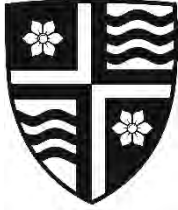


Township of  
**Langley**



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** DECEMBER 10, 2018 – REGULAR AFTERNOON MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** AGRICULTURAL LAND COMMISSION  
APPLICATION NO. 100363  
(WORLDWIDE EVANGELIZATION FOR  
CHRIST/LUKE 15 HOUSE / 21233 – 32 AVENUE)

**REPORT:** 18-164  
**FILE:** 07-25-0034

### PROPOSAL:

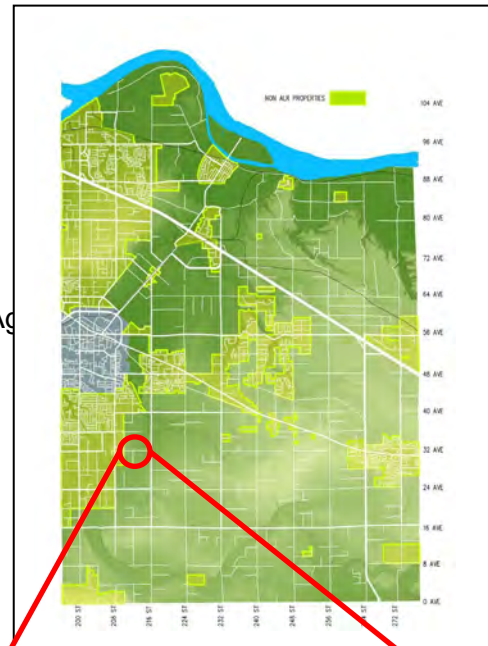
Non-farm use within the Agricultural Land Reserve (ALR) to accommodate a 34 person (staff and resident) residential addiction recovery program on a 2.0 ha (5.0 ac) parcel located at 21233 – 32 Avenue.

### RECOMMENDATION SUMMARY:

That Council refer the application for non-farm use to the Agricultural Land Commission for consideration based on agricultural merits.

### RATIONALE:

The proposed non-farm use application is compatible with the provisions of the Township's Rural Plan and is being presented to Council for consideration of referral to the Provincial Agricultural Land Commission.



AGRICULTURAL LAND COMMISSION  
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**RECOMMENDATION:**

**That** Council refer the non-farm use application submitted by Worldwide Evangelization for Christ for Luke 15 House to accommodate a 34 person (staff and resident) residential recovery program, on a 2.0 ha (5.0 ac) parcel located at 21233 – 32 Avenue in the Agricultural Land Reserve to the Agricultural Land Commission for consideration based on agricultural merits.

**EXECUTIVE SUMMARY:**

The applicant, pursuant to Section 20(3) of the Agricultural Land Commission (ALC) Act, has applied for approval of a non-farm use application for operation of a residential recovery program on a property located at 21233 – 32 Avenue. Staff recommend that Council forward the application to the Agricultural Land Commission (ALC) for consideration.

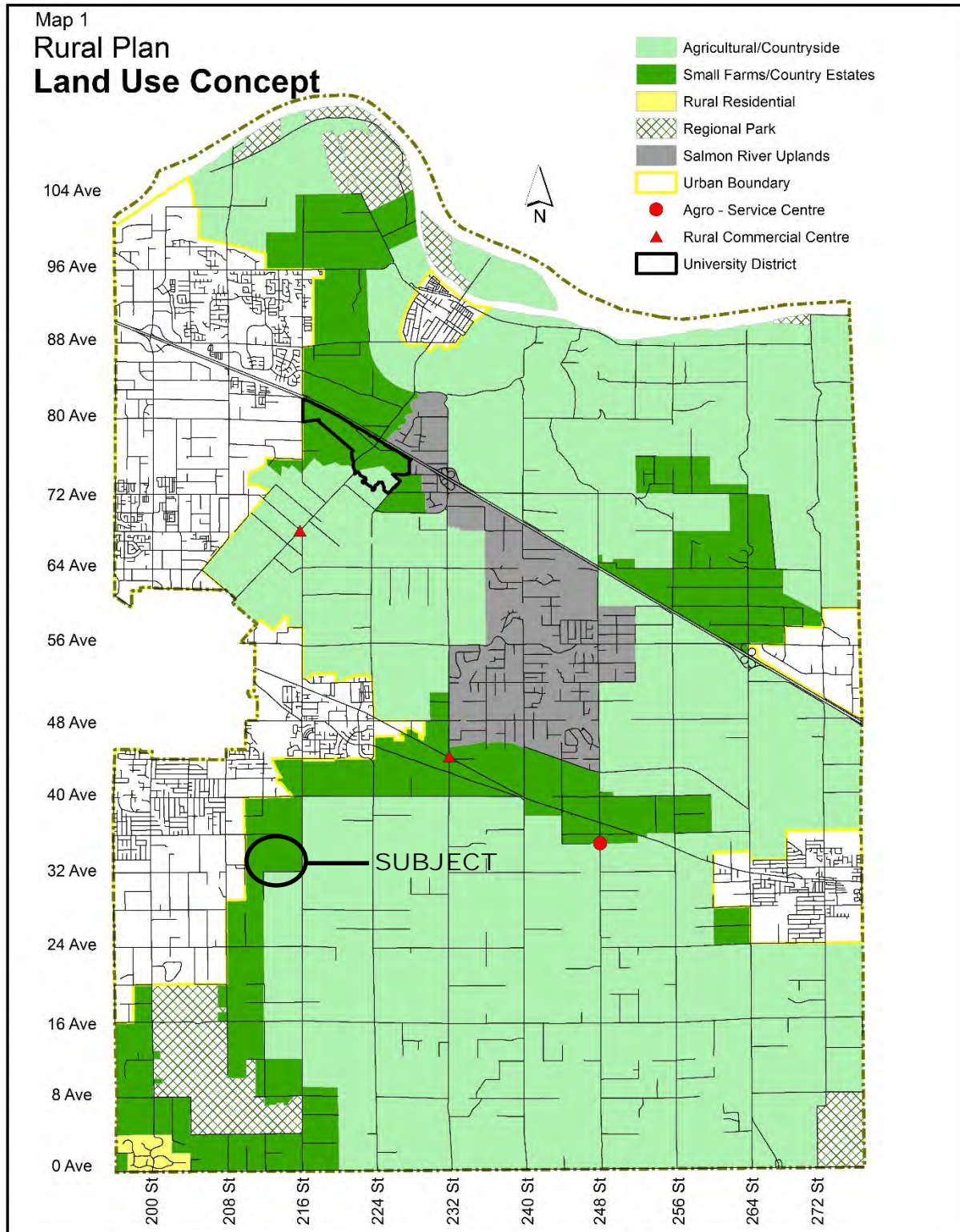
The subject property is located in the ALR in an area designated 'Small Farms/Country Estates' in the Rural Plan and zoned Community Care Facility Zone P-2E. Should the non-farm use application be approved by Council for referral to the Agricultural Land Commission (ALC) and subsequently approved by the ALC, a rezoning application will be necessary for consideration by Council and approval by the Ministry of Agriculture to permit the proposed operation.

The organization (Luke 15 House) that proposes to operate the residential addiction recovery program on the site (if the non-farm use and rezoning proposals are approved), specializes in the treatment of addictions for men, and has been in operation since 1992.

Staff are supportive of the proposed non-farm use on the basis of the use being consistent with the existing zoning (which allows community care facilities and like uses), in addition to it accommodating social services for the community in compliance with the Township of Langley's Official Community Plan goals and objectives.

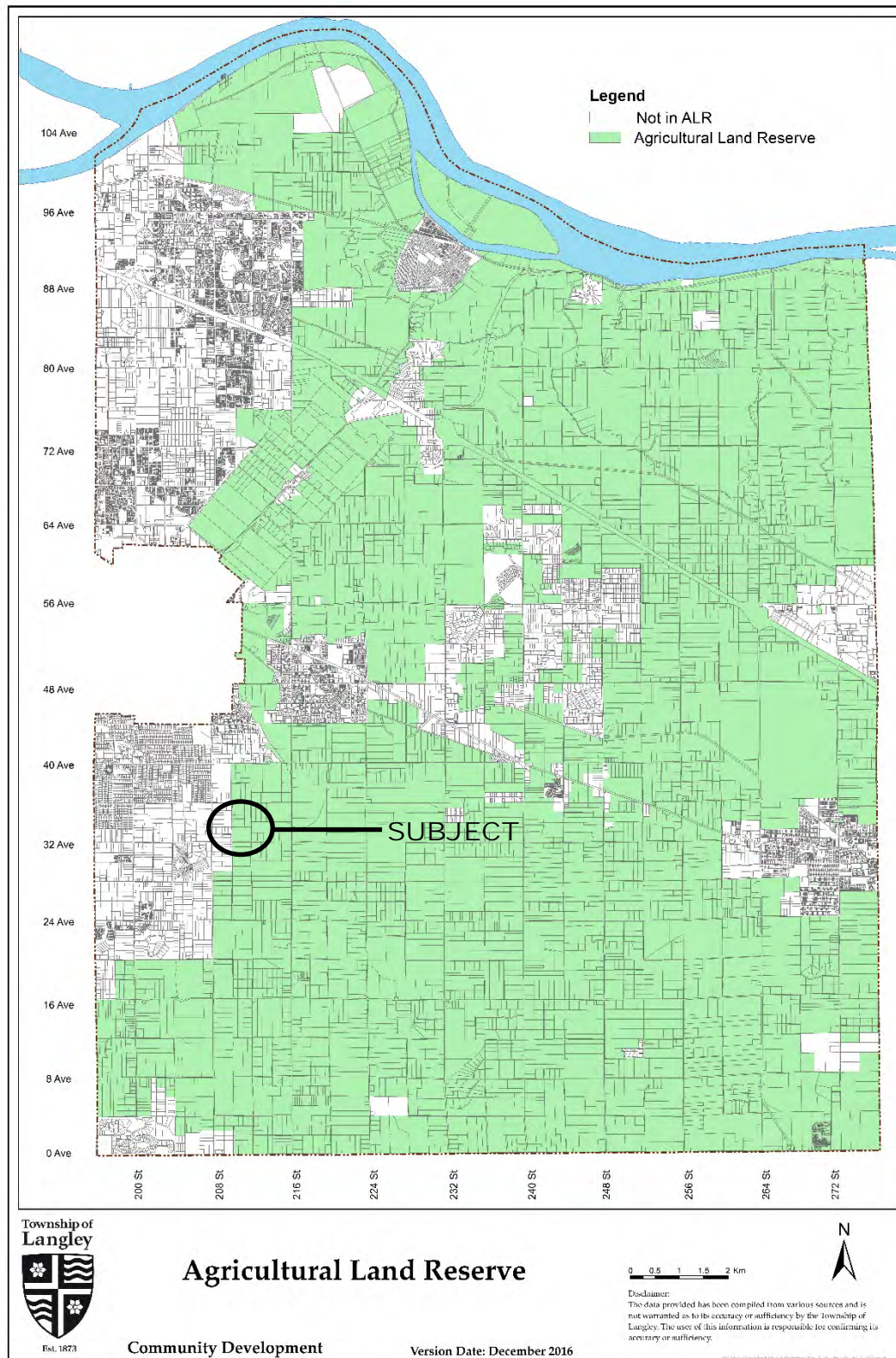
**PURPOSE:**

This report provides Council with information and a recommendation with respect to an ALR non-farm use application submitted under Section 20(3) of the ALC Act by the Worldwide Evangelization for Christ. Consideration of the application by Council is required prior to the application being forwarded to the Agricultural Land Commission (ALC).

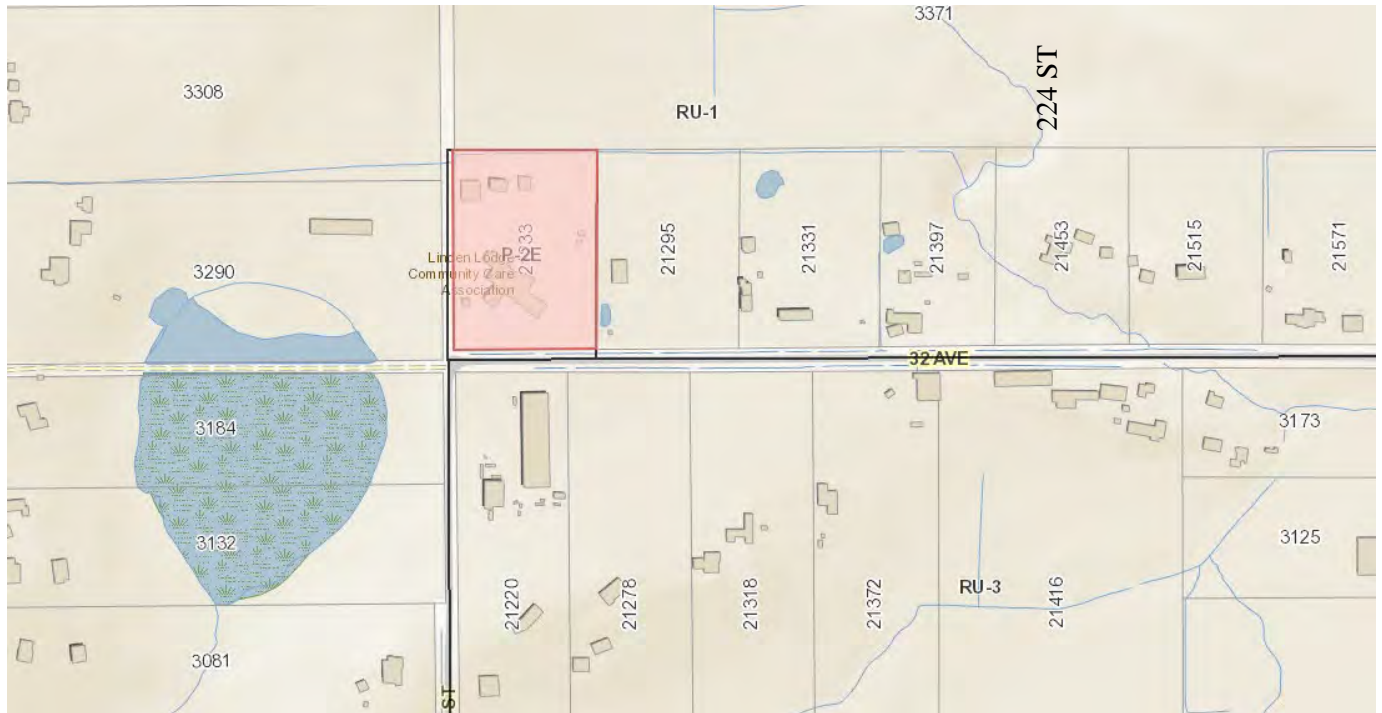




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**ZONING BYLAW NO. 2500**

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**SITE PLAN – SUBMITTED BY APPLICANT**

**REFERENCE:**

<b>Owner :</b>	Worldwide Evangelization for Christ 21233 – 32 Avenue Langley, BC V2Z 2E7
<b>Legal Description:</b>	Lot 11 Section 25 Township 7 New Westminster District Plan 39877
<b>Location:</b>	21233 – 32 Avenue
<b>Area:</b>	2.0 ha (5.0 ac)
<b>Existing Zoning:</b>	Community Care Facility P-2E
<b>Rural Plan:</b>	Small Farms/Country Estates
<b>Agricultural Land Reserve:</b>	In the Agricultural Land Reserve

**BACKGROUND/HISTORY:**

The ALC Act allows Council the opportunity to provide recommendations on non-farm use applications made to the ALC. Information available to Council to consider making recommendations are policies contained in the Official Community Plan, Rural Plan and Township Zoning Bylaw.

The subject property is zoned Community Care Facility Zone P-2E. The property was previously the site of Linden Lodge (a special needs facility) and was rezoned in 1995 to permit the World Missions Training Centre, a base for training missionaries and support works for overseas evangelical service. The rezoning received support as existing agricultural activities on the property were continued and enhanced. The current zoning permits a maximum of 34 residents on the property in conjunction with the World Evangelical Crusade.

**DISCUSSION/ANALYSIS:**

The subject application has been submitted pursuant to Section 20(3) of the ALC Act and proposes to establish and operate an addiction recovery centre on a property located at 21233 – 32 Avenue. The proposal is to utilize the existing facility, which contains a 1617 m<sup>2</sup> (17,411 ft<sup>2</sup>) main building located on the southern portion of the property and accessory buildings.

According to the applicant's rationale, Luke 15 House has specialized in treatment of men with addictions within an urban environment and indicates that its current location in Surrey is challenging given it limits the type of programming offered. The relocation of the program to agricultural land would allow the organization to not only be cost effective, but also allow the organization to offer an agricultural component to the rehabilitation services provided. Should the current application be considered favourably, a future rezoning application will be required for consideration by Council (and the Ministry of Agriculture), to enable the operation.

As the Community Care Facility Zone P-2E zoning of the subject property does not permit residential addiction recovery programs, a future rezoning application is required to enable the operation of the proposed residential recovery program.



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### **Description of Property:**

The subject 2.0 ha (5.0 ac) property is located in south Langley. The property currently accommodates a main building and four (4) accessory buildings. A driveway on 32 Avenue provides access to the site.

The applicant indicates that there is currently an agricultural operation on the property consisting of poultry and egg production as well as a vegetable garden. The applicant is proposing to add additional farm uses through construction of a greenhouse for the production of boxwood plants from cuttings.

### **Adjacent Uses and Property Sizes:**

North: A rural property 18.2 ha (45.0 ac) in size, zoned Rural Zone RU-1, located in the Agricultural Land Reserve designated 'Small Farms/Country Estates' in the Rural Plan;

South: 32 Avenue, beyond which are two rural properties, 3.7 ha (9.2 ac) and 4.1 ha (10.2 ac), zoned Rural Zone RU-3, located in the Agricultural Land Reserve designated 'Agriculture / Countryside' in the Rural Plan;

East: A rural property 2.0 ha (5.0 ac) in size, zoned Rural Zone RU-1, located in the Agricultural Land Reserve designated 'Small Farms/Country Estates' in the Rural Plan; and

West: 212 Street dedication, beyond which is a rural property 5.7 ha (14.5 ac) in size, zoned Rural Zone RU-1, located in the Agricultural Land Reserve designated 'Small Farms/Country Estates' in the Rural Plan.

### **Official Community Plan**

The Social and Cultural Policies (Section 3) of the Township's Official Community Plan outlines policies related to housing (3.1). Policy 3.1.10 states:

*allow the distribution of special needs or supportive housing in all neighbourhoods and in the majority of zoning districts. Develop partnerships with community groups and other agencies to increase the availability of well-managed, supportive and transitional housing for special needs groups.*

The proposed amendment to the P-2E zone is consistent with this policy.

### **Rural Plan:**

The proposed non-farm use is compatible with the objectives of the Rural Plan in supporting agriculture and community care facility needs of Langley. The following objectives of the Rural Plan are relevant to the consideration of this application:

5.15.2 *Community care facilities that are related to rural activities and uses may be located in the rural area subject to review of impacts on surrounding land and uses.*

### **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.



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**Servicing:**

Servicing details will be addressed in conjunction with a future development application in accordance with the Township's Subdivision and Development Servicing Bylaw (should the application be approved by the ALC).

**POLICY CONSIDERATIONS:**

The subject property is designated 'Small Farms/Country Estates' in the Rural Plan and zoned Community Care Facility P-2E. The proposal complies with the Township's Official Community Plan, which encourages the distribution of supportive housing in all neighbourhoods and in the majority of zoning districts.

The applicant indicates the proposed facility focuses on rehabilitation that includes a farming aspect. The non-farm use application is compatible with the land use objectives of the Rural Plan as the proposal supports agriculture in the long term and provides a community service in the rural area. Should the non-farm use application be approved for referral to the Agricultural Land Commission (ALC) and subsequently approved by the ALC, a future rezoning application will be necessary for consideration by Council and approval by the Ministry of Agriculture, to enable the operation of the rehabilitation facility.

The proposed programming supports agriculture by providing training opportunities for its residents on the property. The proposal is consistent with the overall objectives of the Township's Official Community Plan.

Respectfully submitted,

Ruby Sandher  
DEVELOPMENT PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

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