bronze medal game, Mountain fell behind early but recovered to take a 14-7 lead into halftime and then held on for the 20-14 win over the WJ Mouat Hawks. Omar Al-Ahmad led the offence with try, penalty kick and conversion while Sam Wegert and Patric Cho each scored a try.

The Eagles made the final four after an upset win over the No. 3 Handsworth Royals in the quarter-finals.

Mountain raced out to a 38-0 lead in what turned out to be a 45-21 victory.

"Right from kick-off, the ball bounced our way a couple of times and they (Handsworth) came out quite flat," Hayes said. "And I think they underestimated us."

While the bronze medal was a bit of a surprise, it wasn't a complete shock to the coach.

Hayes took a team of Grade 10 and 11s to the Rugby Sevens provincial championships in 2016 and the Eagles won the tier 2 title.

When the 2017 season kicked off, the top five teams were put in the Elite AAA division while the remaining 10 were split into two tier 1 pools. Mountain responded by winning their tier 1 pool with a 3-1 record.

They were seeded sixth for provincials but Hayes thought his team was capable of pulling off an upset.

"We thought (the Handsworth game) was winnable but we definitely went in as underdogs," he said.

In the semifinals, the Eagles lost 20-3 to the No. 2 Yale Lions.

Tall Birog was named to the Commissioners XV while Wegert and Cho were selected all-stars.

Mountain competes at the Rugby Sevens provincial championships this weekend at Brentwood College.



Omar Al-Ahmad (#15) and the Mountain Eagles fell 20-3 to the Yale Lions in the semifinals of the B.C. AAA senior boys rugby championships last week in Abbotsford. The Eagles rebounded to win the bronze medal.
Ben Lypka Black Press

Walnut Grove golf team golden at provincials

GARY AHUJA
Times Reporter

There was little suspense as to who was going to win the provincial golf championship.

The Walnut Grove Gators blew away the field at Abbotsford's Ledgeview Golf Course, winning by an eye-popping 42 strokes in capturing the school's first-ever B.C. AAA provincial golf championship.

The two-day, 36-hole competition was held Tuesday and Wednesday.

"They were focused and steady both days," said Walnut Grove coach Dana Ferguson.

"This is a huge accomplishment for our school and these boys.

"It's a very emotional win (and I'm) especially happy for the three Grade 12s to win it."

The victory is also redemption for the squad.

At the 2016 championships, Walnut Grove led after day one, but could not maintain their hold on first place, bringing home the silver medal instead. That tied a program-best as they also finished second in 2013.

But while the golfers faltered over the final 18 holes in 2016, this time they got better. The team had shot 8-over-par on the Tuesday before following that up with an even par 280 on Wednesday.

Walnut Grove combined for a two-day total of 568, 8-over-par.

"They were focused and steady both days," Ferguson said.

The St. George's Saints were well back at second place with a score of 610 and the only drama left was for the top overall score ,and even that came down to a pair of Gator golfers with Andy Kim and Andy Jang needing a playoff to determine the individual champion.

Both golfers shot 1-under-par 139 with Kim beating Jang on the second playoff hole.

Brock Hertz was tied for fourth with a +5 for the tournament and Jaewook Lee was tied for seventh at +6. Ben Whiton was the fifth member of the squad and he came in at +12.

This was the third tournament title for Walnut Grove this golf season as they previously captured the Delta Police tournament title and the Fraser Valley title.

Being a clear-cut favourite can prove challenging, the coach admitted.

"It's a bit nerve-racking but I had faith in my boys all year that they would come through," Ferguson said.



Toddler and mom lead Fraser Valley West Gutsy Walk

Two-year-old Madeline Usher has lived with ulcerative colitis for more than half her life

TROY LANDREVILLE
Times Reporter

Tanya Usher and her two-and-a-half-year-old daughter Madeline are bound by love, a bloodline, and ulcerative colitis.

At 17 months, Madeline was diagnosed with indeterminate Crohn's and colitis.

A biopsy showed she had suffered from this for some time.

"She is one of two youngest cases they have diagnosed," Tanya said, about her daughter.

A few years earlier, in 2009, Tanya herself was diagnosed with ulcerative colitis.

"I continue to have flare-ups, which affects all areas of my life; my job, my marriage, and now, as a mother," Tanya said.

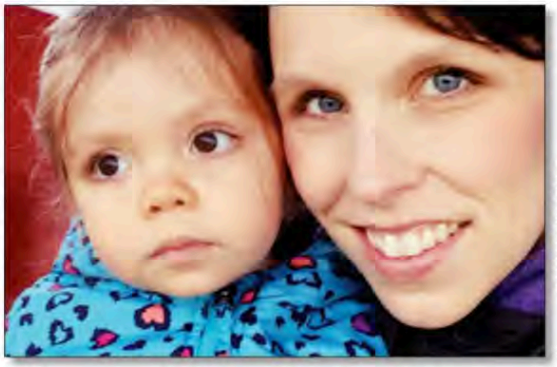
Together, the Langley mom and daughter are honorary chairs of the Fraser Valley West Gutsy Walk.

Gutsy Walk is Canada's largest community event committed to raising funds for research, and to support those suffering from Crohn's disease and ulcerative colitis.

Spearheaded by Crohn's and Colitis Canada, the Fraser Valley West Chapter's June 4 walk happens at Campbell Valley Regional Park, starting with registration at 8:30 a.m., followed by a warm-up at 10:15 a.m. and the walk itself getting underway at 10:30 a.m.

Walk distances are 1.5 and four kilometres. Dogs on leashes are welcome.

The Fraser Valley West event is one of 60-plus Gutsy Walk locations across Canada dedicated to helping improve the lives of adults and children affected by Crohn's and colitis, including Madeline, who has lived with ulcerative colitis for more than half of her young life.



Madeline Usher and her mom Tanya are the honorary chairs of the Fraser Valley West Gutsy Walk happening June 4 at Campbell Valley Regional Park.

SUBMITTED PHOTO

Soon after Madeline turned one, Tanya noticed that her daughter's stools were loose, and streaked with blood and mucus.

"I said to my husband, 'I think Maddie might have the same disease as me,'" Tanya related.

Tanya didn't want to be right – but at the same time, she was sure Madeline had ulcerative colitis.

In 2016, Tanya and her family participated in the Gutsy Walk for the first time.

"After learning about Madeline's diagnosis, we realized it was important we learn everything about the disease, our treatment choices and help to raise funds for research and to find a cure," Tanya said on the Fraser Valley West event web page. "Participating in the Gutsy Walk introduced us to the Crohn's and Colitis family. So many wonderful people volunteer their time to help get the word out while trying to raise funds for research and finding a cure."

Tanya volunteers with the Fraser Valley West Chapter and said events like the Gutsy Walk helps shed some light on Crohn's and ulcerative colitis, and those who suffer from the diseases.

"I've really met a lot of great people," Tanya said. "Sharing stories and getting all the info, I think it's just so important because before that, I didn't know any of that (support) existed. It's something that I keep trying to do… pass the word along."

To donate, visit gutsywalk.ca, and if you want to donate to a specific location, click on the website's 'locations' tab.

THE FACTS

• Crohn's and Colitis Canada notes that Crohn's disease and ulcerative colitis are diseases that inflame the lining of the GI (gastrointestinal) tract and disrupt a body's ability to digest food, absorb nutrients, and eliminate waste in a healthy manner.

As a result, those who suffer from the diseases might have any of the following symptoms: abdominal pain, cramping, gas, bloating, fatigue, diarrhea (possibly bloody) and loss of appetite.

• Inflammatory bowel disease (IBD) describes a group of conditions, the two main forms of which are Crohn's disease and ulcerative colitis. IBD also includes indeterminate colitis.

• One in 150 people live with Crohn's or colitis.

• Inflammatory bowel disease (IBD) is more common in developed countries, urban areas and temperate climates.

• Canada has among the highest rates in the world.

• Crohn's and colitis can be diagnosed at any age, but people are more frequently diagnosed before the age of 30.

• Crohn's disease has almost doubled in Canadian children under 10 since 1995.

FRASER VALLEY WEST GUTSY WALK

WHAT: Crohn's and Colitis Canada fund-and-awareness-raiser.

WHERE: Campbell Valley Regional Park, 8 Avenue and 204 Street

WHEN: Sunday, June 4 – registration at 8:30 a.m., warm-up at 10:15 a.m., walk begins at 10:30 a.m.

ONLINE: To donate or for more information: gutsywalk.ca.

NOTICE OF EXCLUSION APPLICATION

Regarding Land in the Agricultural Land Reserve

We, OTG Development Concepts, as acting agents for 6514065 Canada LTD., Inc.No. 651406-5 and Mark Catroppa, intend on making an application pursuant to Section 30(1) of the Agricultural Land Commission Act to exclude from the Agricultural Land Reserve the following properties which are legally described as,

Lot "A" Section 10 Township 11 New Westminster District Plan 2691 and North west quarter of the South West Quarter Section 10 Township 11 New Westminster District and located at 240th Street and 5990 240th Street in the Township of Langley, British Columbia.

Any person wishing to express an interest in the application may do so by forwarding their comments in writing to the Township of Langley, 20338 - 65 Avenue Langley, BC V2Y 3J1 by June 23rd, 2017.



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ARTS & ENTERTAINMENT

Miranda Gathercole | 604.514.6752 | entertainment@langleytimes.com



New Langley arts studio was years in the making

Russ and Sandy Rosen, owners of Bez Arts Hub at 102 – 20230 64 Ave., hope their new studio will help fill the void of a multi-purpose arts centre in Langley. The space will host music concerts, dance productions, film nights, community dances and more. See video at www.langleytimes.com.

Troy Landreville Langley Times

By opening up a dedicated space for arts and music, Langley couple Russ and Sandy Rosen realize longtime dream

TROY LANDREVILLE
Times Reporter

It was a long road to get there, but Russ and Sandy Rosen have realized their dream of opening a dedicated arts space in Langley.

Bez Arts Hub — 102 20230 64 Ave. — is curating quality music concerts, dance productions, film nights, community dances and more.

The Rosens' goal is to provide a venue for original, local artists as well as bringing in tried and true touring acts.

With dance classes through the week, the space is set aside for art and community events on the weekends and the Rosens hope that one of Canada's fastest growing communities will take them up on their offer to come and experience concerts, shows and interactive gatherings of all kinds.

"What we're trying to do is curate as many events as we can, here, so that every weekend there's something special that the community will be able to engage with at different levels," Russ said.

With a current capacity of 59 people, events at the 2,000 square foot Bez Arts Hub are geared towards a great listening and viewing experience in a small intimate theatre. Upcoming shows include The Small Glories and The Smith Fraser Duo, with many other entertainers being scheduled.

Bez founders Russ and Sandy Rosen have lived in Langley for 23 years.

Sandy has run Dance Barn Studio for the past 16 years, while Russ is a singer-songwriter.

Dance Barn Studio was originally located in a barn on a property in Fort Langley and in 2010 moved to an industrial area on 86 Avenue in Walnut Grove.

"In January (2017) we had to move out of that space and I was looking for a new space that we would be able to move to," Sandy said. "Having moved already a couple of times, I felt like I didn't want just a dance studio anymore. I wanted something that could open what we do to more areas of the arts."

Together, Sandy and Russ have dreamed of this live performing space for decades and now, after a series of interesting challenges they find themselves delighted with the new reality.

"What we've hoped for is that there would be a place where the community can celebrate the arts," Russ said. "The events we've done so far is square dance, that was the first thing we did, we had a First Nations storyteller/singer/songwriter, an award-winning gal named Cheryl Bear, here. It was a powerful night."



The couple say Bez Arts Hub fills a void for a multi-purpose arts studio in Langley.

"There are none," Sandy said.

"Is there something that we've missed? There aren't any," Russ added.

MUSICAL COUPLE

The Rosens have been married for going on 33 years and once toured Canada, playing gospel music.

"We lived on the road with a mobile theatre," Russ said. "I think we had a sense for this for a long time."

"It was four semi-trailers that we took town to town," Sandy chimed in. "We folded out bleachers out of three, and a stage out of the other, and we went from town to town, and did music and dance and storytelling. I was raising three small kids on the road so I don't miss it."

CREATIVE BC GRANT

The Rosens recently received a live performance grant from Creative BC, and the funds will be used to increase the studio's capacity to roughly 100 people, and outfit it with a sound system and better lighting.

"We were applying for grants in the live performance side of things," Russ said. "This is the venue hosting live music performance; we got a grant to help us outfit the facility."

For bookings or more information, call 604-881-2426 or email hello@bezartshub.com. Visit the studio's website at www.bezartshub.com.



Langley's Gail Suderman leads the Good Noise choir.

Supplied photo by Brice Ferre

Good Noise gospel choir hosts season finale June 3

Choir founded and directed by Langley musician

Good Noise Vancouver Gospel Choir presents *Soul Gospel II*, the second concert uniting two influential and inspiring genres, on Saturday, June 3, at 3 and 7:30 p.m. at Christ Church Cathedral.

Juno-nominated vocalist Warren Dean Flandez lends his dark, rich tone and silky, smooth falsetto to the 90 voices of Good Noise, performing his own original works as well as hits made famous by such stars as Al Green, Stevie Wonder, Sam Cooke and more.

"Last season, we unveiled the first Soul Gospel event, and it was a tremendous success," said Langley's Gail Suderman, founder and artistic director of Good Noise.

"Both gospel and soul music draw the listener in with fervent call and response, improvisation and powerful vocals. This year, with a program steeped in the rich traditions of these beloved genres, coupled with the rafter-raising sound of Good Noise, and immense talent of Warren Dean Flandez, audiences will find it impossible to resist singing and dancing along."

Suderman, who is also director of voice and choral studies at Kwantlen Polytechnic University, not only leads the members of her choir, she sings along. Her warm and robust voice rings out over the choir's potent sound from her piano bench (she's also the accompanist), while pounding the keys with huge passion.

She is a talented powerhouse who has led Good Noise for 12 years to perform with such stars as Barbara Streisand, David Foster, Josh Groban and Holly Cole.

Tickets for *Soul Gospel II* are $25 for adults, $20 for seniors and students, and $10 for children 12 and under. To purchase, call the box office at 1-800-838-3006 or visit brownpapertickets.com.

Christ Church Cathedral is located at 690 Burrard Street, Vancouver.

EXCLUSION PROOF OF SERVING NOTICE

AS REQUIRED BY SECTION 16 OF THE *AGRICULTURAL LAND RESERVE USE, SUBDIVISION AND PROCEDURE REGULATION*

I OTG Development Concepts (full name of declarant)

of 520 45715 Hocking Ave, Chilliwack, BC (mailing address)

do solemnly declare that a copy of the notice of application and a copy of the signed application as required by Section 16 of the *Agricultural Land Reserve Procedure Regulation* for land legally described as

North West Quarter of the South West Quarter Section 10 Township 11 New Westminster District

was served to the following owners of land:

NAME AND ADDRESS	LEGAL DESCRIPTION OF LAND	DATE OF SERVICE	HOW SERVED (Registered mail or delivered)
FIPPA s. 22(1) 5766-240th St. Langley, BC, V3A 2N1	LOT 9 SECTION 10 TOWNSHIP 11 NWD PLAN 27503	May 5/2017	Registed Mail
FIPPA s. 22(1) 6630-240st Langley, BC, V3A 6H4	Lot 1 SECTION 10 TOWNSHIP 11 NWD PLAN LMP48329	May 5/2017	Registed Mail
FIPPA s. 22(1) 24195 60th ave, langley BC, V2Z 2G5	Lot 2 SECTION 10 TOWNSHIP 11 NWD PLAN 71412	May 5/2017	Registed Mail
FIPPA s. 22(1) 24190 58 ave langley, BC, V2Z 1J8	Lot 19 SECTION 10 TOWNSHIP 11 NWD PLAN 59416	May 5/2017	Registed Mail
FIPPA s. 22(1) 24187 60th ave Langley, BC, V3A 6H4	Lot 3 SECTION 10 TOWNSHIP 11 NWD PLAN 71412	May 5/2017	Registed Mail
FIPPA s. 22(1) 24088 61 ave, langley, BC, V2Y 1M5	Lot 3 SECTION 10 TOWNSHIP 11 NWD PLAN LMP27868	May 5/2017	Registed Mail

And I make this solemn declaration believing it to be true and correct to the best of my knowledge.

C Desmarais (Signature of declarant)

May 5/17 (Date)

IMPORTANT - AN APPLICATION FILED UNDER SECTION 30 OF THE *AGRICULTURAL LAND COMMISSION ACT* MUST INCLUDE A COPY OF THIS STATEMENT COMPLETED IN FULL, AND SIGNED AND DATED BY THE PERSON WHO SERVED THE NOTICE. Please complete as many copies of this page as necessary.

EXCLUSION PROOF OF SERVING NOTICE

AS REQUIRED BY SECTION 16 OF THE *AGRICULTURAL LAND RESERVE USE, SUBDIVISION AND PROCEDURE REGULATION*

I OTG Development Concepts (full name of declarant)

of 520 45715 Hocking Ave, Chilliwack, BC (mailing address)

do solemnly declare that a copy of the notice of application and a copy of the signed application as required by Section 16 of the *Agricultural Land Reserve Procedure Regulation* for land legally described as

North West Quarter of the South West Quarter Section 10 Township 11 New Westminster District

was served to the following owners of land:

NAME AND ADDRESS	LEGAL DESCRIPTION OF LAND	DATE OF SERVICE	HOW SERVED (Registered mail or delivered)
FIPPA s. 22(1) [redacted], 24162 - 58th ave, R.R. #3, Aldergrove, BC, V0X 1A0	Lot B: EXCEPT PART SUBDIVIDED BY PLAN 59416; SECTION 10 TOWNSHIP 11 NWD PLAN 27305	May 5/2017	Registed Mail
FIPPA s. 22(1) [redacted] 24070 61st ave R.R. #8 Langley, BC, V2Y 1M5	LOT 1 SECTION 10 TOWNSHIP 11 NWD PLAN BCP35999	May 5 2017	Registed Mail
FIPPA s. 22(1) [redacted] 24024 61st ave, Langley, BC, V2Y 1M5	LOT 7 SECTION 10 TOWNSHIP 11 NWD PLAN LMP27808 Except PLAN BCP35999	May 5 2017	Registed Mail
FIPPA s. 22(1) [redacted] 24150 61st ave Langley, BC, V3A 6H4	Lot A Section 10 Township 11 NWD PLAN BCP21313	May 5 2017	Registed Mail

And I make this solemn declaration believing it to be true and correct to the best of my knowledge.

[signature] (Signature of declarant)

May 5/17 (Date)

IMPORTANT - AN APPLICATION FILED UNDER SECTION 30 OF THE *AGRICULTURAL LAND COMMISSION ACT* MUST INCLUDE A COPY OF THIS STATEMENT COMPLETED IN FULL, AND SIGNED AND DATED BY THE PERSON WHO SERVED THE NOTICE. Please complete as many copies of this page as necessary.

OTG File: 13-056

ALC Application ID: 55741

Re: Agricultural Land Reserve Exclusion Application – Supplement Letter

Properties

1. PID: 010-683-101
   Lot "A", Section 10, Township 11, New Westminster District, Plan 2691
   2.7 ha

2. PID: 013-279-467
   North West Quarter of the South West Quarter Section 10, Township 11, New Westminster District
   15.8 ha

(Hereinafter referred to singularly as "Lot A" and "NW1/4" respectively)

(Hereinafter referred to collectively as the "Subject Properties")

Characteristic of Area

The Subject Properties are situated within a block of Agricultural Land Reserve (ALR) general defined as being bounded as follows:

- Commencing at the intersection of 61 Avenue and 240 Street:
  - East along 61 Avenue;
  - South along 242 Street to 58 Avenue;
  - East along 58 Avenue to 244 Street;
  - South along 244 Street to 56 Avenue;
  - West along 56 Avenue to 240 Street; and
  - North along 240 Street to 61 Avenue.

This block of ALR is estimated as being approximately 52.7 ha in area. The two subject properties total 18.5 ha which represents 35% of the ALR block.

Other than the Subject Properties, the ALR block is comprised of suburban residential and rural lots. The NW1/4 represents the largest parcel within the ALR block. The other properties within the ALR block are a mix of predominantly 0.4 ha – 1.7 ha lots.

In a broader context, the ALR block is surrounded by non-ALR land which is for the most part developed into suburban residential lots. While we are not aware of the circumstances surrounding the current configuration of the ALR boundary we suggest Commission records may be able to provide the South Coast Panel with a more in-depth explanation of application history and decisions on lands adjacent to this ALR block.

Access to the Subject Properties – (Please refer to Map 4)

The northwest corner of Lot A can be accessed from the constructed portion of 240 Street. However 240 Street is not constructed to municipal standards along the full extent of the dedicated right-of-way. The constructed portion of 240 Street as it relates to the Subject Properties ends at the north west corner of Lot A. Heading southward along the 240 Street right-of-way, the right-of-way is unconstructed to 58A Avenue due to severe slopes. From 58A Avenue the road is constructed and joins to 56 Avenue. However, if Lot A and the NW1/4 were not owned by the same owners it is unlikely the NW1/4 would be accessible from 240 Street. As it stands, the actual access to the NW1/4 is via a driveway through Lot A.

The NW1/4 also has physical access to the south west from 240 Street at 58A Avenue, to the south east from 58 Avenue at 242 Street, and to the north east from 60 Avenue. It should be noted that the 58 Avenue right of way does not exist between 240 Street to 242 Street. Regardless of these three options, actual access to the NW1/4 is impractical due to the precipitous slopes caused by the severe topography. In reality, it is likely safe to conclude at this point that the NW1/4 is without actual physical access when looked at as a single property (i.e. without Lot A).

Topography of the Subject Properties – (Please refer to Map 5)

The Subject Properties are impacted by severe topography. In general terms the Subject Properties are fragmented into four sections by four essentially parallel slopes exceeding 30% grades. The four areas are described as follows:

1. Area 1 (Northeast corner)

   Area 1 is separated from the balance of the Subject Properties by a U-shaped severe slope. Area 1 is 0.42 ha in size. While 60 Avenue provides technical access to this area, the balance of the Subject Properties cannot be accessed from Area 1 due to the steep slope.

   Slope A is approximately 0.90 ha in size.

2. Area 2 (Situated between Slopes A and B)

   Area 2 is situated between Slopes A and B. Area 2 is 5.22 ha in size. Slope B, which extends from the northwest corner of Lot A in a southeasterly direction to the southeast corner of the NW1/4, represents the western extent of Area 2. This area can be accessed from 240 Street in the north and 58 Avenue to the south. The impact of Slopes A and B

result in Area 2 being irregularly configured. Approximately half of Area 2, from 58 Avenue to the south portion of Area 1, is narrow with an average depth of approximately 54.2 metres. With regard to movement within the Subject Properties, Slopes A and B cannot be traversed to gain access to either Area 1 or Area 3.

Slope B is approximately 2.15 ha in size.

3. Area 3 (Central portion of the Subject Properties)

Area 3 is situated west of Slope B. Like Area 2, this area is irregularly configured and extends from the southwest corner of Lot A to the south boundary of the NW1/4. Area 3 is 2.29 ha in size. Access to Area 3 can be achieved from that portion of 240 Street fronting Lot A. However, it should be noted that the Subject Properties are two separate legal parcels which can be sold separately. If Lot A is sold, access to Area 3 would likely be extremely difficult as the severity of Slope C is situated right at the northwest corner of the NW1/4. Access to Area 3 cannot be achieved from 58 Avenue.

Slope C is comprised of severe topography exceeding 30% slopes for the northern portion of the slope area as well as interspersed areas of the southern portion. This said, the areas of Slope C not exceeding 30% grade are still significant and average a 20 metre elevation change over distances of 46.0, 112.0 and 85.0 metres at locations "C-1", "C-2" and "C-3" respectively.

Slope C is approximately 3.04 ha in size.

4. Area 4 (Salmon River and floodplain)

Area 4 is 2.01 ha in size. The provincial Riparian Areas Regulation (RAR) applies to this area. The RAR requires a minimum "no disturbance area", also referred to as the "Streamside Protection and Enhancement Area", is to be free of development and to remain in an undisturbed state and protected in perpetuity. Also delineating this area is Slope D. Slope D is a complex of severe and significant grades. The most severe sloping is situated along the west and south boundaries of the NW1/4. Access to the Subject Properties cannot be achieved from 240 Street.

Slope D is approximately 1.95 ha in size.

Area 1 - 0.42 ha

Area 2 - 5.22 ha

Area 3 - 2.29 ha

Area 4 - 2.01 ha

Slope A - 0.90 ha

OTG
DEVELOPMENT CONCEPTS

Slope B - 2.15 ha

Slope C - 3.04 ha

Slope D - 1.95 ha

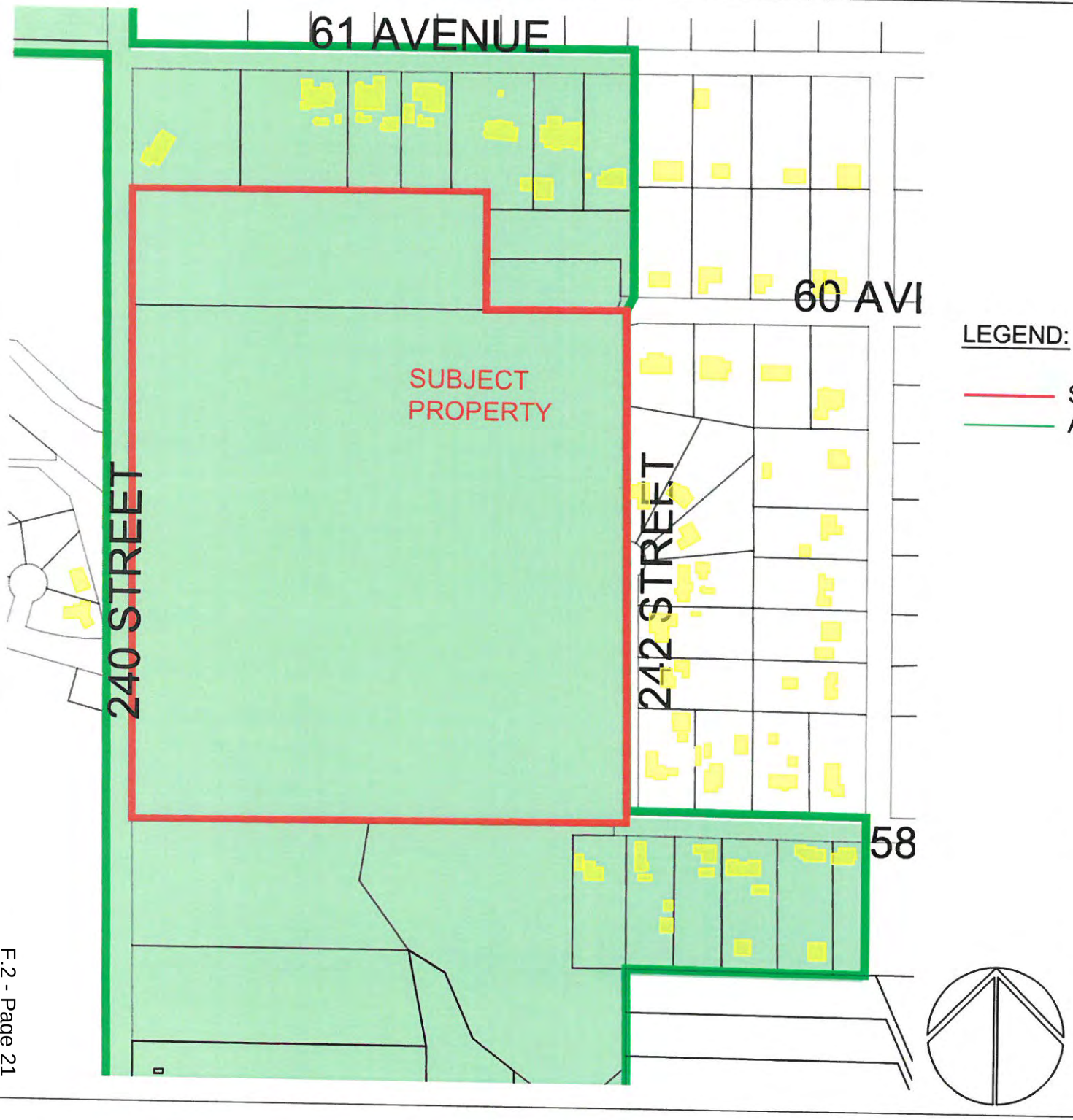
Impact of Exclusion on the ALR Block – (Please refer to Map 6)

First and foremost it is our contention that the ALR block containing the Subject Properties is not a cohesive block of good agricultural land. Beside the Subject Properties, which we argue are not conducive to agricultural pursuits, the block is also comprised of small residential lots and rural residential holdings that for the most part are affected by the the same topography, river and floodplain issues. We have estimated the ALR block to be 52.7 ha in size. However, the relevant ALR area can only be determined after subtracting the severe and significant slopes, the Salmon River watercourse and floodplain, the small residential lots, the residual areas of the rural holdings after the aforementioned are factored out, and existing road rights of way. We have estimated these areas to be:

- Salmon River, floodplain and severe/substantial slopes 23.0 ha
- Small residential lots 7.4 ha
- Non-flood plain and non- slopes of the Subject Properties 8.6 ha
- Residual areas of the rural holdings 0.8 ha
- Road rights of way 4.4 ha

Therefore, the relevant residual ALR is approximately 8.5 ha comprised of two distinct small areas separated by the Salmon River, floodplain and steep slopes.

We are of the opinion that the large majority of this ALR block is not conducive to agricultural uses as much of the land is neither capable nor suitable for agriculture. We suggest the exclusion of the Subject Properties from the ALR is appropriate and that agriculture will not be negatively impacted. Given the factors discussed, we believe the subject properties, and much if not all of the ALR block, should never have formed part of the ALR land base. We ask that the Commission not consider this application as an exclusion of agricultural land to facilitate another land use, but rather as an exclusion of land without agricultural utility given the natural features affecting the Subject Properties and the proximity of the ALR block to significant non-ALR lands developed for residential purposes.



OTG
DEVELOPMENT CONCEPTS

PROJECT LOCATION
5990 240th STREET

DRAWN BY:
CASSIDY SILBERNAGEL

DATE:
April 12, 2017

SCALE:
NTS

SHEET:
MAP 1

F.2



LEGEND:

SUBJECT PROPERTY

OTG
DEVELOPMENT CONCEPTS

PROJECT LOCATION
5990 240th STREET

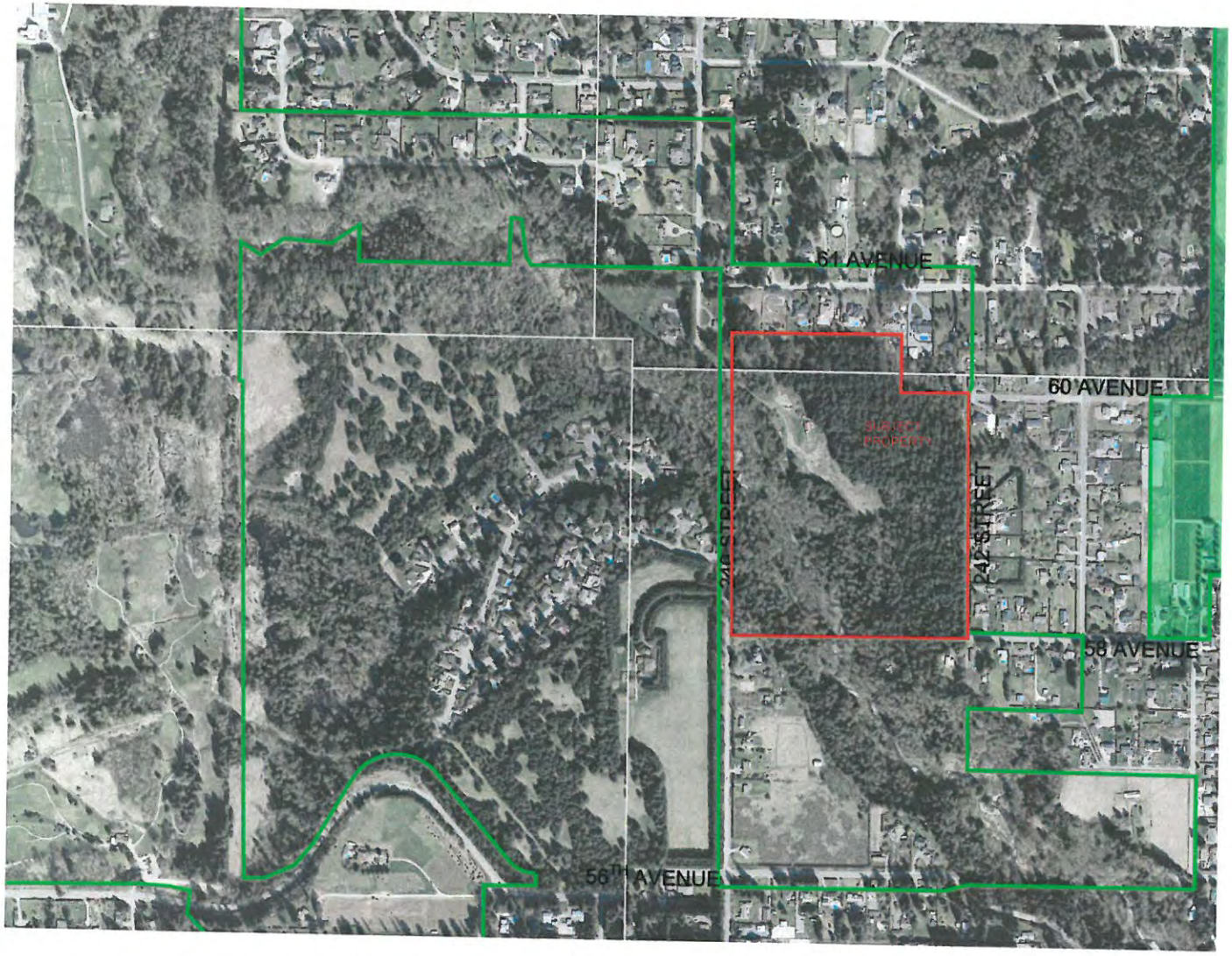
DRAWN BY:
CASSIDY SILBERNAGEL

DATE:
April 12, 2017

SCALE:
NTS

SHEET:
MAP 2

F.2



LEGEND:

SUBJECT PROPERTY
ALR BOUNDARY

oTG
DEVELOPMENT CONCEPTS

PROJECT LOCATION
5990 240th STREET

DRAWN BY:
CASSIDY SILBERNAGEL

DATE:
April 12, 2017

SCALE:
NTS

SHEET:
MAP 3

F.2



LEGEND:

- SUBJECT PROPERTY
- ALR BOUNDARY
- ROADS

OTG
DEVELOPMENT CONCEPTS

PROJECT LOCATION
5990 240th STREET

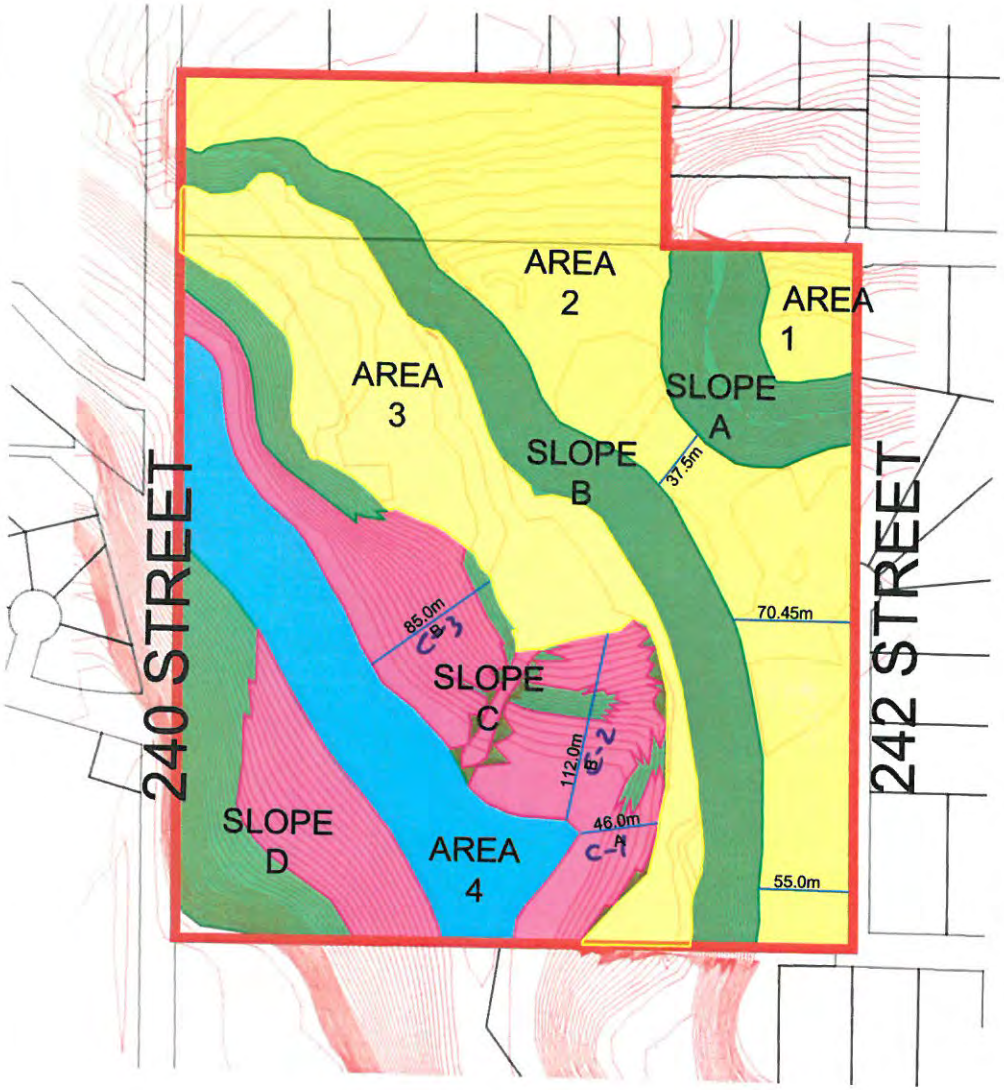
DRAWN BY:
CASSIDY SILBERNAGEL

DATE:
APRIL 12, 2017

SCALE:
NTS

SHEET:
MAP 4

F.2



LEGEND:

- LAND
- SLOPES LESS THAN 30% BUT STILL SIGNIFICANT
- SALMON RIVER & FLOOD PLAIN
- SLOPES OVER 30%

ANALYSIS:

LOCATION:	AREA(ha):
AREA 1:	0.42 ha
AREA 2:	5.22 ha
AREA 3:	2.29 ha
AREA 4:	2.01 ha
SLOPE A:	0.90 ha
SLOPE B:	2.15 ha
SLOPE C:	3.04 ha
SLOPE D:	1.95 ha

AVERAGE DEPTH OF AREA 2 IS 54.2m

OTG DEVELOPMENT CONCEPTS

PROJECT LOCATION
5990 240th STREET

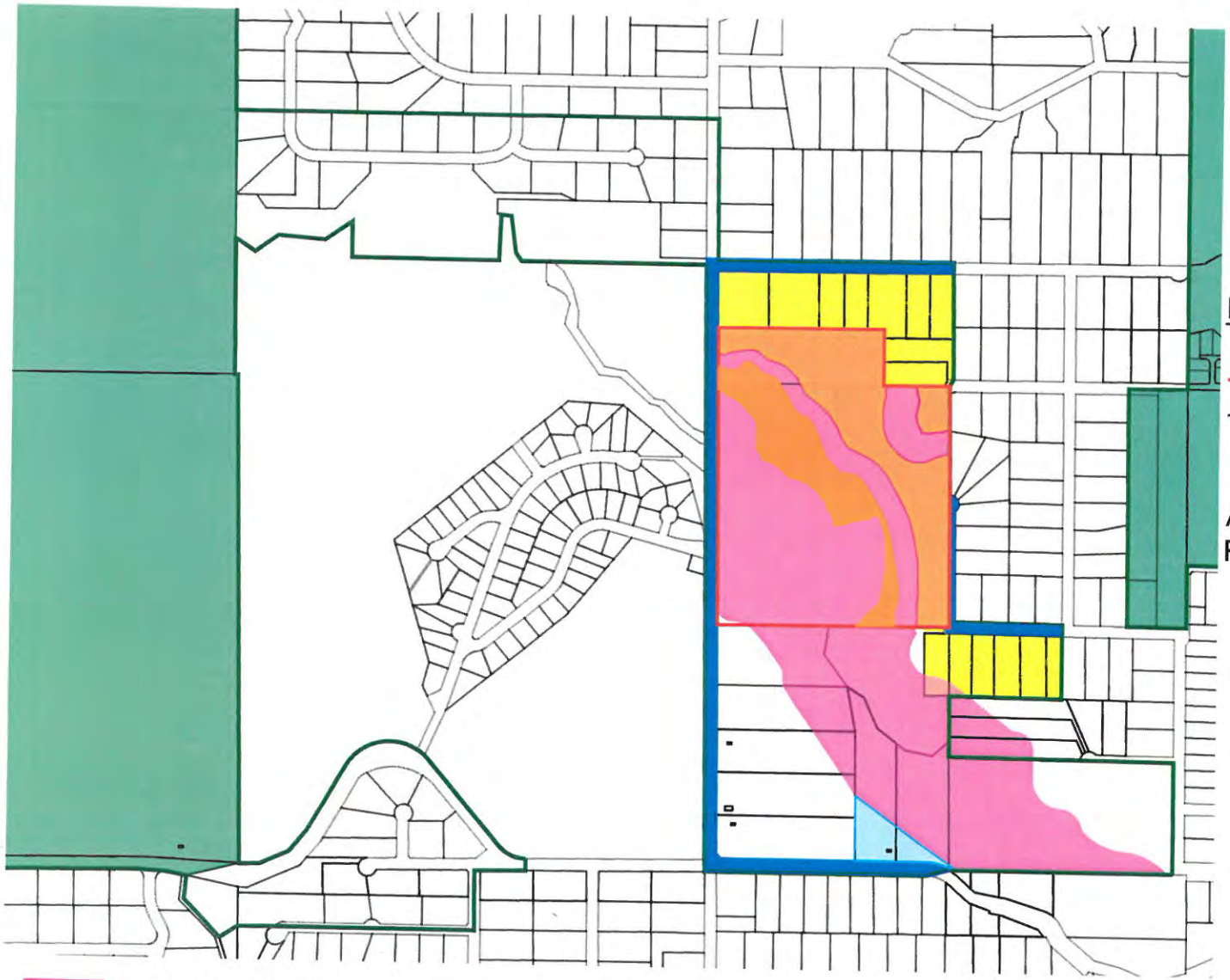
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CASSIDY SILBERNAGEL

DATE:
April 12, 2017

SCALE:
NTS

SHEET:
MAP 5

F.2



LEGEND:

SUBJECT PROPERTY
ALR BOUNDARY

ALR BLOCK 52.7 ha
REMAINDER ALR 8.5 ha.

SALMON RIVER, FLOOD PLAIN AND STEEP SLOPE	23.0ha
SMALL RESIDENTIAL LOTS	7.4ha
NON FLOOD PLAIN AND NON STEEP SLOPE	8.6ha
ROAD DEDICATION	4.4ha
RESIDENTIAL AREAS OF RURAL HOLDING	0.8ha

oTG
DEVELOPMENT CONCEPTS

PROJECT LOCATION
5990 240th STREET

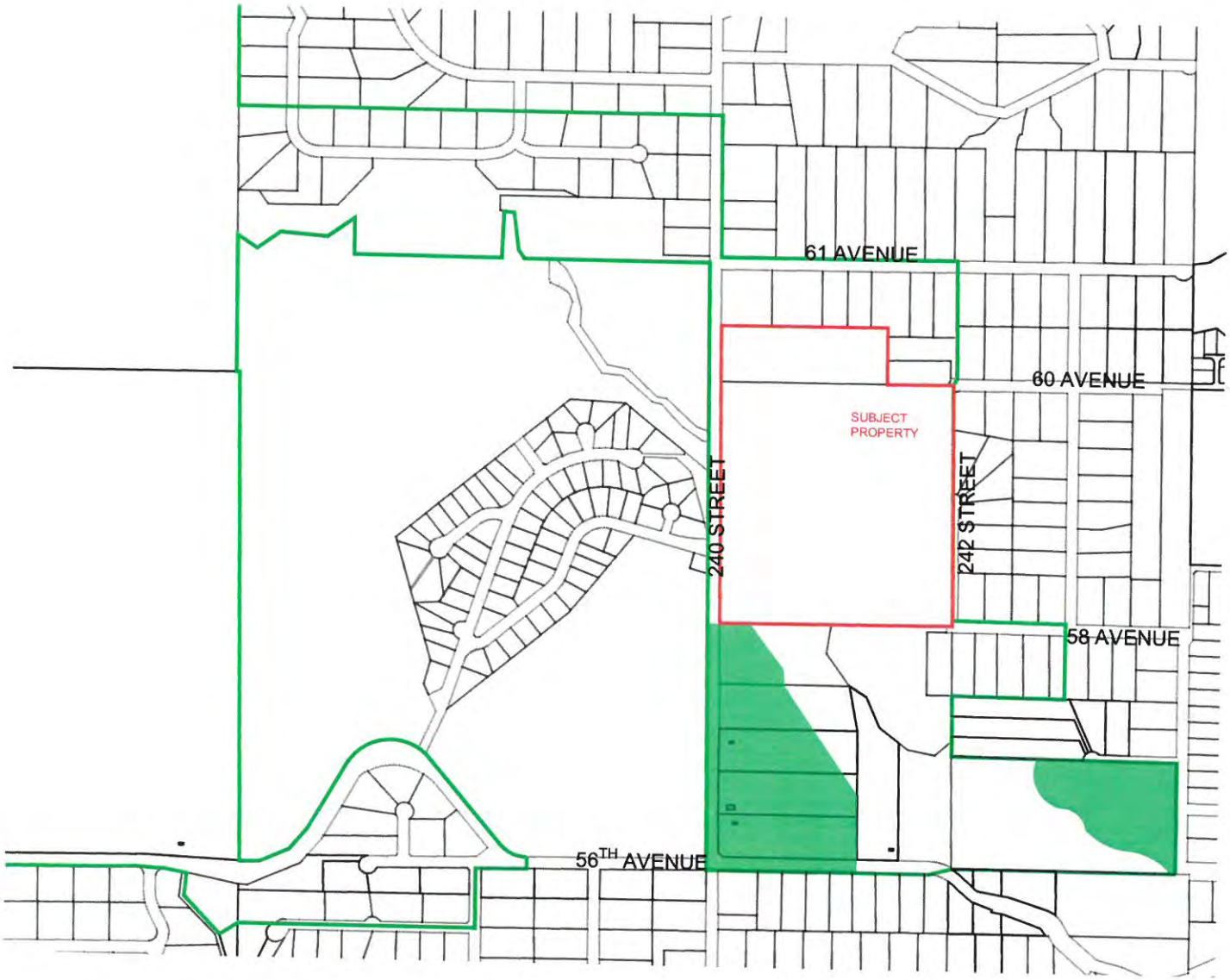
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CASSIDY SILBERNAGEL

DATE:
MAR 30, 2017

SCALE:
NTS

SHEET:
Map 6

F.2



LEGEND:

SUBJECT PROPERTY

ALR BOUNDARY

OTG
DEVELOPMENT CONCEPTS

PROJECT LOCATION
5990 240th STREET

DRAWN BY:
CASSIDY SILBERNAGEL

DATE:
April 12, 2017

SCALE:
NTS

SHEET:
MAP 7.

F.2