



# Provincial Agricultural Land Commission - Staff Report

## Application: 52265

**Applicant:** Brian Harbidge  
**Agent:** Norm Tapp  
**Local Government:** Township of Langley

**Proposal:** SUBDIVISION – The applicant is proposing to subdivide the 11.8 ha subject property into approximately 28 single-family residential lots ranging in size from 0.36 to 0.84 ha.

### BACKGROUND INFORMATION

A previous subdivision created the subject property and the property to the east. The previous subdivision was approved by Commission by resolution #736/83. In addition to creating a property for the applicant's son, the previous subdivision also separated a poorer section of land from the subject property. The suburban residential lots to the north and south were excluded from the ALR through a planning exercise that included the Commission (resolution #12222/79). The configuration of the lots to the north and south predates the ALR, and the lot sizes were a reason the Commission agreed to exclude these areas.

### PROPERTY INFORMATION

**PID:** 002-497-883  
**Legal Description:** The South Quarter of the South West Quarter Except: Part Subdivided by Plan 70608; Section 15 Township 11 New Westminster District  
**Property Area:** 11.8 ha  
**ALR Area:** 11.8 ha  
**Purchase Date:** June 30, 2000  
**Location:** 6444 - 240th Street, Langley  
**Owner:** Brian Harbidge

### LAND USE

**Current Land Use:**

Used for hay production. Previously used as a chicken farm, farm buildings still exist on the property. The owner transferred their chicken quota last year after deciding to retire.

**Surrounding Land Uses:**

North: Suburban residential, not in the ALR.  
 East: Single home.  
 South: Suburban residential (separated by a ravine), not in the ALR.  
 West: Primarily treed. Suburban residential, partially not in ALR

### PROPOSAL DETAILS

**Subdivision - ALR Area:** 11.8 ha

Number of Lots	ALR Area of Lot (ha)
28	0.4

**Agricultural Capability:**

The majority of the area under application is rated as: Prime

**Source:** BCLI

**Mapsheet:** 92G.018

## PREVIOUS APPLICATIONS

**Application ID:** 34949

**Legacy #:** 15789

**Applicant:** LS Harbridge

**Proposal:** Subdivide 2 ha from the 15.17 ha subject property. The subdivision will remove the poorer quality land from the parent parcel and allow the applicants son to build a home.

**Decision:**

Resolution #	Decision Date	Decision Description
736/1983	March 30, 1983	Approved as proposed. Allow the subdivision of 2 ha from the 15.17 ha parcel.

**Note:** A subdivision of the subject property that created the current configuration and the adjacent property to the east.

## RELEVANT APPLICATIONS

**Application ID:** 51744

**Applicants:** Lorad Enterprises Ltd, Lavender Hills Holdings Inc

**Proposal:** To subdivide subject property into two lots of approx. 19.4 and 13.1 ha; also proposal for a 65-lot bare land strata residential development on the southerly lot

**Decisions:**

Resolution #	Decision Date	Decision Description
166/2011	April 19, 2011	approve subject to the following conditions: A. completion of full agricultural rehabilitation of the area affected by buried wires, B. the two-lot subdivision as proposed, C. registration of the section 219 covenant as drafted, D. completion of buffering as proposed, and E. registration of a bare land strata plan approved by the Township of Langley substantially in the proposed form, following Langley' s written advice to the Commission demonstrating that the sewerage and water supply satisfy the Commission' s concern over protecting farms which rely on water from the Hopington Aquifer.
2740/2010	November 2, 2010	Approval in principle for the subdivision as proposed. Further discussions to be had with the applicants regarding the most appropriate way to secure Lot 1 for agricultural use in perpetuity.

**Note:** Approved subdivision on the property adjoining the southeast corner of the subject property. The approval required the rehabilitation of the farmable portions of the property.

## LOCAL GOVERNMENT INFORMATION

**Official Community Plan:**

**Bylaw Name:** Rural Plan, Bylaw No. 3250

**Designation:** Salmon River Uplands

**OCP Compliance:** Yes

**Zoning:**

**Zoning Bylaw Name:** Zoning Bylaw 1987 No. 2500

**Zoning Designation:** Suburban Residential Zone (SR-1)

**Minimum Lot Size:** 0.4 ha

**Zoning Compliance:** Yes

**Comments and Recommendations:**

**Board/Council**

Council supported the application as it complies with the minimum lot size requirements.

## LOCAL GOVERNMENT INFORMATION

### Comments and Recommendations:

#### **Planning Staff**

Staff recommended that Council support the application as the proposed lots would comply with the minimum lot size requirements.

## ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The land excluded north and south of the subject property was subdivided prior to establishment of the ALR, and this was pivotal to the decision by the Commission to exclude these areas.
- The subject property is capable of agriculture as evidenced by previous farm operations.

## ATTACHMENTS

52265\_ContextMap10k.pdf  
52265\_AirphotoMap5k.pdf  
52265\_AgCapabilityMap.pdf  
52265\_proposal\_sketch.pdf

## END OF REPORT

**Prepared by:** Eamonn Watson, May 2011