



Staff Report
Application # O – 38266
Applicant: Sven Clarens Bjorknas

Agent: Bell & Giuriato

DATE RECEIVED: June 25, 2008

DATE PREPARED: September 22, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: To subdivide the 7.99 ha subject property creating a 0.64 ha parcel and a 7.35 ha remainder parcel under the homesite severance policy.

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

BACKGROUND INFORMATION:

The applicant, Sven Bjorknas, complies with the ALC's homesite severance policy as he has continuously resided on the subject property and held title since 1969. He would like to retire and subdivide off a 0.64 ha parcel containing his original home and barn. The balance of the property, comprising 7.35 ha, will be transferred to his two daughters.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 013-262-025
North 1/4 of the North 1/2 of the South East 1/4, Section 21, Township 10, New Westminster District

Purchase Date:

1933-01-01

Location of Property:

2775 - 240th Street, Langley

Size of Property:

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

Present use of the Property:

The subject property is currently used as a hobby farm with livestock grazing and haying. There are two dwellings, two barns plus out buildings.

Surrounding Land Uses:

WEST: Pasture land, hayfields
SOUTH: Farmland, blueberries
EAST: Large estate properties
NORTH: Pasture lands, hayfields, horses

Agricultural Capability:

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

Official Community Plan and Designation:

OCP: N/A
Designation: Agriculture/Countryside

Zoning Bylaw and Designation:

Zoning: N/A
Designation: Rural Zone RU-3
Minimum Lot Size: 8.0 ha

RELEVANT APPLICATIONS:

Application #30190-0 (To the south of the subject property)

Applicant: Kerluke, Peter
Decision Date: February 19, 1996
Proposal: To subdivide a 16 ha property into two lots of 8 ha.
Decision: The Commission refused the application on the grounds that subdivision would reduce the agricultural capability of the property and heighten expectations of further subdivision in the area.

Application #35649-0 (The adjacent property to the south of the subject property)

Applicant: Bhullar, Gurinder
Decision Date: February 16, 2005
Proposal: To deposit 30 cm to 1.8 m of top soil over a 0.1 ha portion of the 8 ha subject property.
Decision: Allow subject to: .1 ha area, good fill, final inspection by PAg.

Application #37038-0 (To the north of the subject property).

Applicant: Virk, Parvinder Singh
Decision Date: No decision has been made. The application is with the Compliance and Enforcement staff.
Proposal: The applicant is requesting to deposit soil on the subject property which is approximately 8.2 ha in area and is currently bare land.
Decision: N/A

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Council

The Council for the Township of Langley forwarded the application with a recommendation of support as the proposal complies with the ALC's homesite severance policy, the Township's Rural Plan and Zoning Bylaw.

Local Government Staff

The proposal complies with the Township's Rural Plan and Zoning Bylaw. Should the ALC approve this application the township's Approving Officer would be in a position to approve a plan of subdivision subject to the requirements of the Subdivision and Development Control Bylaw and Policy.

STAFF COMMENTS:

Staff recommends that the Commission consider the following:

- The applicant has provided evidence that he has continuously owned and occupied the property as his principal place of residence since December 21, 1972.
- As the subject property is relatively small the Commission should consider the option of offering a lifetime lease to the owner. This option may accommodate the owner's desire to retire and continue to live in his original home and to transfer the property to his two daughters.
- An onsite inspection will enable the Commissioners to better determine the merits of this application.

ATTACHMENTS:

1. ALC Context Map
2. Agricultural Capability Map
3. Proposed subdivision map
4. Letter from applicant

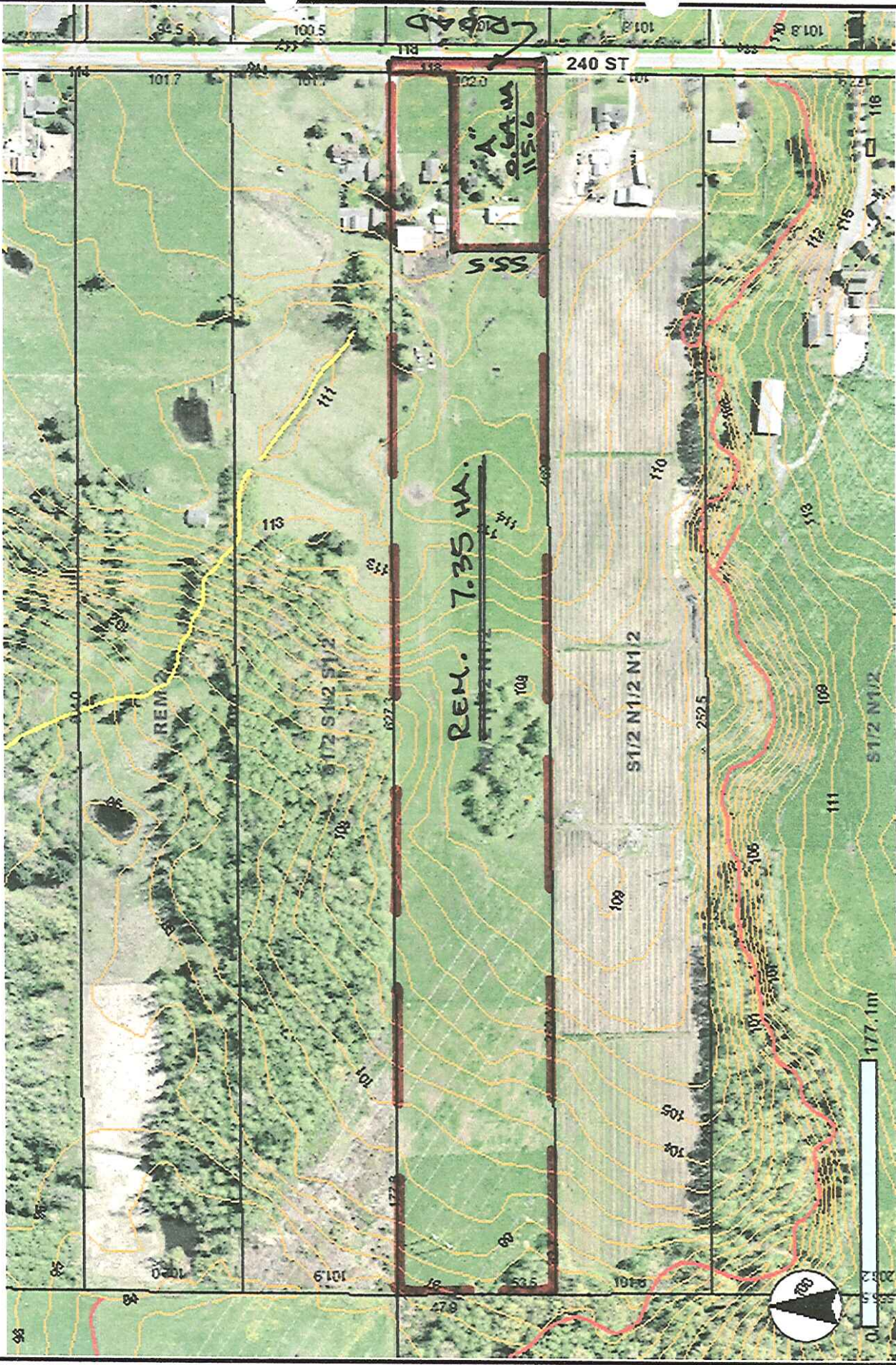
END OF REPORT



Signature



Date



The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose. (Map Printed: 3/27/2008 7:37 PM)