

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: MAY 26, 2025 – REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: AGRICULTURAL LAND COMMISSION APPLICATION
NO. 100467 (STEVENS / 1000 – 232 STREET)

REPORT: 25-81
FILE: 10-09-0024

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 28.99 ha (71.63 ac) parcel located at 1000 – 232 Street into two (2) rural lots.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application on behalf of the owners of the property located at 1000 – 232 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide a 28.99 ha (71.63 ac) property into two (2) rural lots. One (1) of the proposed lot sizes is approximately 20.99 ha (51.87 ac), while the other lot is approximately 8.0 ha (19.77 ac).

The subject property is located at 1000 – 232 Street, within the ALR, designated Agricultural/Countryside in the Rural Plan and zoned Rural Zone RU-3 (minimum lot size of 8.0 ha (19.77 ac)). Staff recommend that Council forward the application to the ALC as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw.

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:	Taimi Stevens 1000 – 232 Street Langley, BC V2Z 2X2
Agent:	Michael D. Sanderson Sanderson & Welsh Planning Ltd. 135, 970 Burrard Street Vancouver, BC V6Z 2R4
Legal Description:	Lot 1 Section 9 Township 10 New Westminster District Plan 76927
Location:	1000 – 232 Street
Area:	28.99 ha (71.63 ac)
Existing Zoning:	Rural Zone RU-3 (minimum lot size of 8.0 ha (19.77 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, designated 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 28.99 ha (71.63 ac) property into two (2) rural lots.
- One (1) of the proposed lot sizes is approximately 8.0 ha (19.77 ac), while the other lot is approximately 20.99 ha (51.87 ac).
- The subject site accommodates two single family dwellings. The proposed subdivision would create two (2) lots with an existing single-family dwelling on each new lot.
- The Township's Subdivision and Development Servicing Bylaw designates the subject property Level 4 – Rural. The Level 4 – Rural service level requires each lot to have a private well and on-site private septic disposal system.
- A Class A watercourse (Little Campbell River) is located along the southeast property line with a tributary extending north on the easterly portion of the site. Any new construction would require compliance with the provincial Riparian Areas Protection Regulation.
- Should the application proceed to ALC approval, the applicant will be required to demonstrate the servicing requirements have been met on each lot.
- Details of the proposed subdivision, including watercourse protection, will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw and Official Community Plan as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	Rural residential properties and equestrian facility	Agricultural/Countryside	Rural Zone RU-3
South:	A 13 ha (32 ac) rural property	Agricultural/Countryside	Rural Zone RU-3
East:	Rural residential properties, ranging from 1.70 ha (4.20 ac) to 2.02 ha (4.98 ac)	Agricultural/Countryside	Rural Zone RU-3
West:	Beyond 232 St are rural residential properties ranging from approximately 3.9 ha (9.68 ac) to 15.2 ha (37.5 ac)	Agricultural/Countryside	Rural Zone RU-3

Policy Considerations:

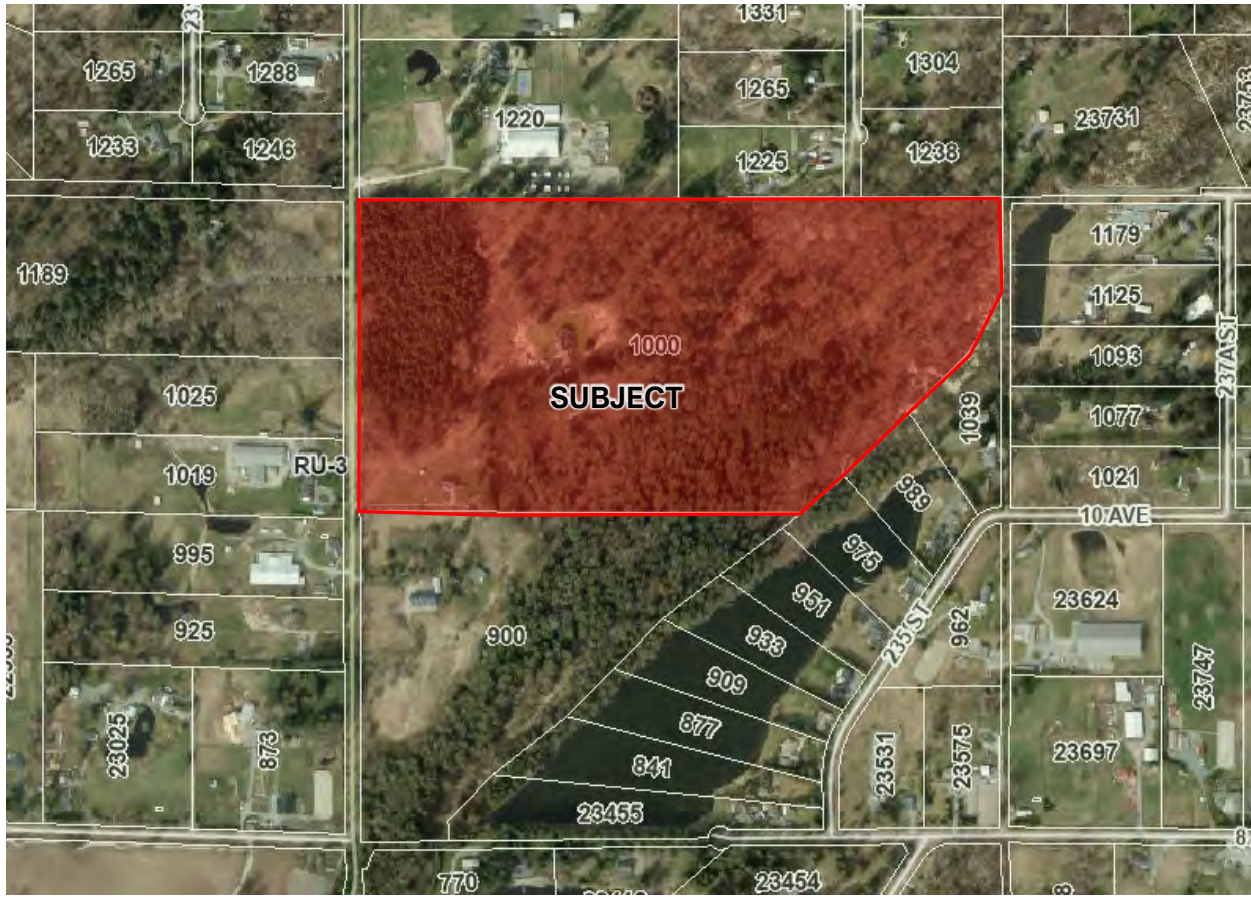
- The subject site is located within the ALR and designated Agricultural/Countryside in the Rural Plan.
- Staff recommend that Council advise the ALC that the subdivision proposal complies with the Township's Zoning Bylaw and meets the minimum lot size requirements of the Rural Zone RU-3.
- Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.
- As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

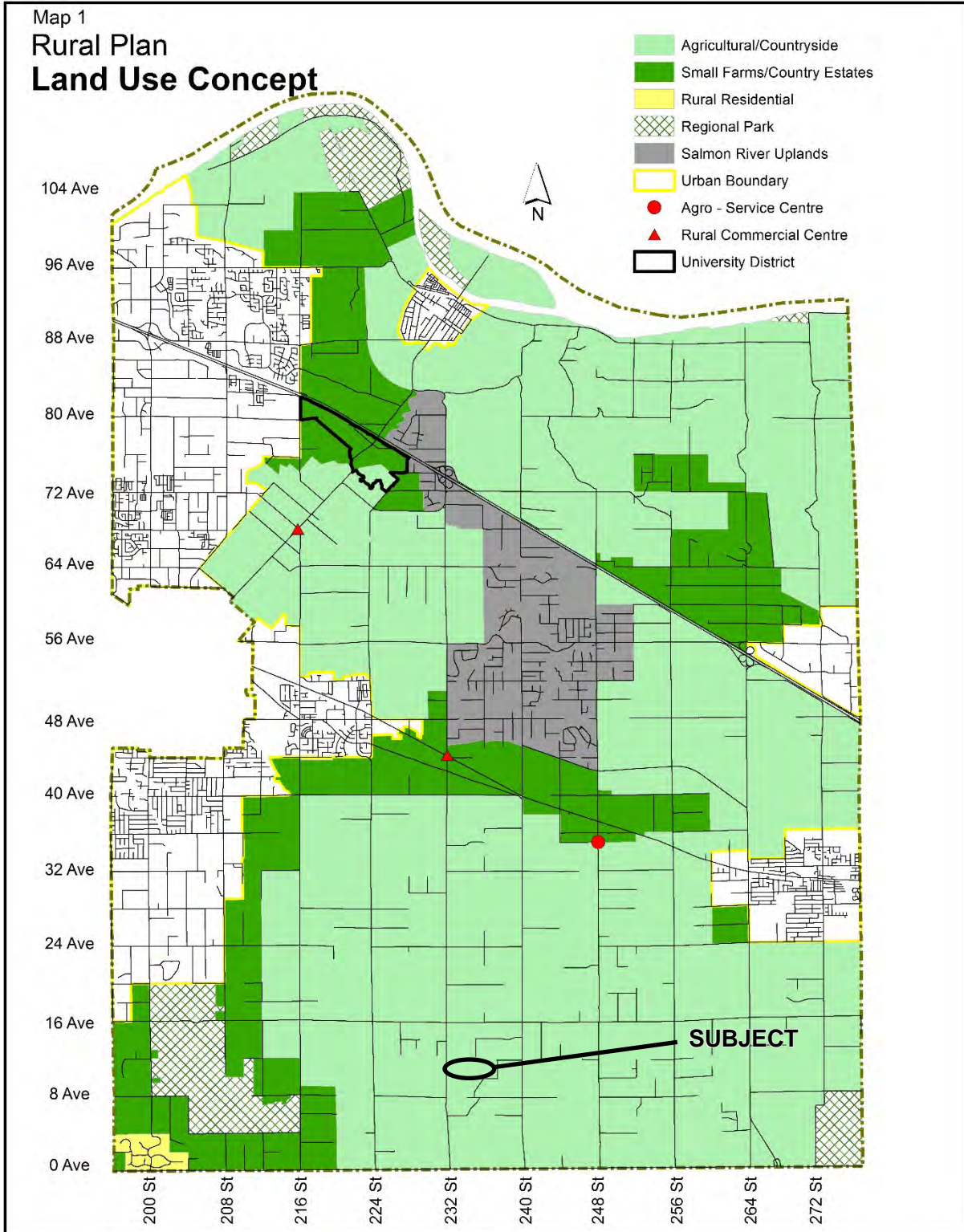
Lindsay Roberts
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

ATTACHMENT A

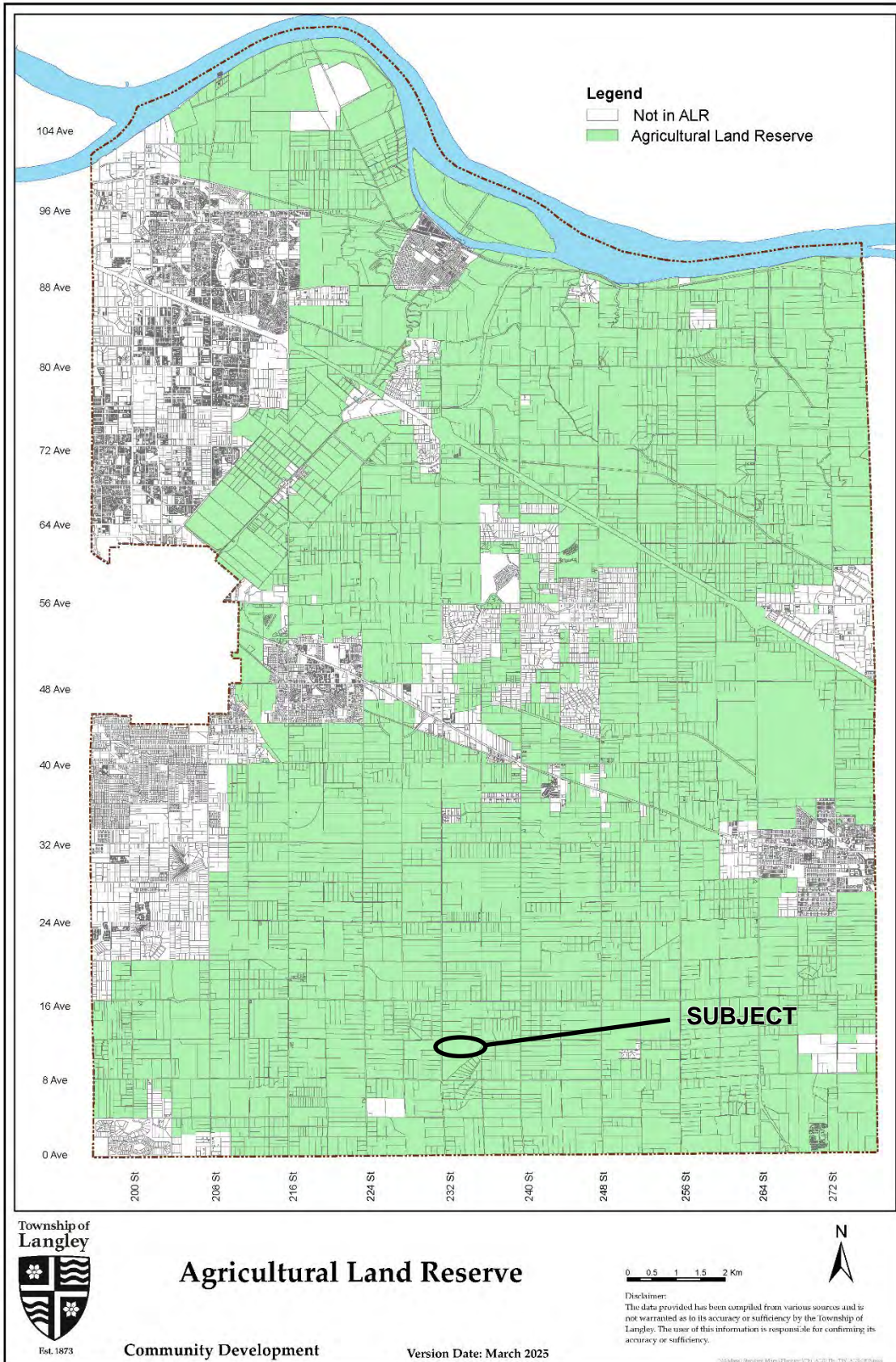


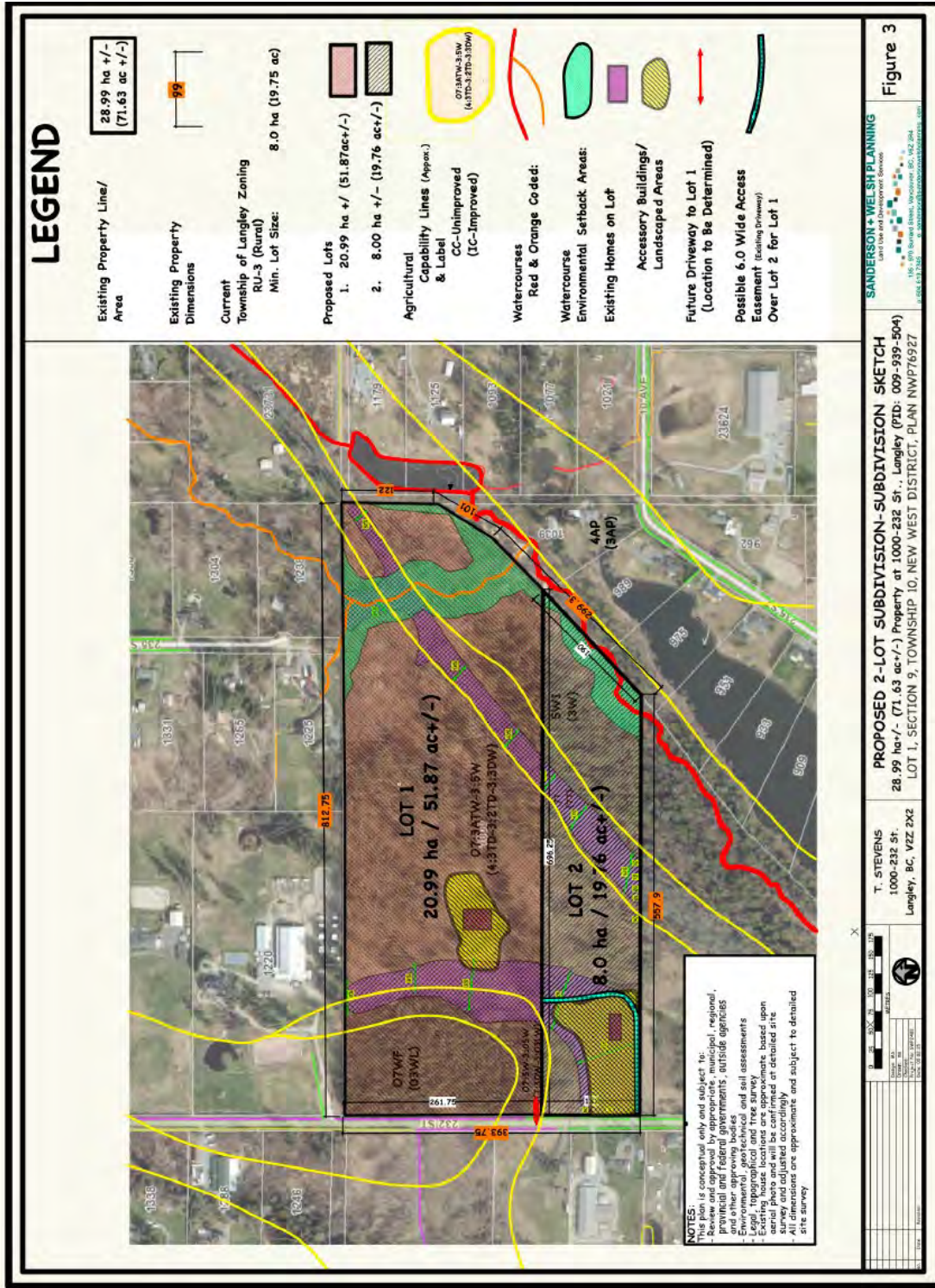
AERIAL CONTEXT MAP



Amendment Bylaw No. 5103 - September 29, 2014

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SITE PLAN – SUBMITTED BY APPLICANT