

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JANUARY 14, 2019 – REGULAR AFTERNOON MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: AGRICULTURAL LAND COMMISSION APPLICATION NO. 100368
 (GARCHA / 6842 – 264 STREET)

REPORT: 19-02
FILE: 14-18-0021

PROPOSAL:

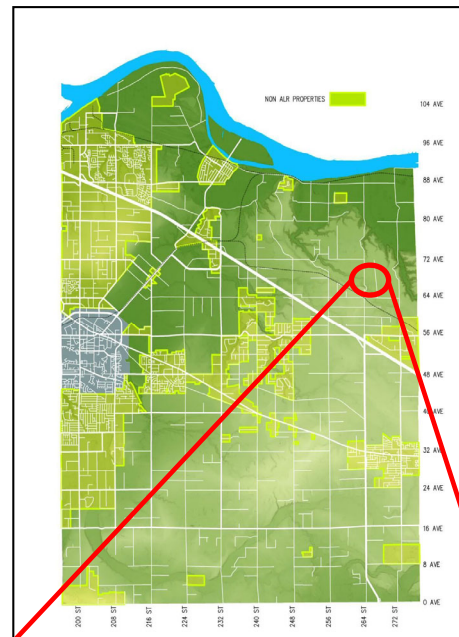
Subdivision within the Agricultural Land Reserve (ALR) of a 5.1 ha (12.5 ac) parcel located at 6842 - 264 Street into two (2) rural lots.

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:

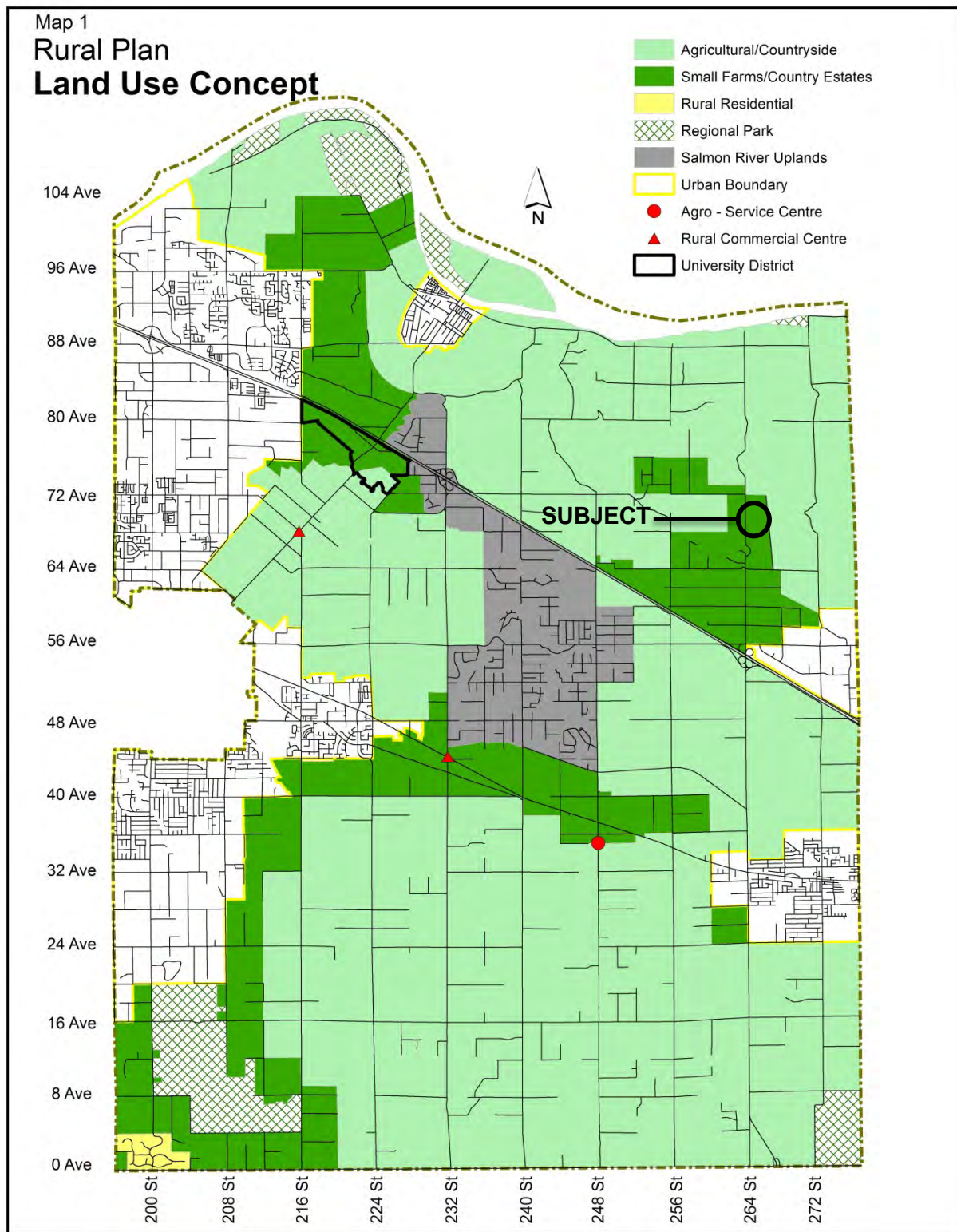
That Council advise the Agricultural Land Commission that the subdivision application submitted by Tony Wattie on behalf of the owners of the property located at 6842 – 264 Street, within the Agricultural Land Reserve, complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw, and request consideration based on agricultural merits.

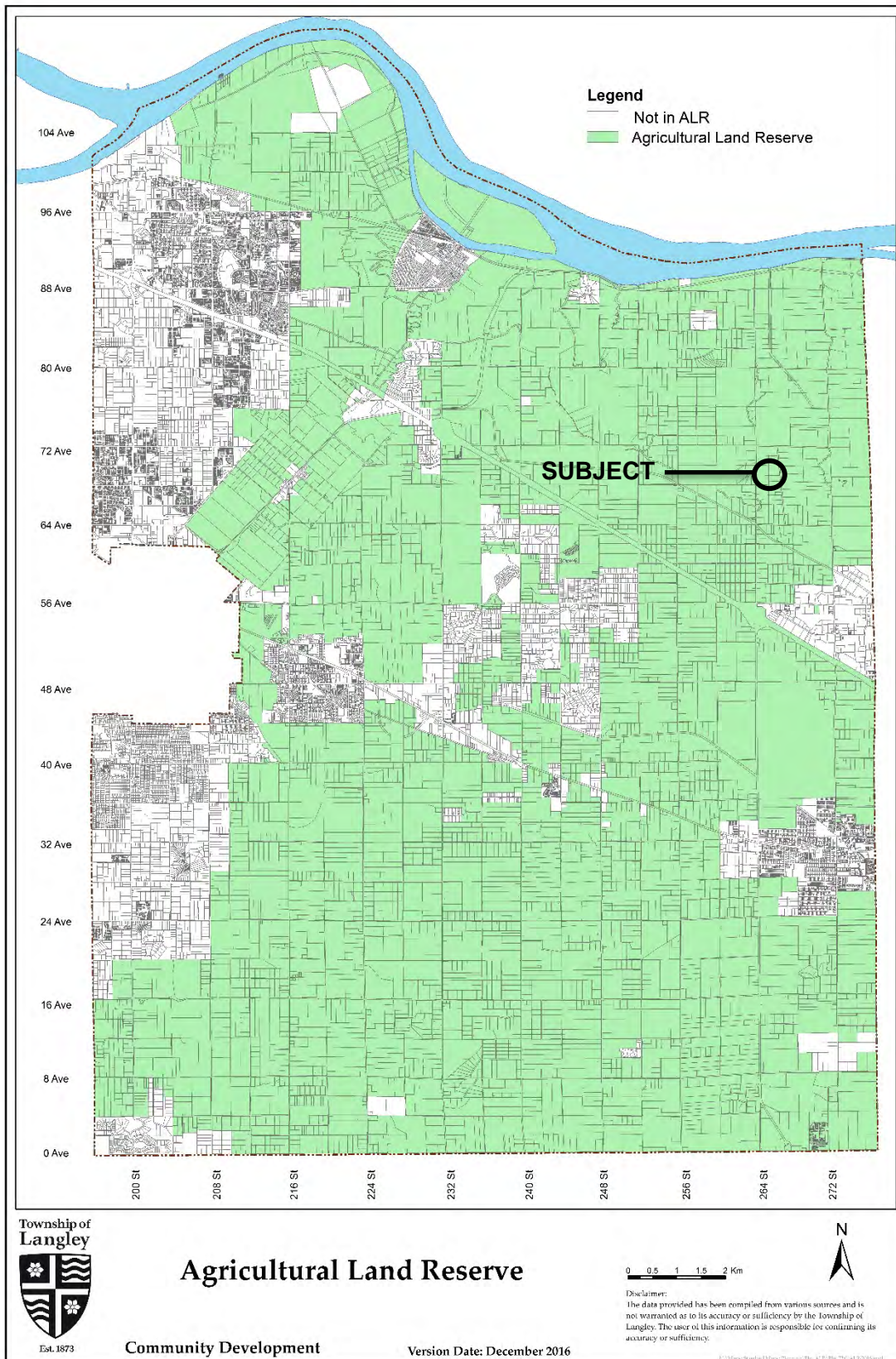
EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the Agricultural Land Commission (ALC) Act, has applied to subdivide a 5.1 ha (12.5 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.

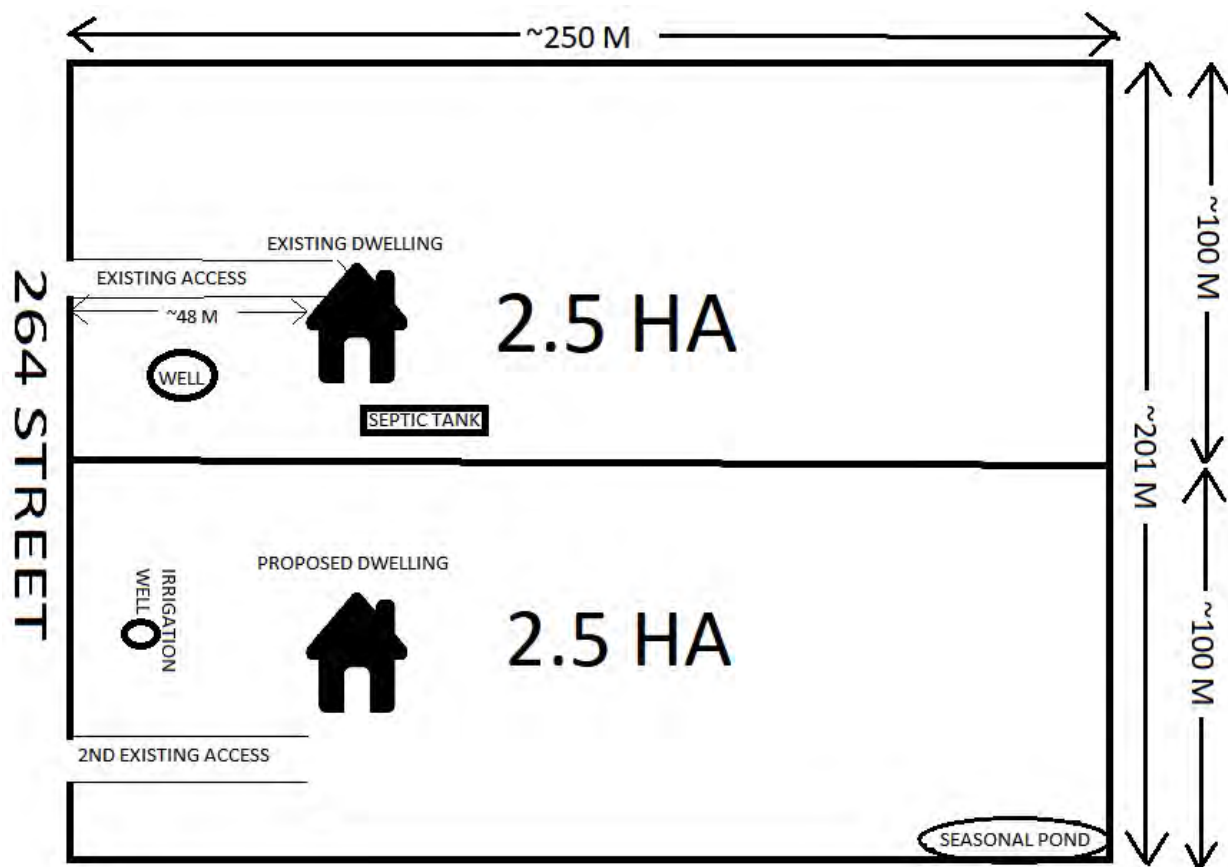
PURPOSE:

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.









PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Agent	Tony Wattie 109-2602 Mt. Lehman Road Abbotsford, BC V2S 6R7
Owner :	Hardial and Gurdial Garcha 7110 – 151 Street Surrey, BC V3S 7Y8 Sukhdev and Davinder Garcha 6842 – 264 Street Langley, BC V4W 1P8
Legal Description:	Lot 40 Section 18 Township 14 New Westminster District Plan 3337
Location:	6842 - 264 Street
Area:	5.1 ha (12.5 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 6842 – 264 Street, 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).

Staff note that an identical subdivision application by the same owners was previously considered by Council on October 2, 2017 and subsequently refused by the ALC on February 7, 2018 by ALC Resolution #46/2018.

DISCUSSION/ANALYSIS:

An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 5.1 ha (12.5 ac) property into a two (2) rural lots. Proposed Lots 1 and 2 (2.5 ha / 6.2 ac) will have frontage on 264 Street. A yellow coded watercourse traverses the southeast 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 subject site is 5.1 ha (12.5 ac) in size and contains a single family dwelling and blueberry farm. Driveway access is from 264 Street. There is a yellow coded watercourse on the southeast portion of the property. The applicant indicates that there is also a seasonal pond on the south portion of the property.

Adjacent Uses and Property Sizes:

North: A 5.1 ha (12.5 ac) property, zoned Rural Zone RU-1, within the ALR and designated Small Farms / Country Estates in the Rural Plan;

East: Properties zoned Rural Zone RU-1, within the ALR and designated Small Farms / Country Estates in the Rural Plan, beyond which is 267 Street;

South: A 5.1 ha (12.5 ac) property, zoned Rural Zone RU-1, within the ALR and designated Small Farms / Country Estates in the Rural Plan, currently under application for a two lot subdivision (ToL Project No. 14-18-0015);

West: 264 Street, beyond which are properties 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. The minimum servicing requirement for each proposed lot is with well water and an onsite septic disposal system (including nitrate removal), registration of 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
 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.