



Staff Report
Application # O – 36954
Applicant: Glenn and Verna Bell
Agent: Bell & Giuriato

DATE RECEIVED: September 11, 2006

DATE PREPARED: November 28, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To subdivide a 2.3 ha parcel into five (5) parcels ranging in size from 0.4 ha to 0.5 ha.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 012-269-433
Lot 17, District Lot 319, New Westminster District Group 2, Plan 1658

Purchase Date:

August 1993

Location of Property:

22950 - 80th Avenue

Size of Property:

2.3 ha (The entire property is in the ALR).

Present use of the Property:

Single family dwelling

BACKGROUND INFORMATION (continued):

Surrounding Land Uses:

WEST: Non-ALR, residential
SOUTH: Non-ALR, residential
EAST: ALR, 2.3 ha parcels
NORTH: Non-ALR, residential

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2h
The majority of the property is identified as having prime ratings.

Official Community Plan and Designation:

OCP: Bylaw No. (1993)
Designation: Salmon River Uplands Rural Plan

Zoning Bylaw and Designation:

Zoning: Bylaw No. 2500 (1987)
Designation: Suburban Residential Zone SR-1
Minimum Lot Size: 0.3716 ha

RELEVANT APPLICATIONS:

Application #09022-0

Applicant: ALC/Langley Township
Decision Date: January 15, 1981
Proposal: A fine-tuning review of the ALR within the Township of Langley.
Decision: Exclusion allowed by Cabinet (973.0 ha).

Application #36345-0

Applicant: Brown, Leon & Judith
Decision Date: March 16, 2006
Proposal: To subdivide the subject 2.4 ha property into four lots of 0.6 ha each, within the ALR. Two of the lots would be sold to family members.
Decision: Refused on the grounds that it would have a negative impact on adjacent agriculture.

Application #36939-0

Applicant: 0747600 BC Ltd
Proposal: To subdivide the 3.4 ha subject property into six (6) parcels ranging in size from 0.5 ha to 0.7 ha.
Decision: Currently under consideration.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Township of Langley Council: Advises that the subdivision application be endorsed subject to compliance with the requirements of the Agricultural Land Commission.

STAFF COMMENTS:

- The property is currently the western extent of the ALR in this area.
- There are eight (8) similar sized lots to the east of this property.
- Subdivision into small lots would greatly reduce the agricultural options for the property.
- The proposed subdivision plan for the subject property identifies a road along the eastern boundary of the property and subdivision of the property immediately to the east. Although the property to the east is not under application at this time, approval of subdivision on the subject property could lead to subdivision applications from adjacent property owners.

ATTACHMENTS:

- ALR Base Map #92G/2 (1:50,000)
- Plan showing proposed subdivision
- Letter from applicant
- ALC Context Map (1:5,000)
- Map of Area (supplied by applicant)

END OF REPORT



Signature

Dec. 8, 06

Date