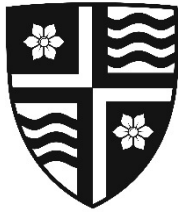


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: MARCH 27, 2017 – REGULAR AFTERNOON MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: AGRICULTURAL LAND COMMISSION APPLICATION NO. 100313
 (REMPEL / POPIL / MAJEAU / 25177 – 64 AVENUE)

REPORT: 17-28
FILE: 11-14-0028

PROPOSAL:

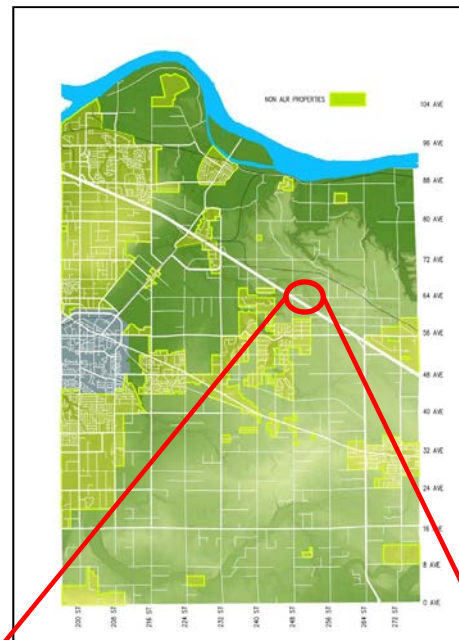
Subdivision within the Agricultural Land Reserve (ALR) of a 3.80 ha (9.38 ac) parcel located at 25177 - 64 Avenue into two (2) rural lots.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the minimum lot size requirements of the Township of Langley Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw.



RECOMMENDATION:

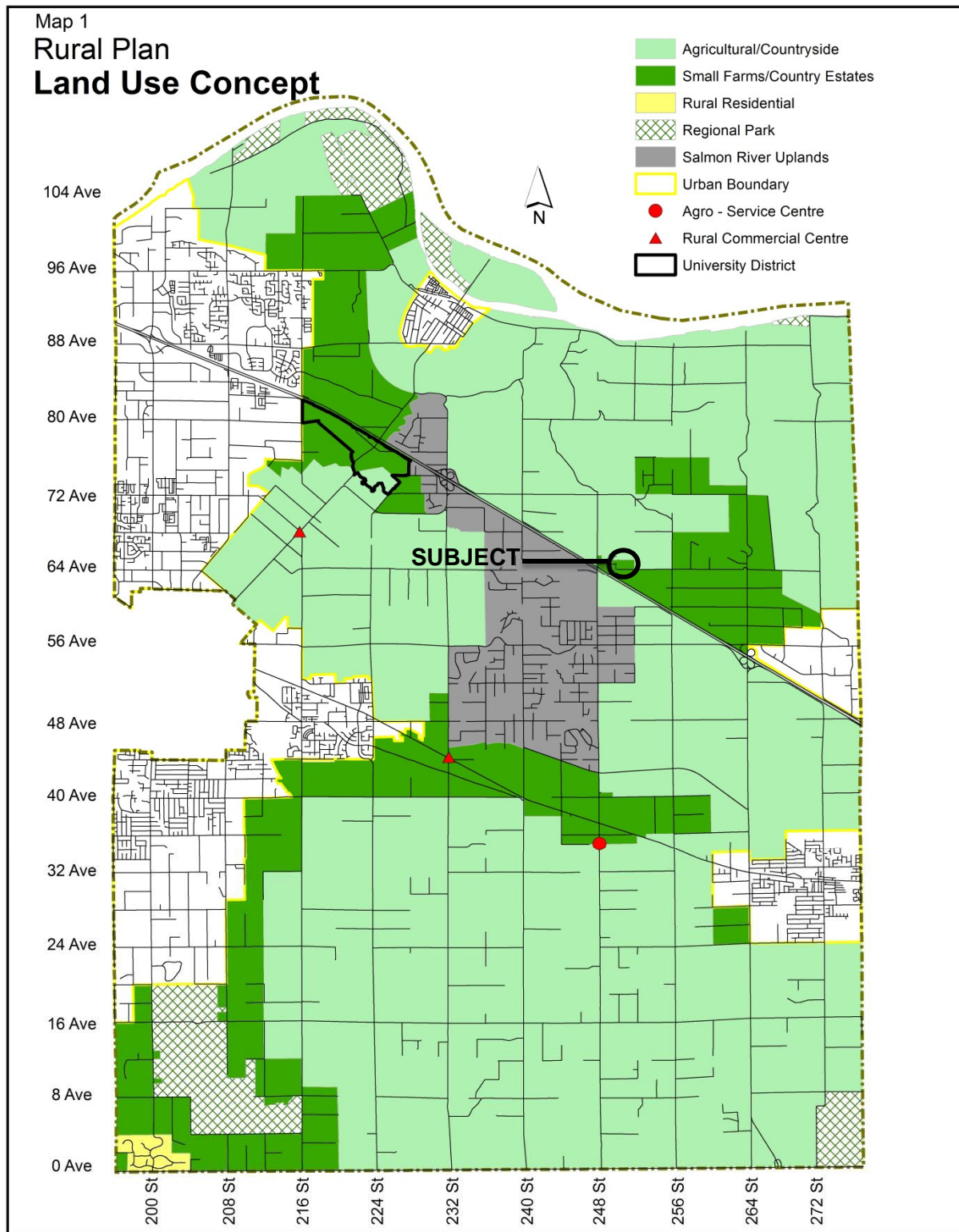
That Council advise the Agricultural Land Commission that the subdivision application submitted by Aplin and Martin Consultants Ltd. on behalf of the owners of property located at 25177 - 64 Avenue, within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw, and request consideration based on agricultural merits.

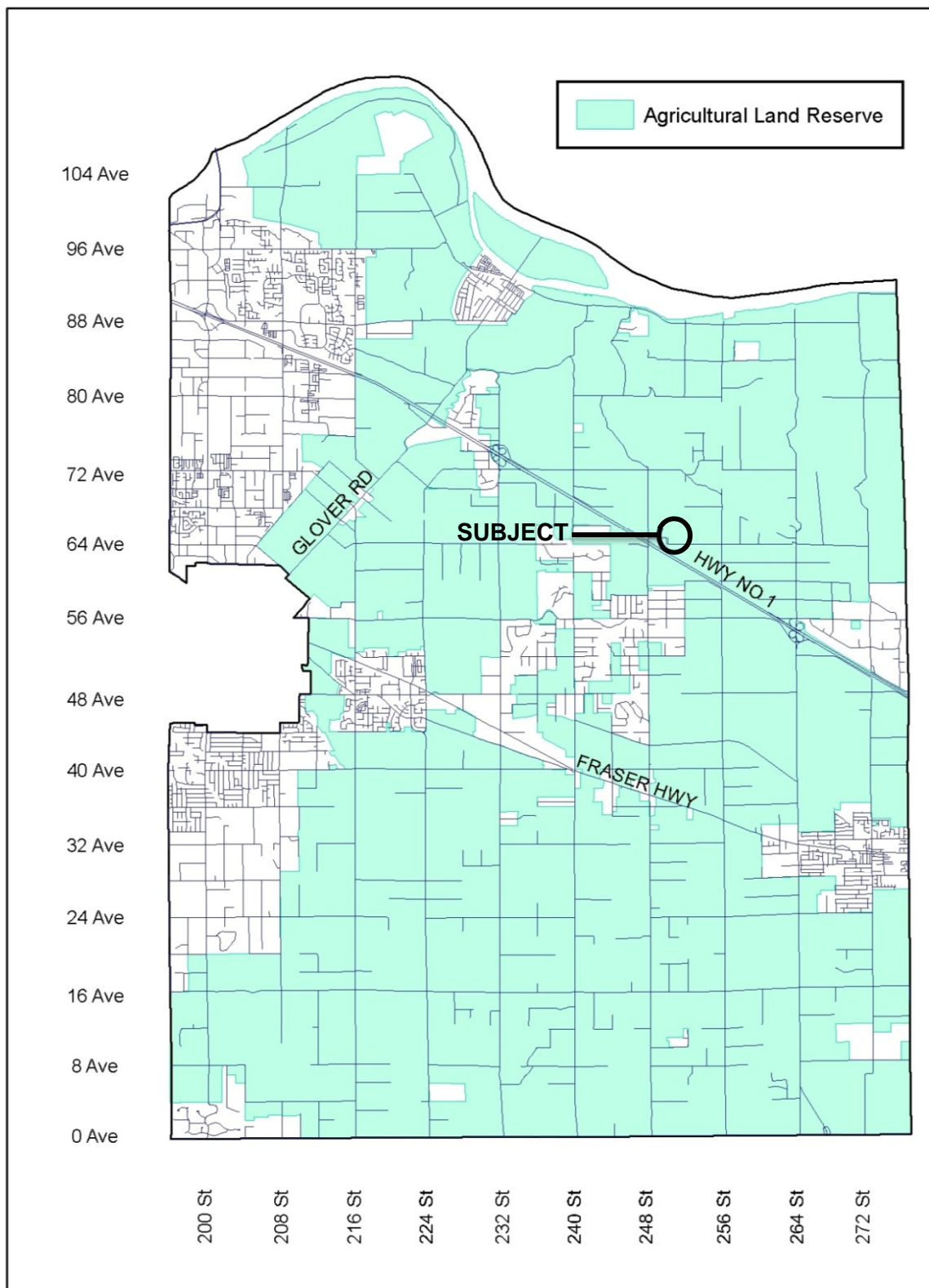
EXECUTIVE SUMMARY:

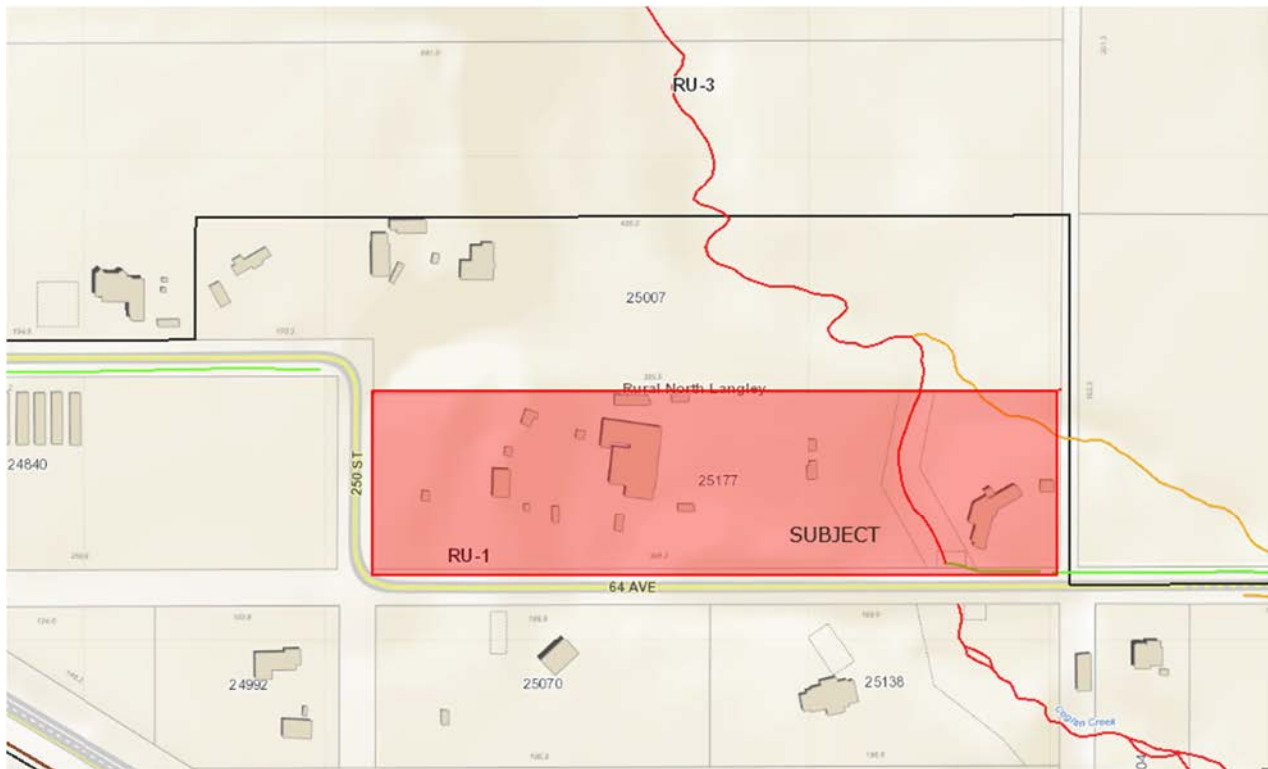
The applicant, pursuant to Section 21(2) of the Agricultural Land Commission (ALC) Act, has applied to subdivide a 3.80 ha (9.38 ac) property into two (2) rural lots. Staff recommend that Council forward the application to the ALC, as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw.

PURPOSE:

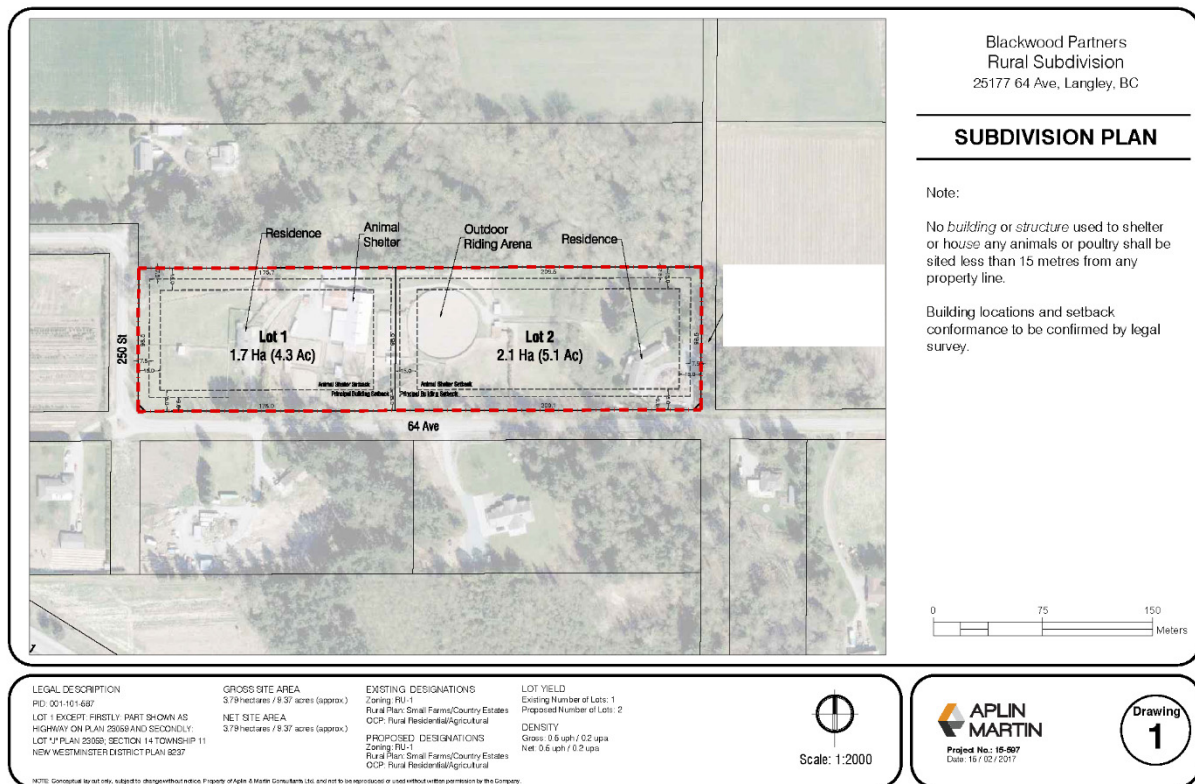
This report is to provide Council with information and a recommendation with respect to an ALR subdivision application submitted under Section 21(2) of the ALC Act by Aplin and Martin Consultants Ltd.







ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Agent	Aplin and Martin Consultants Ltd. 201 – 12448 - 82 Avenue Surrey, BC V3W 3E9
Owner :	Norman and Susan Majeau 25177 – 64 Avenue Langley, BC V4W 1H5 Karen Popil and William Rempel 25047 – 64 Avenue Langley, BC V4W 1H5
Legal Description:	Lot 1 Except: Firstly: Part Shown as Highway on Plan 23059 and Secondly: Lot J Plan 23059; Section 14 Township 11 New Westminster District Plan 8237
Location:	25177 - 64 Avenue
Area:	3.80 ha (9.38 ac)
Existing Zoning:	Rural Zone RU-1
Minimum Lot Size:	1.7 ha (4.2 ac)
Rural Plan:	Small Farms / Country Estates
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

The ALC Act allows Council the opportunity to provide recommendations on subdivision applications made to the ALC. Information available to Council to consider making recommendations are policies contained in the Rural Plan and Township Zoning Bylaw.

The subject property is located at 25177 - 64 Avenue, within the ALR and designated Small Farms / Country Estates in the Rural Plan (adopted in 1993). The property is zoned Rural Zone (RU-1) with a minimum lot size of 1.7 ha (4.2 ac).

DISCUSSION/ANALYSIS:

An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 3.80 ha (9.38 ac) property into a two (2) rural lots. Proposed Lot 1 (1.7 ha / 4.2 ac) will have frontage along both 250 Street and 64 Avenue. Proposed Lot 2 (2.1 ha / 5.1 ac) will have frontage along 64 Avenue and as a condition of subdivision will be required to either construct or provide cash-in-lieu for the unconstructed portion of 252 Street along the eastern property frontage. Coghlan Creek traverses the eastern portion of the site. Protection of the watercourse consistent with senior government streamside protection requirements will be required at the time of subdivision (should the application be approved by the ALC).

Description of Property:

The applicant indicates the subject 3.80 ha (9.38 ac) property is currently functioning as two (2) separate farm operations for equestrian and cattle uses. There are two (2) single-family residences on the property and several accessory buildings owned by two (2) separate ownership groups.

Adjacent Uses and Property Sizes:

North: A 4.5 ha (11 ac) property, traversed in its eastern portion by Coghlan Creek. This property is zoned Rural Zone (RU-1), within the ALR and designated Small Farms/ Country Estates in the Rural Plan;

East: 252 Street (unconstructed) beyond which is a 15.4 ha (38 ac) property zoned Rural Zone (RU-3), within the ALR and designated Agricultural / Countryside in the Rural Plan;

South: 64 Avenue, beyond which are two (2) properties 1.78 ha (4.4 ac) and 1.7 ha (4.2 ac) in size. Both properties are zoned Rural Zone (RU-1), within the ALR and designated Small Farms / Country Estates in the Rural Plan);

West: 250 Street, beyond which is a 3.7 ha (9.1 ac) property zoned Rural Zone (RU-1), within the ALR and designated Small Farms / Country Estates in the Rural Plan.

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:

The Township's Subdivision and Development Servicing Bylaw 2011 No. 4861 designates the subject property Rural - Level 4. Should the application proceed to the subdivision stage, the applicant will be required to construct to a half road standard (or provide cash-in-lieu), the west half of 252 Street (currently an unconstructed road dedication) along the eastern property line as well as dedicate a 5m x 5m corner truncation in the southwest and southeast corners of the property. Each proposed lot is to be serviced with well water and also provide an onsite septic disposal system (including nitrate removal) and register a covenant for its location (including both primary and reserve fields), design and maintenance. Additional servicing details and requirements will be addressed at time of subdivision, should the application be approved by the ALC.

POLICY CONSIDERATIONS:

The subject site is located within the ALR and designated Small Farms / Country Estates in the Rural Plan. The proposed subdivision complies with the minimum lot size requirements of the Rural Zone (RU-1). Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted. As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

Daniel Graham
 PLANNING TECHNICIAN
 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.