



**Staff Report**  
**Application # O – 38579**  
**Applicant: Marion Skolos**  
**Agent: Bell & Giuriato**

**DATE RECEIVED:** October 24, 2008

**DATE PREPARED:** January 16, 2009

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

**FROM:** Jennifer Carson, Land Use Planner

**PROPOSAL:** To subdivide a 0.3 ha parcel off of the parent property of 2.6 ha under the *Homesite Severance Policy*. 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: 012-217-891

Lot 4, Section 34, Township 10, New Westminster District, Plan 1471

**Purchase Date:**

December 1954

**Location of Property:**

4203 - 248th Street, Langley

**Size of Property:**

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

**Present use of the Property:**

Single family home, garage and pastureland

**Surrounding Land Uses:**

**WEST:** single family homes and small nursery

**WEST:** 1.7 ha property with single home

**SOUTH:** pastureland

**EAST:** 4 ha hobby farms

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/02

The majority of the property is identified as having Secondary ratings.

**Official Community Plan and Designation:**

Designation: Small Farms/ Country Estates

**Zoning Bylaw and Designation:**

Designation: Rural Zone (RU-1)  
Minimum lot size: 1.7 ha

**RELEVANT APPLICATIONS:**

**Application #12511-0**

**Applicant:** Deacon, John  
**Decision** May 21, 1981  
**Date:**  
**Proposal:** To exclude the subject property.  
**Decision:** Exclusion application refused, but alternate subdivision plan approved.

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**Application #35899-0**

**Applicant:** Unruh, Gerald & Deanna  
**Decision** May 10, 2005  
**Date:**  
**Proposal:** To subdivide a 0.4 ha lot from the 2.4 ha property under the Homesite Severance policy. The applicants would retain the homesite and sell the balance of the property to their son who will continue farming.  
**Decision:** Allowed with fencing and vegetative screening and HSS conditions.

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**Application #37353-0**

**Applicant:** Fast, Richard  
**Decision** May 23, 2007  
**Date:**  
**Proposal:** To subdivide a 3.8ha parcel into 2 lots of 1.9ha each  
**Decision:** Refused.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

**Council:** To support the application with conditions.

**Planning Staff:** Support.

**STAFF COMMENTS:**

It is recommended that the Commissioners consider the following:

- The applicant has owned the property since December 1954.
- The agricultural capability of the subject property is improvable to Class 4, 5 and 6 with limitations of topography, and inundation on the western portion of the property and excess water and moisture deficiency on the eastern portion of the property.
- It is the Commission's experience that smaller parcels are correlated with less (not more) agricultural activity, and increased subdivision and rural residential pressures.
- Subdivision could heighten landowner expectations in the surrounding area that similar requests would be routinely permitted. The effects of heightened expectations are speculation, increased farmland prices, and reduced agricultural investment and activity.
- Commission staff have requested information from the applicant to support their claim for consideration under the *Homesite Severance Policy*.
- A site visit will help to determine whether or not this proposal will have an impact on agriculture.

**ATTACHMENTS:**

1. ALC Context Maps (2 pages)
2. Aerial Photograph
3. Agricultural Capability Map
4. Sketch of proposal (2 pages)
5. Local Government Staff Report (7 pages)

**END OF REPORT**

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**Signature**

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**Date**