

Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** JULY 27, 2020 – REGULAR MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** AGRICULTURAL LAND COMMISSION  
APPLICATION NO. 100379  
(TOOR / 1457 – 248 STREET)

**REPORT:** 20-98  
**FILE:** 10-10-0030

### PROPOSAL:

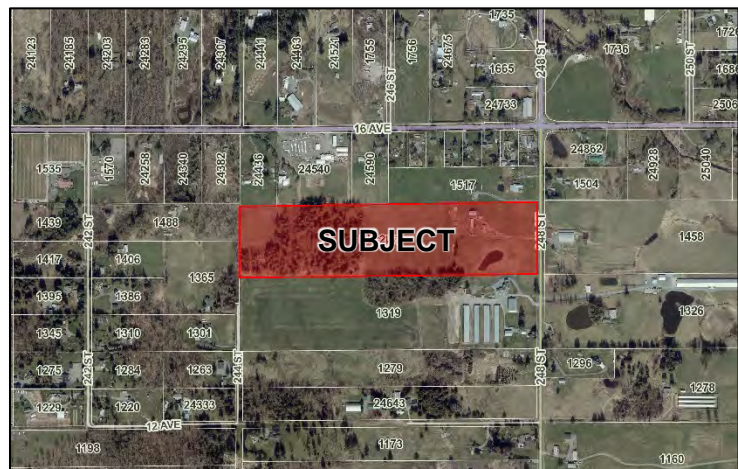
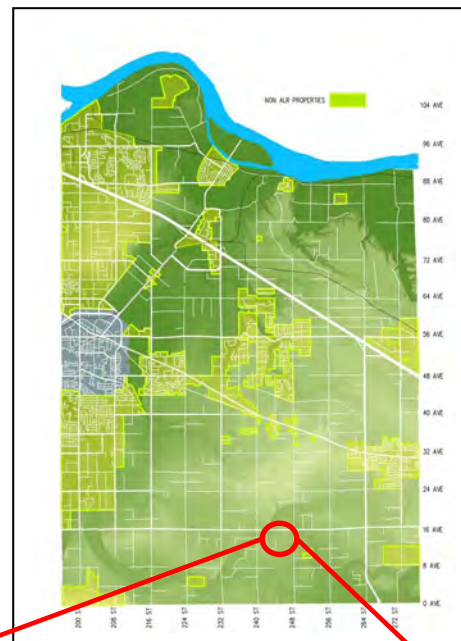
Subdivision within the Agricultural Land Reserve (ALR) of a 16 hectare (ha) / 39.54 acre (ac) parcel located at 1457 - 248 Street into two (2) rural lots.

### RECOMMENDATION SUMMARY:

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

### RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw and the Township of Langley Rural Plan.



**RECOMMENDATION:**

**That** Council advise the Agricultural Land Commission that the subdivision application submitted by Greenline Management Ltd, on behalf of the owner of the property located at 1457 – 248 Street within the Agricultural Land Reserve, complies with the minimum parcel size provisions of Rural Zone RU-2 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

**EXECUTIVE SUMMARY:**

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide a 16 ha (39.54 ac) property into two (2) rural lots.

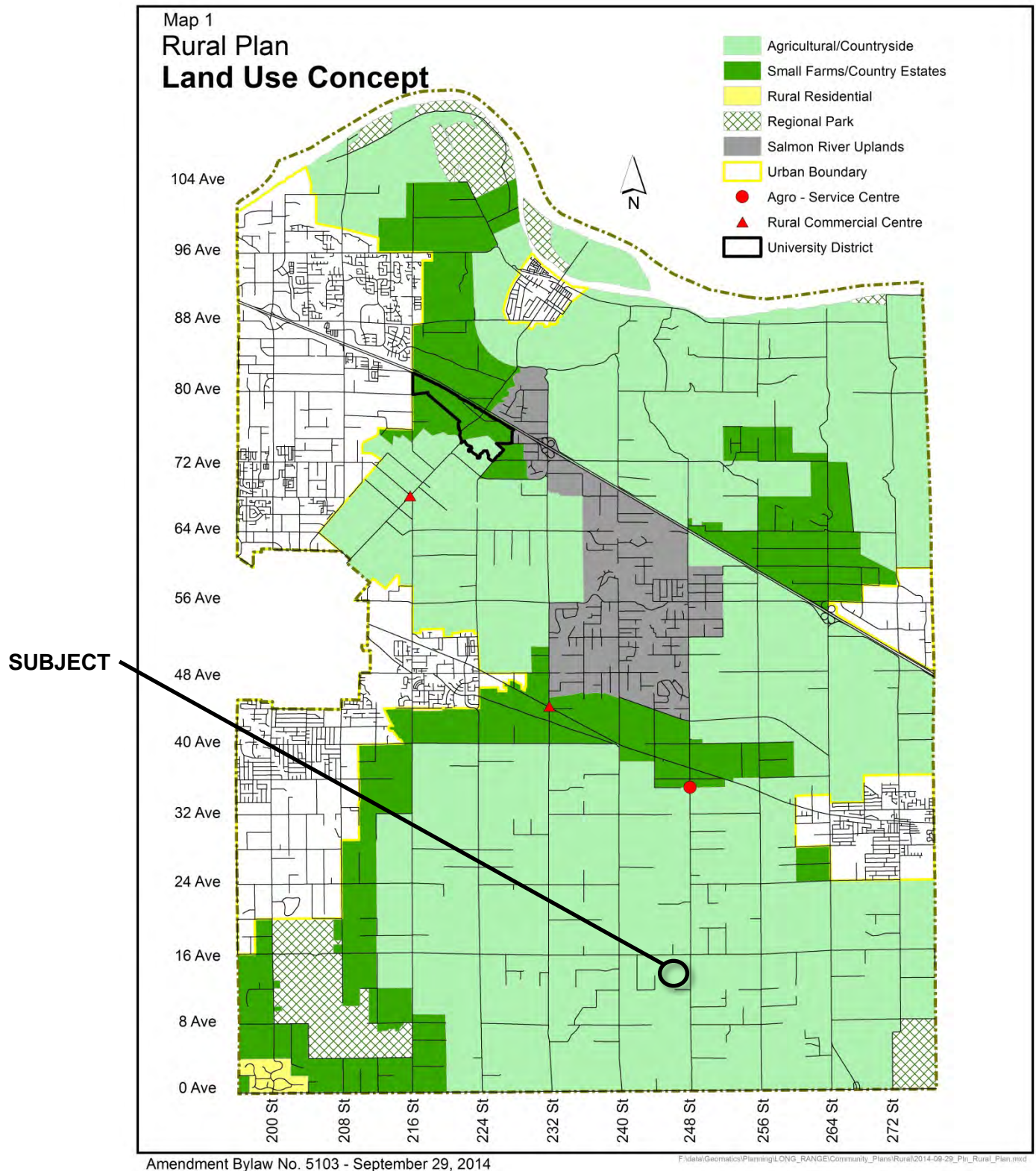
The subject property is located at 1457 – 248 Street, within the ALR and designated Agricultural/Countryside in the Rural Plan (adopted in 1993). The property is zoned Rural Zone RU-2 with a minimum lot size of 8.0 ha (19.77 ac).

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.

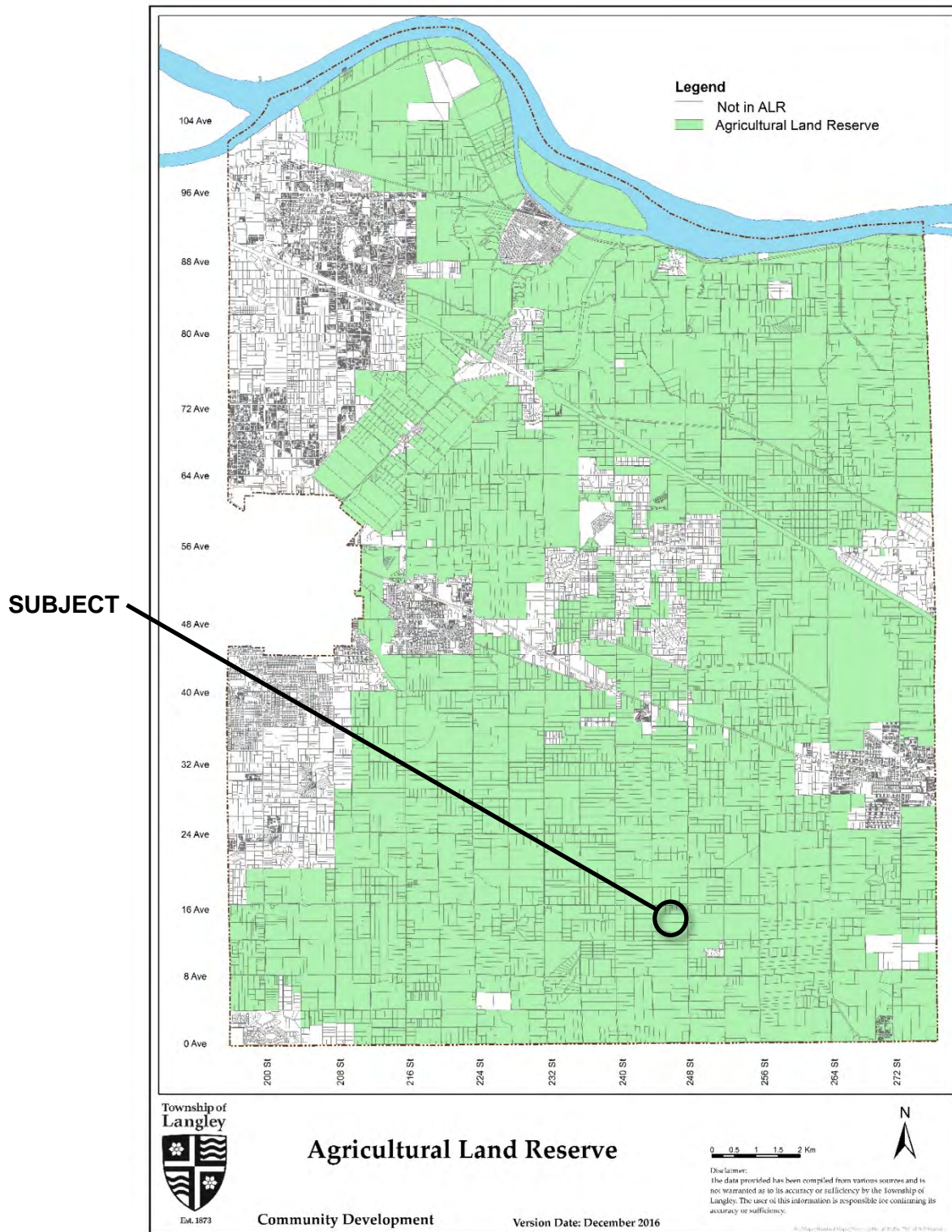
Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

**PURPOSE:**

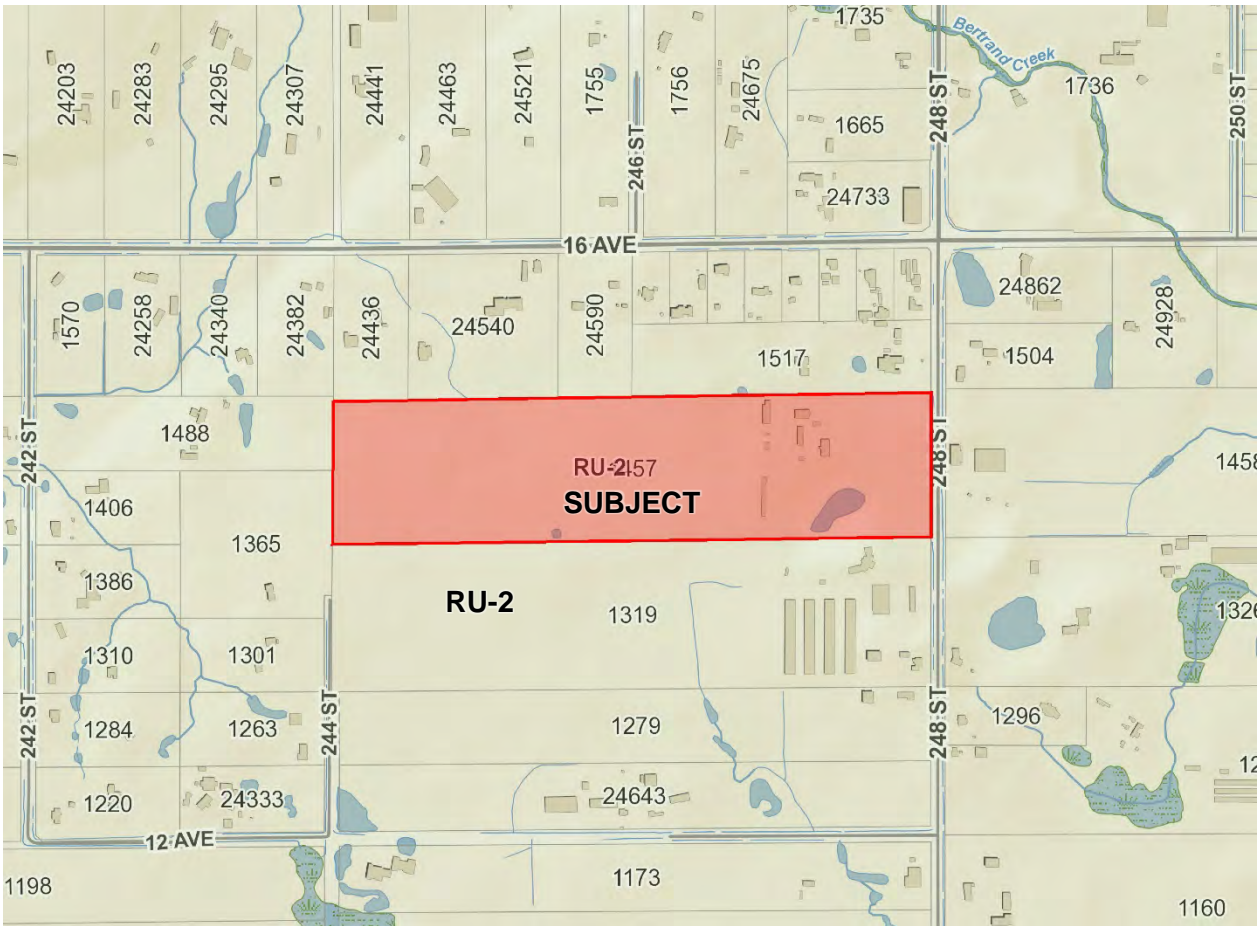
This report is to provide Council with information and a recommendation with respect to an ALR subdivision application submitted under Section 21(2) of the ALC Act by Greenline Management Ltd.







AGRICULTURAL LAND COMMISSION  
APPLICATION NO. 100379  
(TOOR / 1457 – 248 STREET)  
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**ZONING BYLAW NO. 2500**

DRAFT PLAN OF SUBDIVISION OF LOT 5  
SECTION 10 TOWNSHIP 10  
NEW WESTMINSTER DISTRICT  
PLAN 5013

SCALE: 1" = 500'

DATE: ADDRESS: 1452 218TH STREET, LANGLEY  
PROJECT ADDRESS: 015-175-001

TOWNSHIP OF LANGLEY FILE:

31 PLAN 34020 28 PLAN 24710 29 PLAN 24710 3 PLAN 5013 3 PLAN 5013

32 PLAN 34170

34 PLAN 41000

NORTH HALF of SOUTH HALF  
of NE 1/4 SEC 10

This Building could be eliminated  
to allow for a building site

LEGEND: OVERLOOKS DERIVED FROM  
PLAN 3013

ELEVATIONS ARE IN METERS (FOOTING)  
ELEVATION REFERENCE IS  
BENCH MARK (ELEVATION NO. 20000)  
ELEVATION = 761.00

DATE OF PRELIMINARY PLAN SUBMITTAL: 200  
PLAN NO. 5013  
PREPARED FOR: 1452 218TH STREET / 1452 218TH STREET

SUBMITTED:  
SECTION 10, 12 & 13, 2010  
DATE: 10th FEBRUARY OF OCTOBER, 2010

LEON WILLIAMS, P.E.C.E.

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**REFERENCE:**

<b>Agent</b>	Greenline Management Ltd. 11579 – 196B Street Pitt Meadows, BC V3Y 1P2
<b>Owner :</b>	Mukhtiar Singh Toor Amar Kaur Toor 207 Columbia Street Abbotsford, BC V2T 5X7
<b>Legal Description:</b>	Lot 5 Section 10 Township 10 New Westminster District Plan 5013
<b>Location:</b>	1457 – 248 Street
<b>Area:</b>	16 ha (39.54 ac)
<b>Existing Zoning:</b>	Rural Zone RU-2
<b>Minimum Lot Size:</b>	8.0 ha (19.77 ac)
<b>Rural Plan:</b>	Agricultural/Countryside
<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 to the ALC. Information available to Council to consider making recommendations are policies contained in the Rural Plan and Zoning Bylaw.

The subject property is located at 1457 – 248 Street, within the ALR and designated Agricultural/Countryside in the Rural Plan (adopted in 1993). The property is zoned Rural Zone RU-2 with a minimum lot size of 8.0 ha (19.77 ac).

**DISCUSSION/ANALYSIS:**

An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 16 ha (39.54 ac) property into two (2) rural lots. The proposed lots would be 8.0 ha (19.77 ac) with frontage along 248 Street as shown on the proposed subdivision plan provided by the applicant.

**Description of Property:**

The applicant indicates the subject property currently accommodates a single family dwelling and various agricultural buildings. The applicant indicates the current agricultural use as grassland.

**Adjacent Uses and Property Sizes:**

- North: Four (4) rural properties zoned Rural Zone RU-2, located within the ALR and designated Agricultural/Countryside in the Rural Plan;
- South: A rural property zoned Rural Zone RU-2, located within the ALR and designated Agricultural/Countryside in the Rural Plan;
- East: 248 Street, beyond which is a rural property zoned Rural Zone RU-2, located within the ALR and designated Agricultural/Countryside in the Rural Plan;
- West: Two (2) rural properties zoned Rural Zone RU-2, located within the ALR and designated Agricultural/Countryside in the Rural Plan.

**Servicing:**

The Township's Subdivision and Development Servicing Bylaw 2019 No. 5382 designates the subject property Rural - Level 4. The minimum servicing requirement for each proposed lot is individual well and onsite septic disposal system (including nitrate removal). A restrictive covenant will be required as a condition of subdivision for the location (including both primary and reserve fields), design and maintenance of the septic fields.

**POLICY CONSIDERATIONS:**

The subject site is located within the ALR and designated Agricultural/Countryside in the Rural Plan. The proposed subdivision complies with the minimum lot size requirements of the Rural Zone RU-2. 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,

Rob Nordrum  
 PLANNING TECHNICIAN  
 for  
 COMMUNITY DEVELOPMENT DIVISION