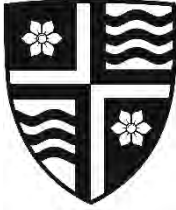


Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** SEPTEMBER 30, 2019 – REGULAR AFTERNOON MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** AGRICULTURAL LAND COMMISSION  
 APPLICATION NO. 100361  
 (COOK / 23004 – 80 AVENUE)

**REPORT:** 19-144  
**FILE:** 11-20-0052

### PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 2.3 ha (5.6 ac) parcel located at 23004 - 80 Avenue into four (4) suburban 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's Zoning Bylaw and request consideration based on agricultural merits.

### RATIONALE:

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



**RECOMMENDATION:**

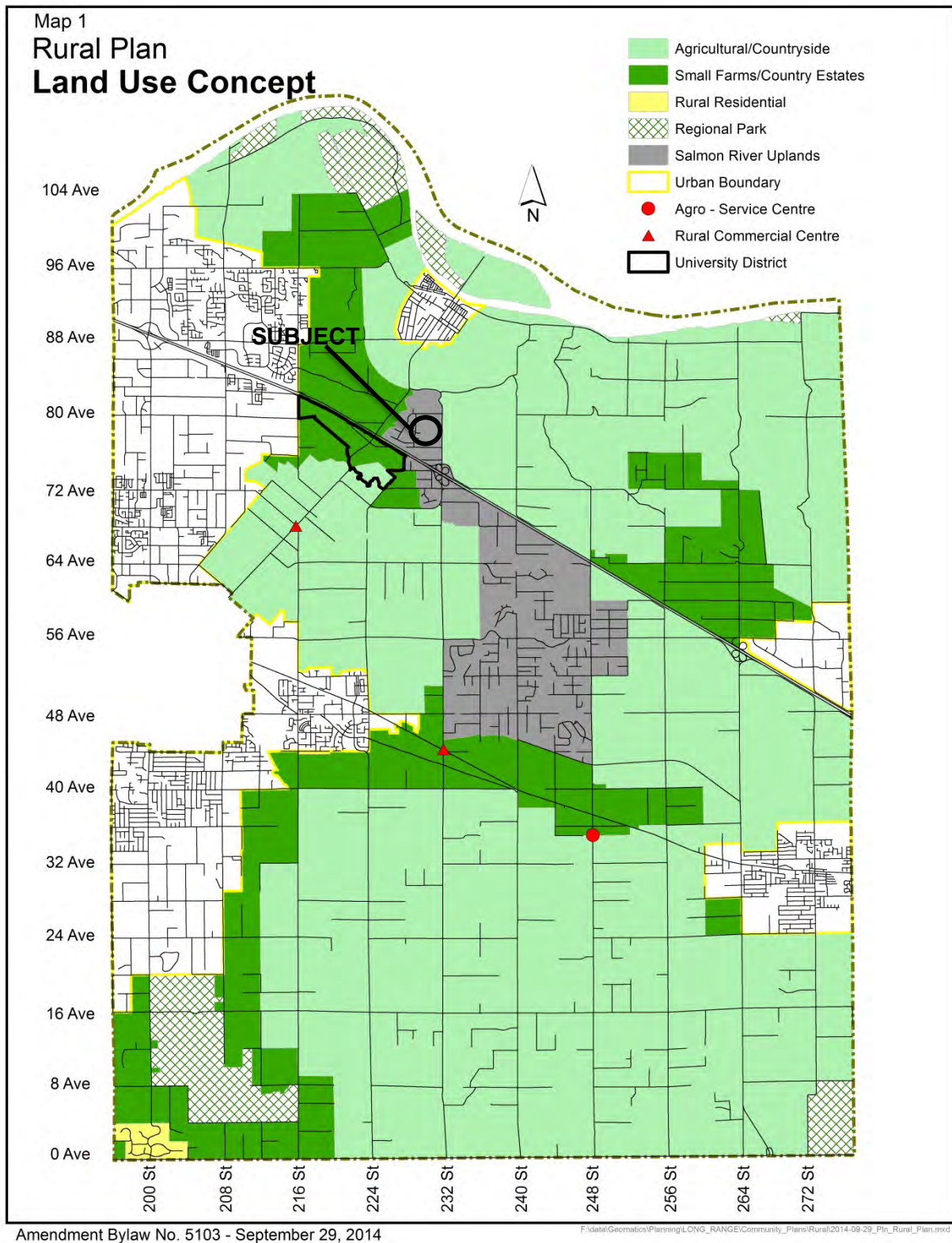
**That** Council advise the Agricultural Land Commission that the subdivision application submitted by Trevor Cook, on behalf of the owner of the property located at 23004 - 80 Avenue within the Agricultural Land Reserve, complies with the minimum parcel size provisions of Suburban Residential Zone SR-1 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 2.3 ha (5.6 ac) property into four (4) suburban 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 Trevor Cook.

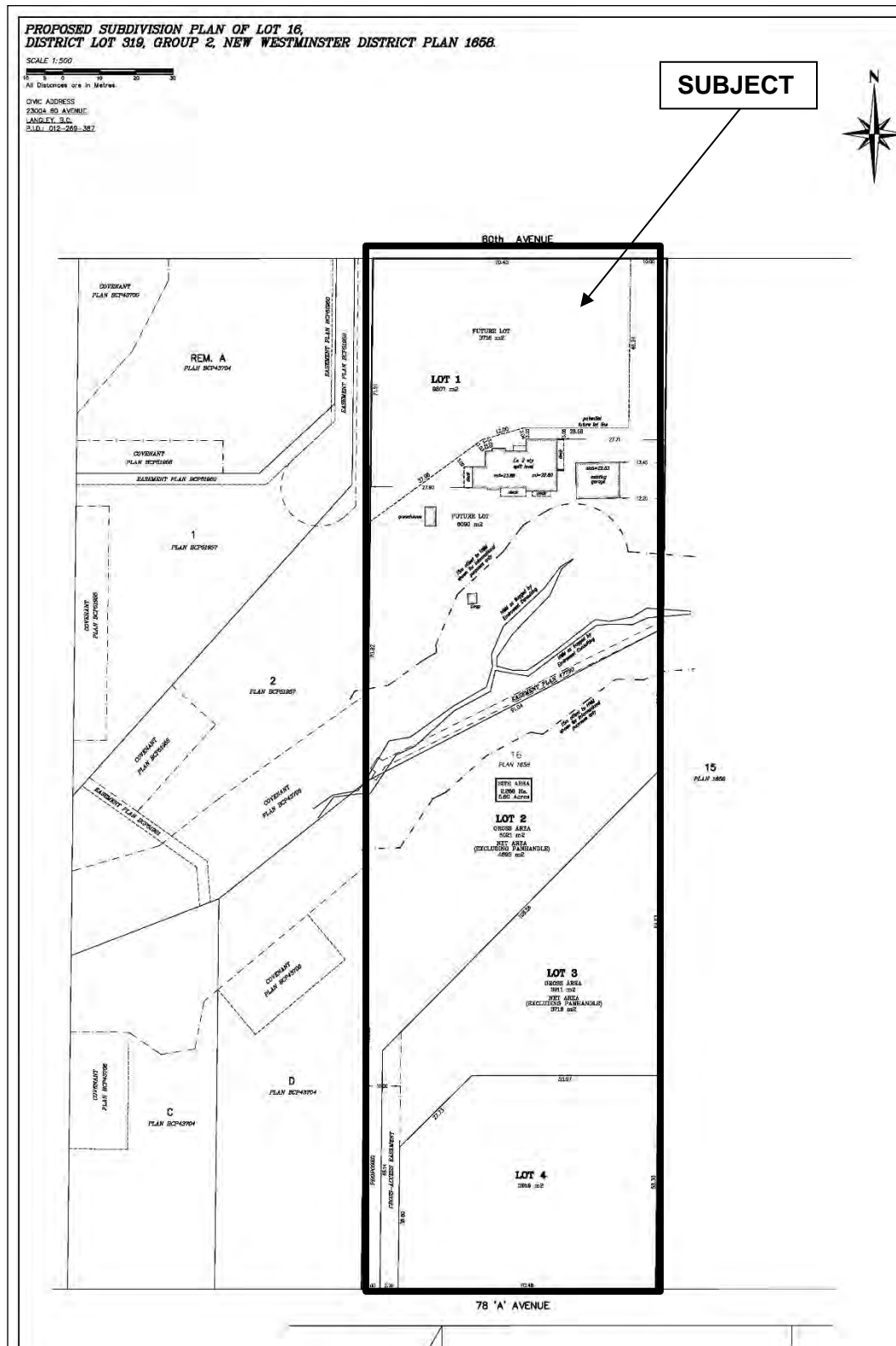








**ZONING BYLAW NO. 2500**



**PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT**

**REFERENCE:**

<b>Agent</b>	Trevor Cook 20447 – 36 Avenue Langley, BC V3A 2R6
<b>Owner :</b>	Margaret Cook 23004 – 80 Avenue Langley, BC V1M 2J6
<b>Legal Description:</b>	Lot 16 District Lot 319 Group 2 New Westminster District Plan 1658
<b>Location:</b>	23004 - 80 Avenue
<b>Area:</b>	2.3 ha (5.6 ac)
<b>Existing Zoning:</b>	Suburban Residential Zone SR-1
<b>Minimum Lot Size:</b>	3,716 m <sup>2</sup> (39,998 ft <sup>2</sup> )
<b>Rural Plan:</b>	Salmon River Uplands
<b>Agricultural Land Reserve:</b>	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 23004 - 80 Avenue, within the ALR and designated Salmon River Uplands in the Rural Plan (adopted in 1993). The property is zoned Suburban Residential Zone SR-1 with a minimum lot size of 3,716 m<sup>2</sup> (0.92 ac). On April 21, 2011 the ALC authorized subdivision of the adjacent parcel into five (5) suburban lots by resolution #169/2011.

**DISCUSSION/ANALYSIS:**

An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 2.3 ha (5.6 ac) property into a four (4) suburban lots. Proposed Lot 1 (0.98 ha / 2.4 ac) will accommodate the existing single family dwelling and accessory building with frontage and access on 80 Avenue. Proposed lots 2 through 4 range in size from 3,716 m<sup>2</sup> (0.98 ac) to 5,021 m<sup>2</sup> (1.24 ac) with frontage along 78A Avenue via a 10m wide panhandle. A single shared access driveway on the proposed panhandle will provide access to proposed lots 2 through 4. A yellow coded watercourse traverses the northern portion of the site.

**Description of Property:**

The applicant indicates the subject 2.3 ha (5.6 ac) property accommodates a single family dwelling and an accessory building. The property is divided north-south by a yellow coded watercourse. The applicant indicates that the property does not currently accommodate agricultural uses.

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

- North: Two suburban residential properties 0.7 ha (1.8 ac) in size zoned Suburban Residential Zone SR-1, not located within the ALR and designated Salmon River Uplands in the Rural Plan;
- East: A 2.3 ha (5.6 ac) property zoned Suburban Residential Zone SR-1, located within the ALR and designated Salmon River Uplands in the Rural Plan;
- South: 78 A Avenue (unconstructed), beyond which is a 4 ha (10 ac) property zoned Suburban Residential Zone SR-1, located within the ALR and designated Salmon River Uplands in the Rural Plan; two (2) suburban residential lots approximately 0.38 ha (1 ac) in size, not located within the ALR and designated Salmon River Uplands in the Rural Plan;
- West: Five (5) Suburban residential properties created by subdivision in 2011 approximately 0.37 ha (0.98 ac) in size designated Salmon River Uplands in the Rural Plan and located within the ALR.

### **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 2019 No. 5382 designates the subject property Suburban - Level 3. The minimum servicing requirement for each proposed lot is municipal water and onsite septic disposal system (including nitrate removal). A restrictive covenant will be required for the location (including both primary and reserve fields), design and maintenance of the septic fields.

Staff note that municipal water is available to the west of the subject property. The applicant will be required to extend services along the frontage of the property. The applicant will also be required to dedicate and construct 78A Avenue along the property frontage and provide a temporary turn around. At the time of subdivision the applicant will be required to enter into a servicing agreement to secure the necessary road and utility upgrades. 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 Salmon River Uplands in the Rural Plan. The proposed subdivision complies with the minimum lot size requirements of the Suburban Residential Zone SR-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