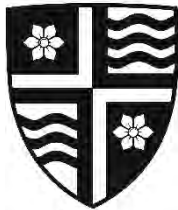


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: NOVEMBER 4, 2019 – REGULAR AFTERNOON MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: AGRICULTURAL LAND COMMISSION
 APPLICATION NO. 100372
 (CAMINO FARMS INC. / 4275 – 224 STREET)

REPORT: 19-165
FILE: 10-31-0174

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 14.4 ha (35.5 ac) parcel located at 4275 - 224 Street into seven (7) 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.



AGRICULTURAL LAND COMMISSION
APPLICATION NO. 100372
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RECOMMENDATION:

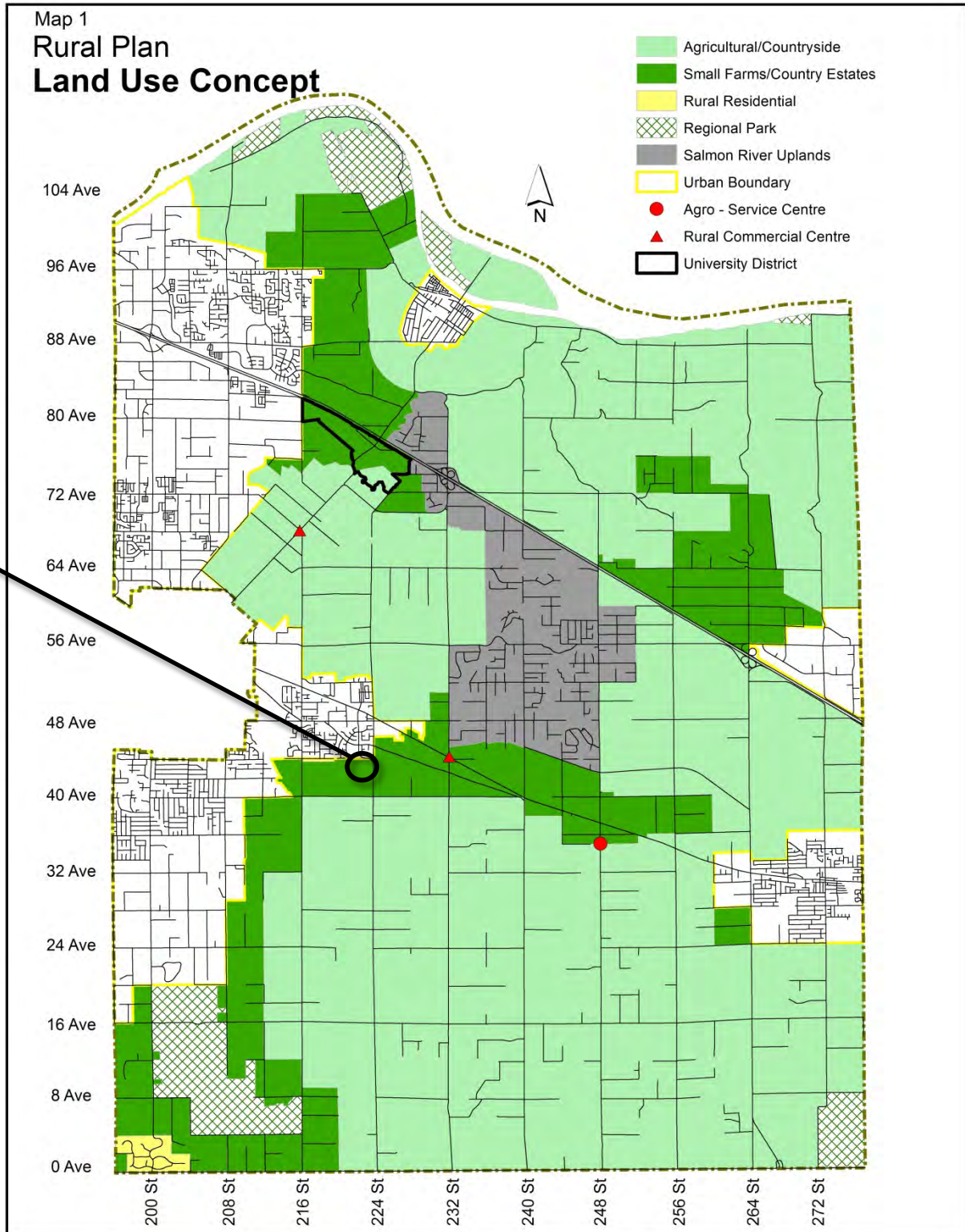
That Council advise the Agricultural Land Commission that the subdivision application submitted by Sukh Johal, on behalf of the owner of the property located at 4275 – 224 Street within the Agricultural Land Reserve, complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township’s Zoning Bylaw and request consideration based on agricultural merits.

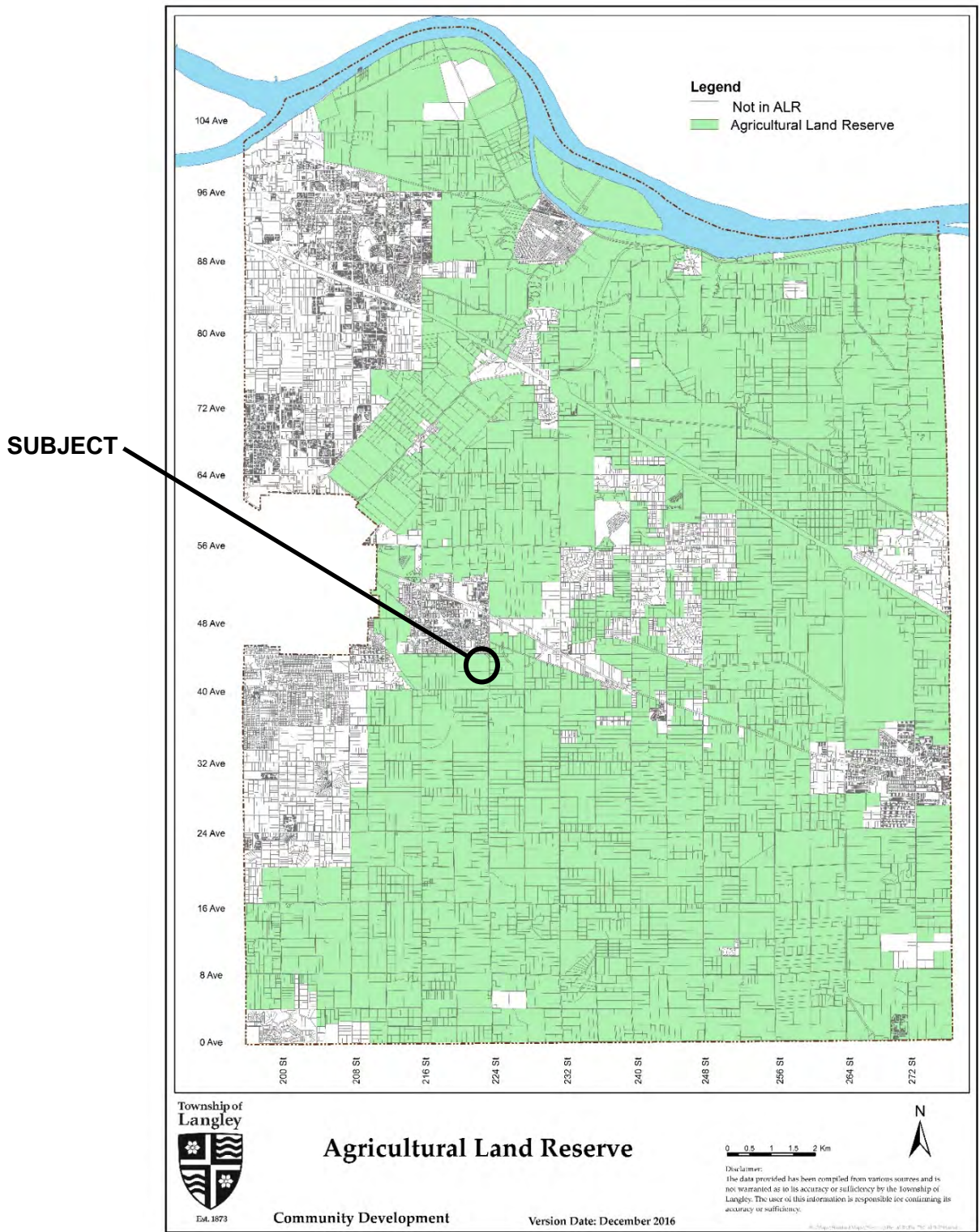
EXECUTIVE SUMMARY:

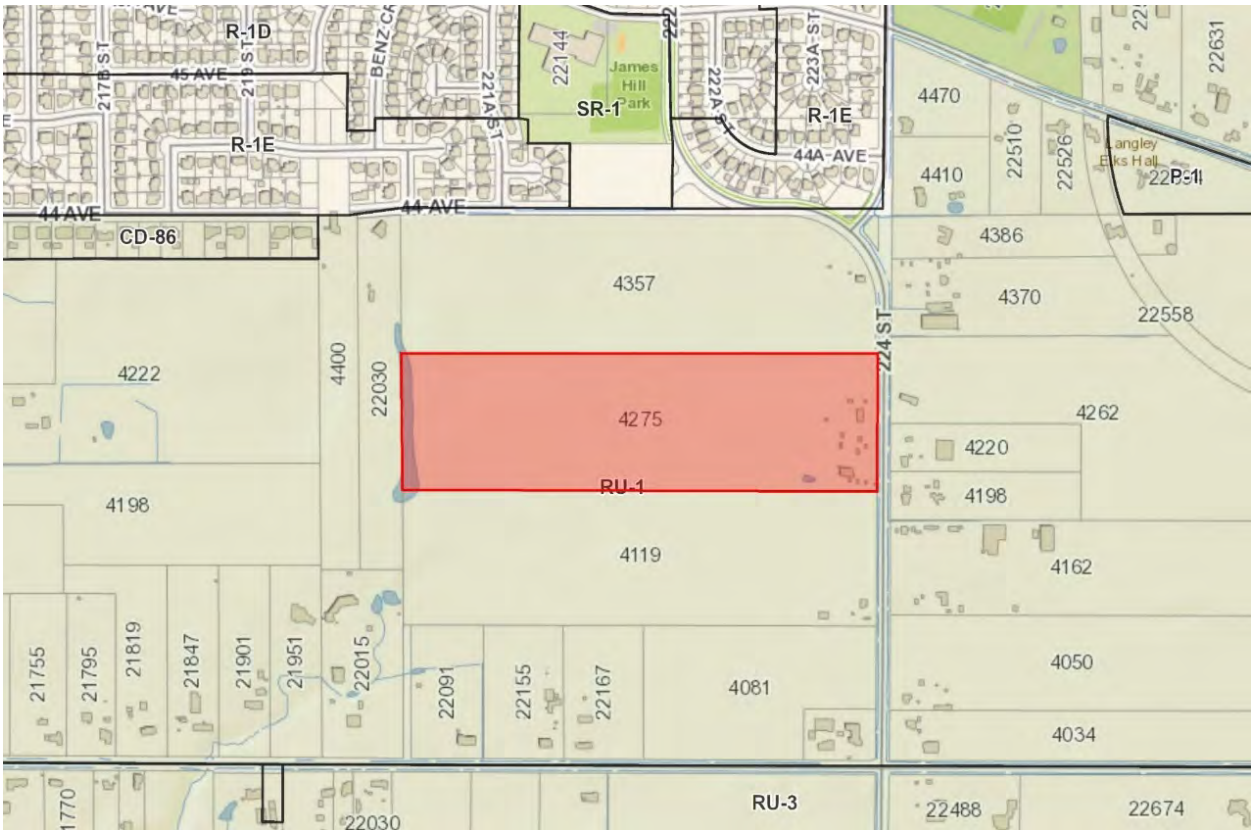
The applicant, pursuant to Section 21(2) of the Agricultural Land Commission (ALC) Act, has applied to subdivide a 14.4 ha (35.5 ac) property into seven (7) rural lots. Staff recommend that Council forward the application to the ALC, as the proposal complies with the minimum lot size requirements of 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 Sukh Johal.







ZONING BYLAW NO. 2500

SUBJECT



NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE. ONLY BASED ON MASTER PLANS.
2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVAL AND SURVEY.
3. ALL BUILDINGS TO BE REMOVED.

| | | | | | |
|-----------|--------|-----------------------------------|----------|-----------|---|
| Scale: | 1:5000 | Map Title No.: | | Date: | |
| Drawn: | TMC | Plan Prep. No.: | | | |
| Designed: | RJ | Job No.: | 19-3812 | Of: | B |
| C.W.: | | Date: | AUG 7/19 | Revision: | |
| Approved: | | Author: public works review board | | | |

| | | | | | | | |
|---|--|--|---------------|-----------------------------------|----------|-----------|---|
| <p>CitiWest Consulting Ltd. No.101-6030 KING GEORGE BLVD., SURREY, BC V3V 7Y3 TELEPHONE 604-581-2213 FAX 604-581-3558 E-MAIL: office@citiwest.com</p> | | <p>CAMINO FARMS INC. #22 - 2245 - 55A AVENUE, LANGLEY, BC V3A 8L8 P: 604-330-4780</p> <p>PRELIMINARY LOT LAYOUT SUBDIVISION A1 4275 - 224 STREET, LANGLEY, BC</p> | Scale: 1:5000 | Map Title No.: | | Date: | |
| | | | Drawn: TMC | Plan Prep. No.: | | | |
| | | | Designed: RJ | Job No.: | 19-3812 | Of: | B |
| | | | C.W.: | Date: | AUG 7/19 | Revision: | |
| | | | Approved: | Author: public works review board | | | |

PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT

AGRICULTURAL LAND COMMISSION
 APPLICATION NO. 100372
 (CAMINO FARMS INC / 4275 – 224 STREET)
 Page 7 . . .

REFERENCE:

| | |
|-----------------------------------|--|
| Agent | Sukh Johal 102, 20145 – 55A Avenue Langley, BC V3A 8L6 |
| Owner : | Camino Farms Inc. 102, 20145 – 55A Avenue Langley, BC V3A 8L6 |
| Legal Description: | Parcel 'C' (Reference Plan 116) North Half of the South East Quarter Section 31 Township 10 New Westminster District |
| Location: | 4275 – 224 Street |
| Area: | 14.4 ha (35.5 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 4275 – 224 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).

DISCUSSION/ANALYSIS:

An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 14.4 ha (35.5 ac) property into seven (7) rural lots. The proposed lots range in size from 1.86 to 1.94 ha (4.59 to 4.72 ac) with frontage along a proposed road running along the northerly edge of the subject site.

Description of Property:

The applicant indicates the subject property accommodates a single family dwelling, barn, and stables, and currently accommodates agricultural uses including horse breeding and duck raising.

AGRICULTURAL LAND COMMISSION
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Adjacent Uses and Property Sizes:

North: A rural property 13.9 ha (34.3 ac) in size zoned Rural Zone RU-1, located within the ALR and designated Small Farms/Country Estates in the Rural Plan;

South: A rural property 14.0 ha (34.5 ac) in size zoned Rural Zone RU-1, located within the ALR and designated Small Farms/Country Estates in the Rural Plan;

East: 224 Street, beyond which are three (3) rural properties 10.1 ha, 2.0 ha, and 2.0 ha (25.0 ac, 5 ac, and 5 ac) in size zoned Rural Zone RU-1, located within the ALR and designated Small Farms/Country Estates in the Rural Plan;

West: A rural property 3.5 ha (8.6 ac) in size zoned Rural Zone RU-1, located 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 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 for the location (including both primary and reserve fields), design and maintenance of the septic fields.

The applicant will also be required to dedicate and construct the south half of 43 Avenue, the east half of 22A Street, and provide a temporary turn around. At the time of subdivision the applicant will be required to enter into a servicing agreement to secure any necessary road 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 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,

Rob Nordrum
 PLANNING TECHNICIAN
 for
 COMMUNITY DEVELOPMENT DIVISION