



## Agricultural Land Commission Staff Report

**DATE:** June 21, 2010  
**TO:** Vice Chair and Commissioners - South Coast Panel  
**FROM:** Ron Wallace

**RE:** Application # 51698

**PROPOSAL:** The proposal is to subdivide the 3.97 ha property into two lots of 1.94 ha and 2.03 ha. The northern 1.94 ha parcel would include a 0.22 ha panhandle driveway from 100 Avenue.

The subject property is located at 21825 100 Avenue and is designated Small Farm Country Estate in the Rural Plan (adopted 1993). The Rural Plan specifies a minimum lot size for subdivision of 1.7 ha for properties designated Small Farm Country Estates, a designation which the Commission endorsed. The current zoning is RU-1 in Zoning Bylaw No. 2500 (enacted in 1987) which also has a minimum lot size for subdivision of 1.7 ha.

### PROPOSAL INFORMATION

**Background:** The proposed northern parcel will be accessed via a panhandle driveway from 100 Avenue. The panhandle driveway is proposed to be 10.0 meters wide and runs adjacent to the current western property line.

**Received Date:** April 21, 2010

**Applicant:** Strato Malamas

**Agent:** N/A

**Local Government:** Township of Langley

### DESCRIPTION OF LAND

**PID:** 005-538-173

**Legal Description:** Lot 13 Section 6 Township 12 New Westminster District Plan 2109

**Civic Address:** 21825 -100 Avenue, Langley

**Area:** 4 ha

**ALR Area:** 4 ha

**Purchase Date:** September 27, 1991

**Owner:** Strato Malamas

**Total Land Area:** 4 ha

**Total ALR Area:** 4 ha

**Current Land Use:** The property has 101 meters of frontage along 100 Avenue. The northern portion of the property is partially treed, while the southern portion is mostly cleared of vegetation. A single family dwelling and accessory buildings are located on the southern portion of the site. These are proposed to be retained on the proposed southern lot.

## PROPOSAL DETAILS

### Subdivision

Area	Agricultural Capability	Agricultural Capability Source
4.0	Mixed Prime and Secondary	BCLI

### Number of Lots    Lot Size (ha)

1	1.9
1	2.1

### Surrounding Land Uses:

North	Rural property used for residential purposes - 4 ha
East	Rural property used for residential purposes - 1.98 ha
South	100 Avenue and 2 rural properties used for residential purposes - 1.38 and 4.01 ha's each
West	Rural property - no buildings on site - 3.95 ha

### Official Community Plan

**Bylaw Name:** Small Farm Country Estates

**Designation:** Small farm Country Estates

**OCP Compliance:** Yes

### Zoning

**Zoning Bylaw Name:** Rural Zone RU-1

**Zoning Designation:** Rural Zone RU-1

**Minimum Lot Size:** 1.7 ha

**Zoning Compliance:** Yes

### Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Council recommends support as it complies with the minimum lot size requirements of the Small Farm Country Estate designation of the Rural Plan and the Rural Zone 1 (RU-1) minimum lot size requirements.

## STAFF COMMENTS

- The proposed subdivision is in compliance with existing Rural Plan and Zoning Bylaw minimum lot size requirements and is also an area in which the Commission endorsed the Small Farms / Country Estates designation in the Rural Plan.

- The 4.0 ha property has 101 m frontage on 100 Avenue and is approximately 393 m deep. Access to the proposed northern lot would be via a panhandle 3 m wide and 223 m long.

- According to topographic and agricultural capability mapping, a water-filled depression or stream crosses diagonally over the northern part of the property, with about 0.7 ha classified as O7W and with a usable area of about 0.6 ha to the north of the wet area.

- If that mapping is accurate, the result would be one parcel with a usable area of 2.0 ha and a second parcel with a usable area of about 0.4 ha south of the wet area and about 0.6 ha north of the wet area. As proposed, the panhandle would occupy 5.6% of the total site.

- An on-site inspection could help determine

1. the extent to which the wet area limits the potential for agriculture on the proposed northern parcel,
2. whether the potential for agriculture on the proposed northern parcel could be enhanced by limiting the home plate to the land south of the wet area and requiring a farm plan for the land north of the wet area, or
3. whether the potential for suitable agricultural lots could be improved by reducing the area of the southern parcel to 1.7 ha, thereby increasing the usable area of the northern parcel and reducing the area taken up by the panhandle.

## **ATTACHMENTS**

51698\_AgCapabilityMap.pdf

51698\_ContextMap50k.pdf

51698\_AirphotoMap20k.pdf

## **END OF REPORT**

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**Signature**

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**Date**