Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 11, 2026 – REGULAR MEETING	**REPORT:**	26-49
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-13-0094
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100477 (DHINDSA / 21504 SMITH CRESCENT)		

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 6.0 ha (14.85 ac) parcel located at 21504 Smith Crescent into three (3) rural lots.

RECOMMENDATION SUMMARY:

That Council not authorize referral of the subdivision application for the property located at 21504 Smith Crescent to the Agricultural Land Commission (ALC).

RATIONALE:

The application does not comply with the provisions of the Township's Zoning Bylaw.

RECOMMENDATION:

That Council not authorize referral of the subdivision application submitted by Sarabjit Sidhu on behalf of the owners of the property located at 21504 Smith Crescent within the Agricultural Land Reserve as the application does not comply with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide a 6.0 ha (14.85 ac) property into three (3) rural lots. The proposed lots are 2.0 ha (4.95 ac).

The subject property is located at 21504 Smith Crescent, within the ALR, designated Agricultural/Countryside in the Rural Plan (adopted in 1993) and zoned Rural Zone RU-3, both of which require minimum lot size of 8.0 ha (19.8 ac). Staff recommend that Council not forward the application to the ALC for consideration as the proposed lot sizes do not comply with the Rural Plan or Rural Zone RU-3 zoning.

PURPOSE:

To provide Council with information and a recommendation with respect to an ALR subdivision application submitted under Section 21(2) of the ALC Act.

REFERENCE:

Owner:	Harvinder and Harjinder Dhindsa 21504 Smith Crescent Langley, BC V2Y 2R4
Agent:	Sarabjit Sidhu 11674 – 232A Street Maple Ridge, BC V2X 2K5
Legal Description:	Lot "C" (M97502) District Lot 22 Group 2 New Westminster District Plan 2424
Location:	21504 Smith Crescent
Area:	6.0 ha (14.85 ac)
Existing Zoning:	Rural Zone RU-3 (minimum lot size of 8.0 ha (19.8 ac))
Rural Plan:	Agricultural/Countryside
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is located in the ALR, designated Agriculture in the OCP, Agricultural/Countryside in the Rural Plan and zoned Rural Zone RU-3.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 6.0 ha (14.85 ac) property into three (3) rural lots, each proposed to be 2.0 ha (4.95 ac) in area.
- The proposal seeks to recreate a historic three-lot configuration of the subject property; however, the consolidation of these lots was a condition of a 1975 British Columbia Land Commission approval related to the exclusion of neighbouring lands to the south from the ALR.
- The proposed subdivision would result in parcels of approximately 2.0 ha (4.95 ac), which does not comply with the minimum parcel size requirements of the RU-3 Rural Zone or the Agricultural/Countryside designation of the Rural Plan (both of which require a minimum parcel size of 8.0 hectares (19.8 acres)) and is inconsistent with the conditions established in 1975.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	Smith Crescent, beyond which are multiple properties with existing farms	Agricultural/Countryside	Rural Zone RU-3

South:	Multiple properties with existing dwellings and farms	Agricultural/Countryside	Rural Zone RU-3
East:	A property used for light industrial	Rural Commercial Centre	Comprehensive Development Zone CD-167
West:	Multiple properties with existing dwellings and farms	Agricultural/Countryside	Rural Zone RU-3

Policy Considerations:

- The subject site is located within the ALR and designated Agricultural/Countryside in the Rural Plan.
- Staff recommend that Council not authorize referral of the subdivision application as the application does not comply with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw.

Respectfully submitted,

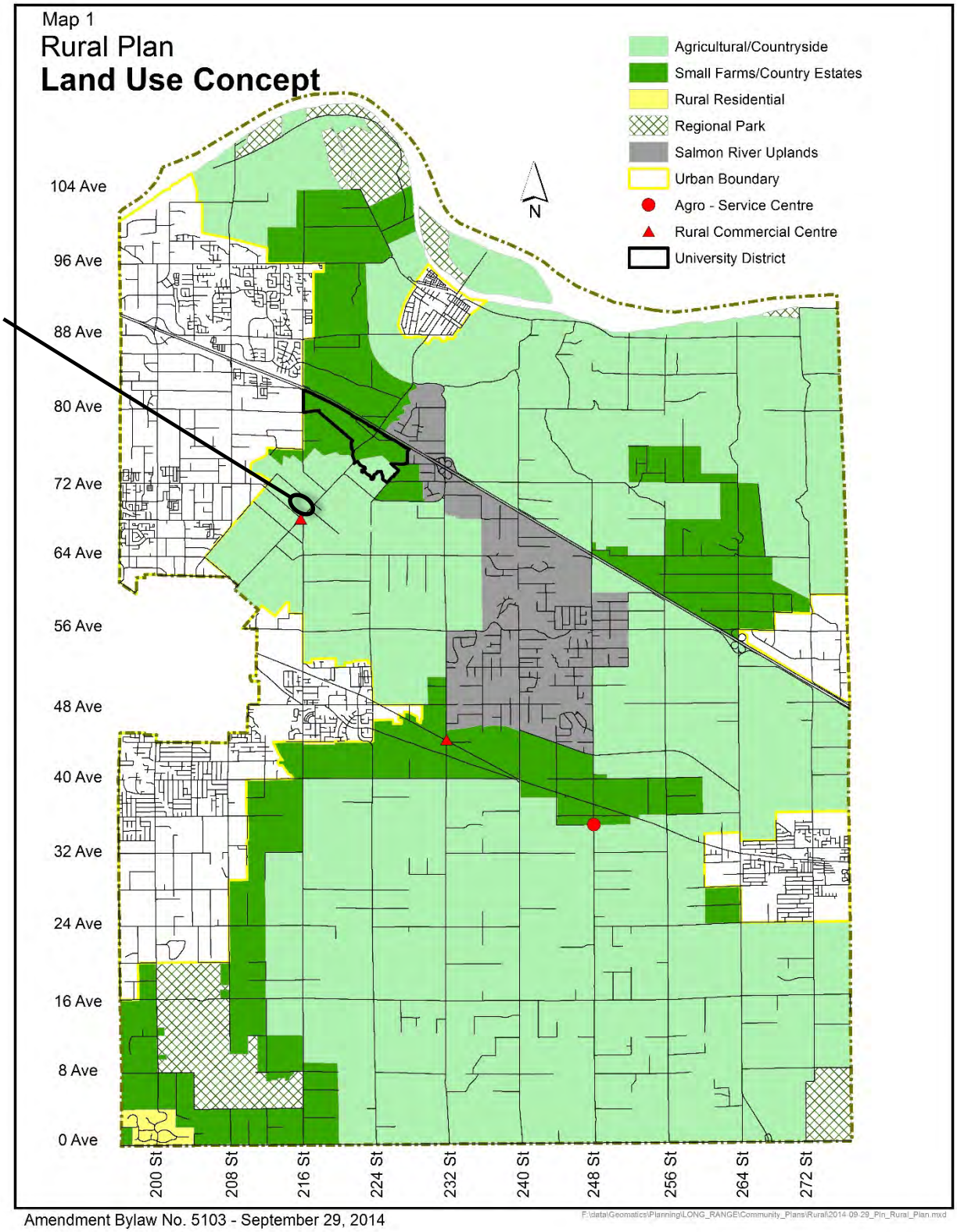
Mohammad Nemati
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

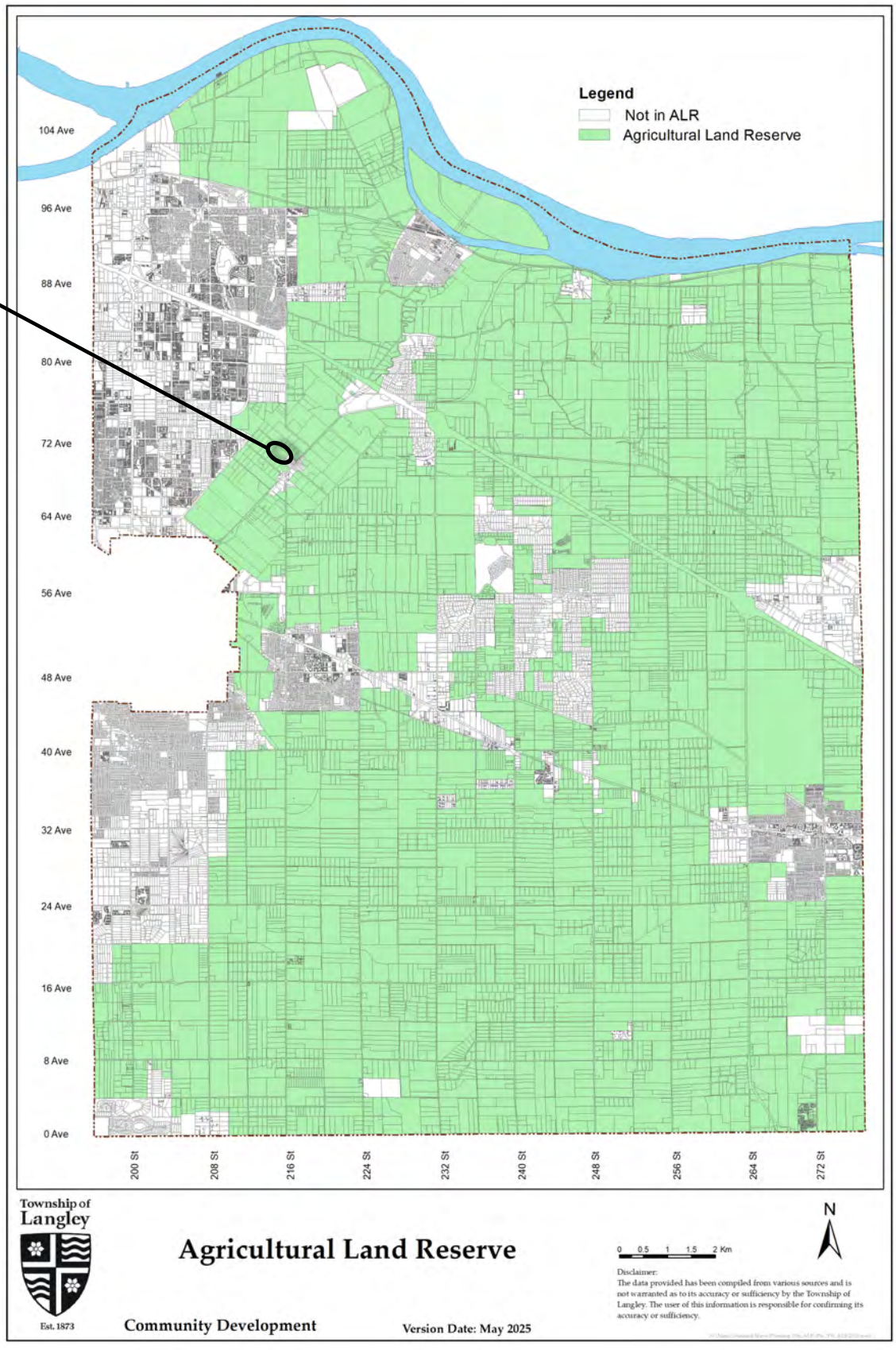
ATTACHMENT A

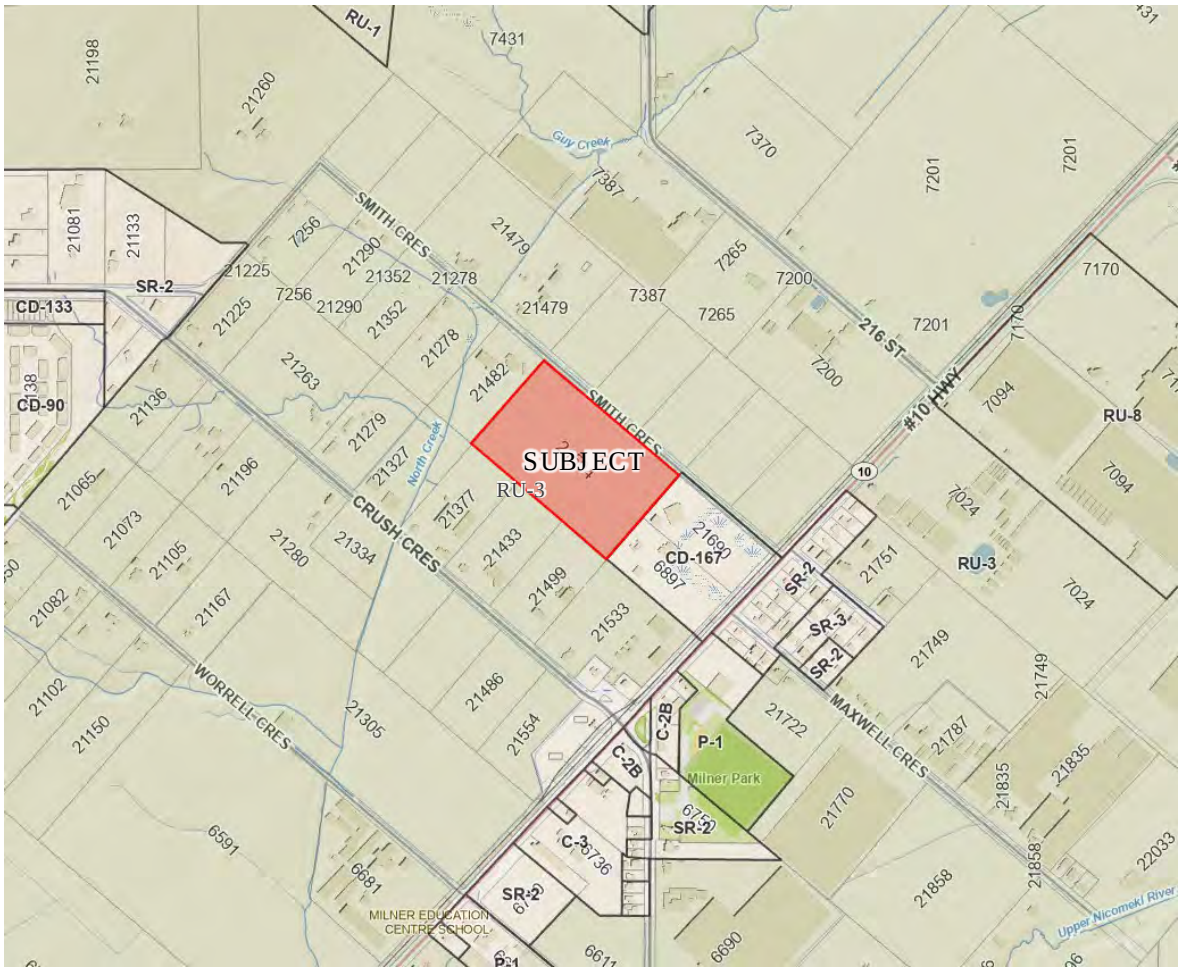


AERIAL CONTEXT MAP

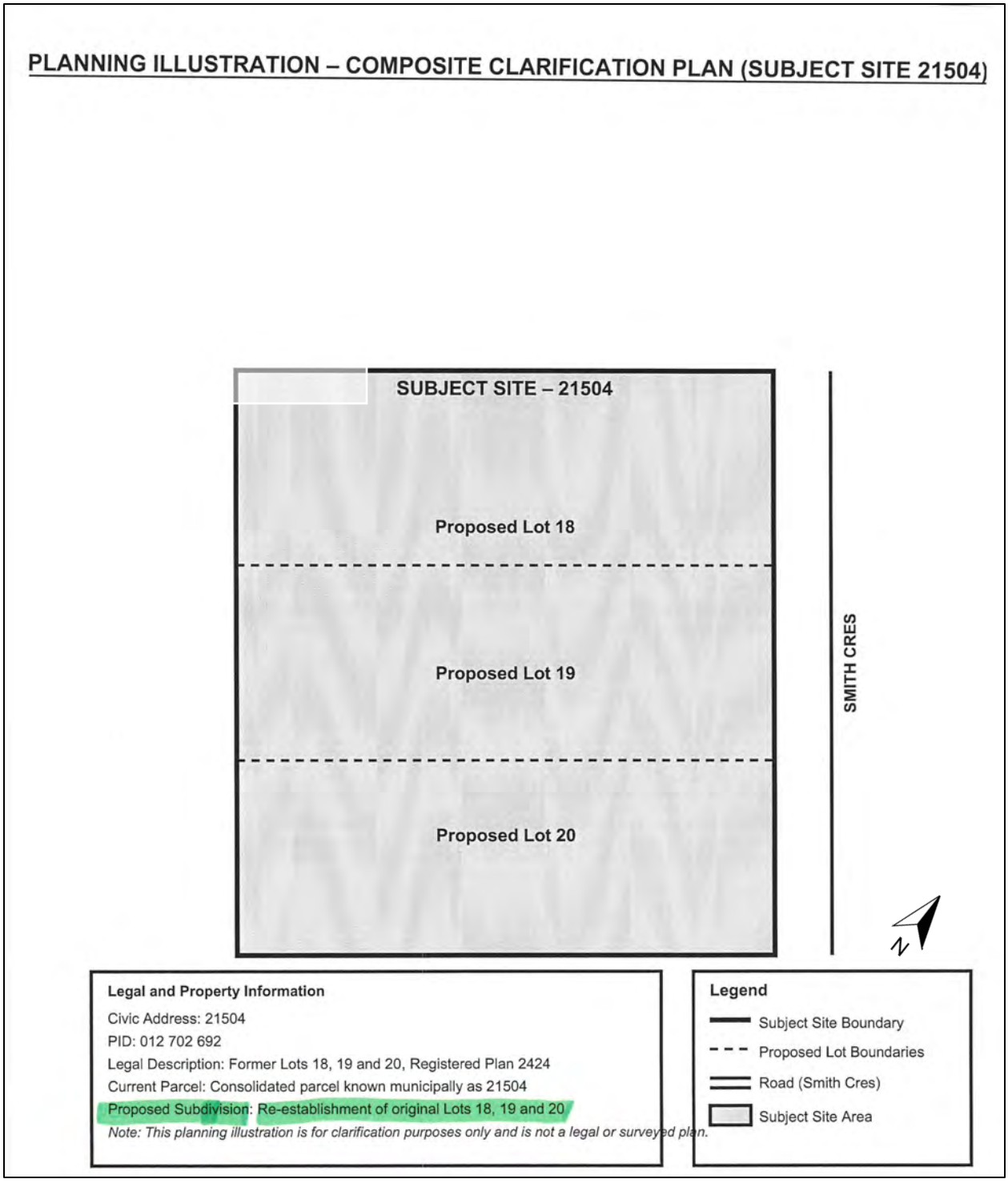


Amendment Bylaw No. 5103 - September 29, 2014


SUBJECT
Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: May 2025
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



- North arrow added by staff

SITE PLAN – SUBMITTED BY APPLICANT