



**Staff Report**  
**Application # O – 38291**  
**Applicant: Terry Sidhu**

**DATE RECEIVED:** July 07, 2008

**DATE PREPARED:** September 17, 2008

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Ron Wallace, Land Use Planner

**PROPOSAL:** To subdivide the 4.4 ha property into two lots of roughly equal size. One of the lots would be sold to the applicant's parents.

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

**BACKGROUND INFORMATION:**

In 1994 there was a block application (#28871) to subdivide 34 parcels that range in size from 3.75 ha to 7.86 ha. The subject property was one of those properties under application. This application was refused on the grounds that subdivision would reduce their agricultural potential, increase the rural residential population and heighten the expectations of surrounding property owners.

The Commission was prepared to allow the subdivision of four of the most southerly properties on the grounds that they lie within an area designated by the Commission to be suitable for subdivision into lots of 1.7 ha (as noted in planning file # 24610).

In 1992 the Commission reviewed the Township of Langley's Rural Plan (#24610). During this review the Commission considered in detail the Small Farms/Country Estate designation of the Plan. Within this designation a 1.7 ha minimum lot size was proposed. The Commission endorsed application of small Farms/Country Estate designation to some portions of the ALR (as shown on attached map). However, there was concern, within those areas not endorsed, that further parcelization would not be in the best interest of agriculture. The Commission requested that Council consider amends to the proposed plan to place those areas not endorsed within this designation.

The subject property does not lie within the Small Farms/Country Estate designation endorsed by the Commission.

**Local Government:**

The Corporation of the Township of Langley

**Legal Description of Property:**

PID: 010-892-338  
Lot 34, Section 18, Township 14, New Westminster District, Plan 3337

**Purchase Date:**

2007-09-25

**Location of Property:**

6947 - 267 Street, Langley

**Size of Property:**

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

**Present use of the Property:**

This is a rural residential property with a house, mobile home and garage on site. The property is generally flat with a yellow coded watercourse running west from the northeast corner of the site.

**Surrounding Land Uses:**

**WEST:** Rural residential hobby farm  
**SOUTH:** Rural residential hobby farm  
**EAST:** Rural residential property  
**NORTH:** Rural residential hobby farm

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G.018  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

Small Farms / Country Estates in the Rural Plan

**Zoning Bylaw and Designation:**

Rural Residential Zone RU-1

1.7 ha minimum lot size

**PREVIOUS APPLICATIONS:**

**Application #28871-0**

**Applicant:** LAND OWNERS -34

**Decision Date:** May 16, 1994

**Proposal:** To subdivide 34 1.7 ha lots from the 34 subject parcels that range in size from 3.75 ha to 7.86 ha. All of the properties, which total 195.5 ha, lie wholly in the ALR and have an average size of 5.75 ha.

**Decision:** That the application to subdivide 34 1.7 ha lots from the subject properties be refused as requested on the grounds that subdivision would reduce their agricultural potential, increase the rural residential population and heighten the expectations of surrounding property owners. The Commission was prepared to allow the subdivision of four of the most southerly properties on the grounds that

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they lie within an area designated by the Commission as suitable for subdivision into lots of 1.7 ha (as noted in correspondence dated December 4, 1992 in Application #O-24610).

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Local Council**

Local Council is supportive as the proposed subdivision complies with the Township's Rural Plan and Zoning Bylaw.

**STAFF COMMENTS:**

It is recommended that the Commission consider the following:

- There was a previous block application involving the subject property for subdivision in 1994. This proposal was refused on the grounds that subdivision would reduce their agricultural potential, increase the rural residential population and heighten the expectations of surrounding property owners.
- As noted by Langley's Council the proposal complies with the Township's Rural Plan and minimum parcel size by its zoning bylaw. However, the subject property does not lie within the Small Farms/Country Estate designation endorsed by the Commission in its review of Langley's Rural Plan as outlined in File #24610.
- It is recommended that an on-site inspection be done to determine the merits of this application.

**ATTACHMENTS:**

1. AgCap Map
2. Map of proposed subdivision
3. Township of Langley, Rural Plan Small Farms/Country Estates Areas, Map 1

**END OF REPORT**

  
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Signature

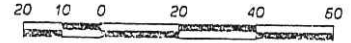
  
\_\_\_\_\_  
Date

# SITE SURVEY CERTIFICATE

Showing The Position of The Building Foundations on  
 LOT 34, SECTION 18, TOWNSHIP 14, PLAN 3337,  
 NEW WESTMINSTER DISTRICT

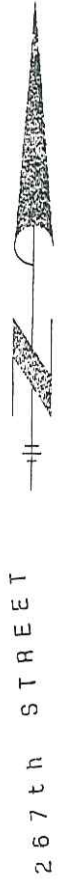
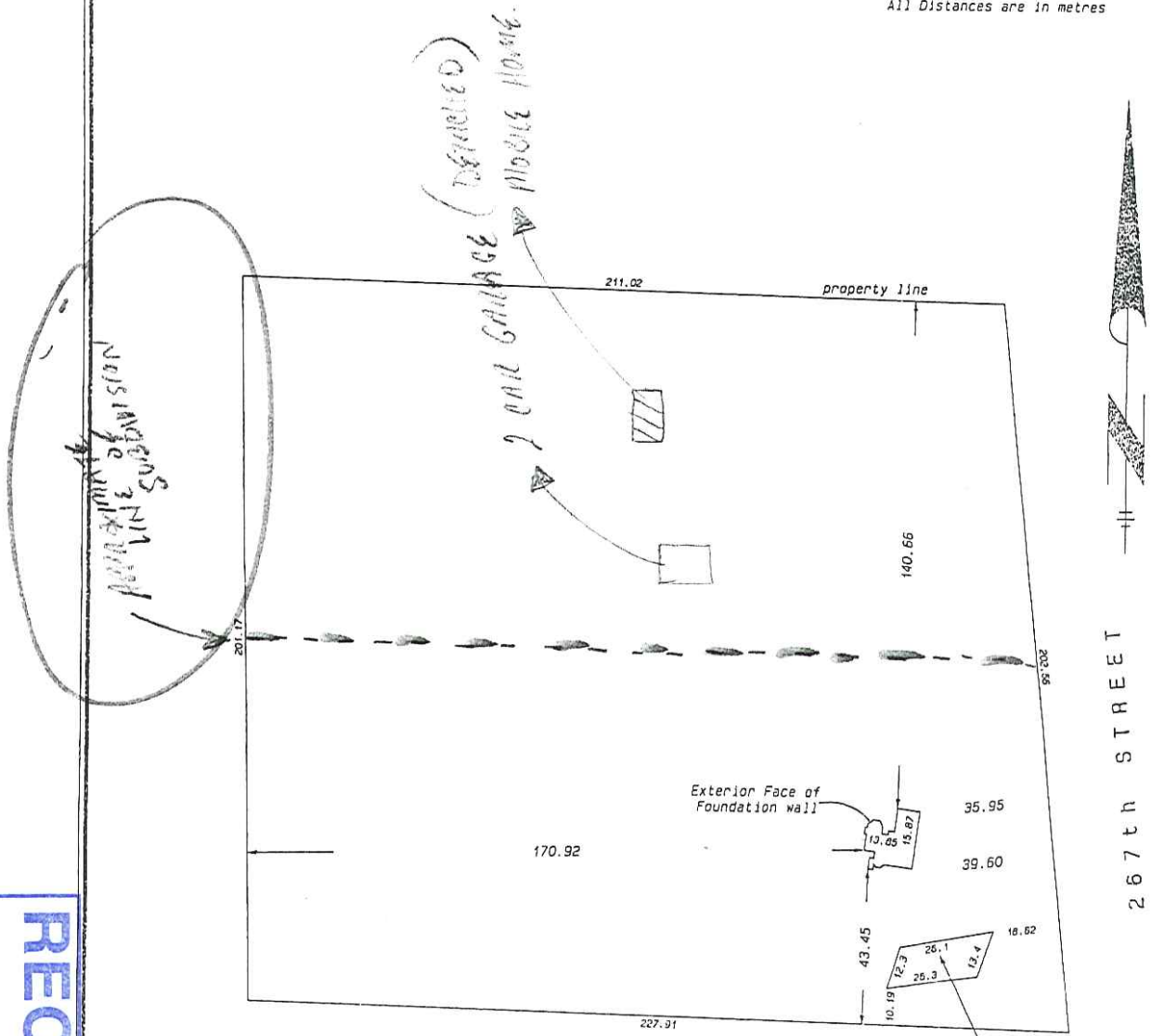
CIVIC ADDRESS:  
 6947 267th. Street  
 ALDERGROVE, B.C.

SCALE 1: 1250



All Distances are in metres

Notes: - FIRM - No CORREAS



**RECEIVED**  
 APR 0 / 2008  
 PLANNING & DEVELOPMENT  
 TOWNSHIP OF LANGLEY

This plan is not to be used for locating property boundaries. We accept no responsibility for the unauthorized use.

Arnold and Associates  
 26932 29th Avenue,  
 Aldergrove, B.C.  
 Telephone: 856-0511

This plan is certified correct in respect to the improvements as shown and located this 4th DAY OF DECEMBER, 1989

*Randy H. Arnold*  
 British Columbia Land Surveyor

File Number: 802