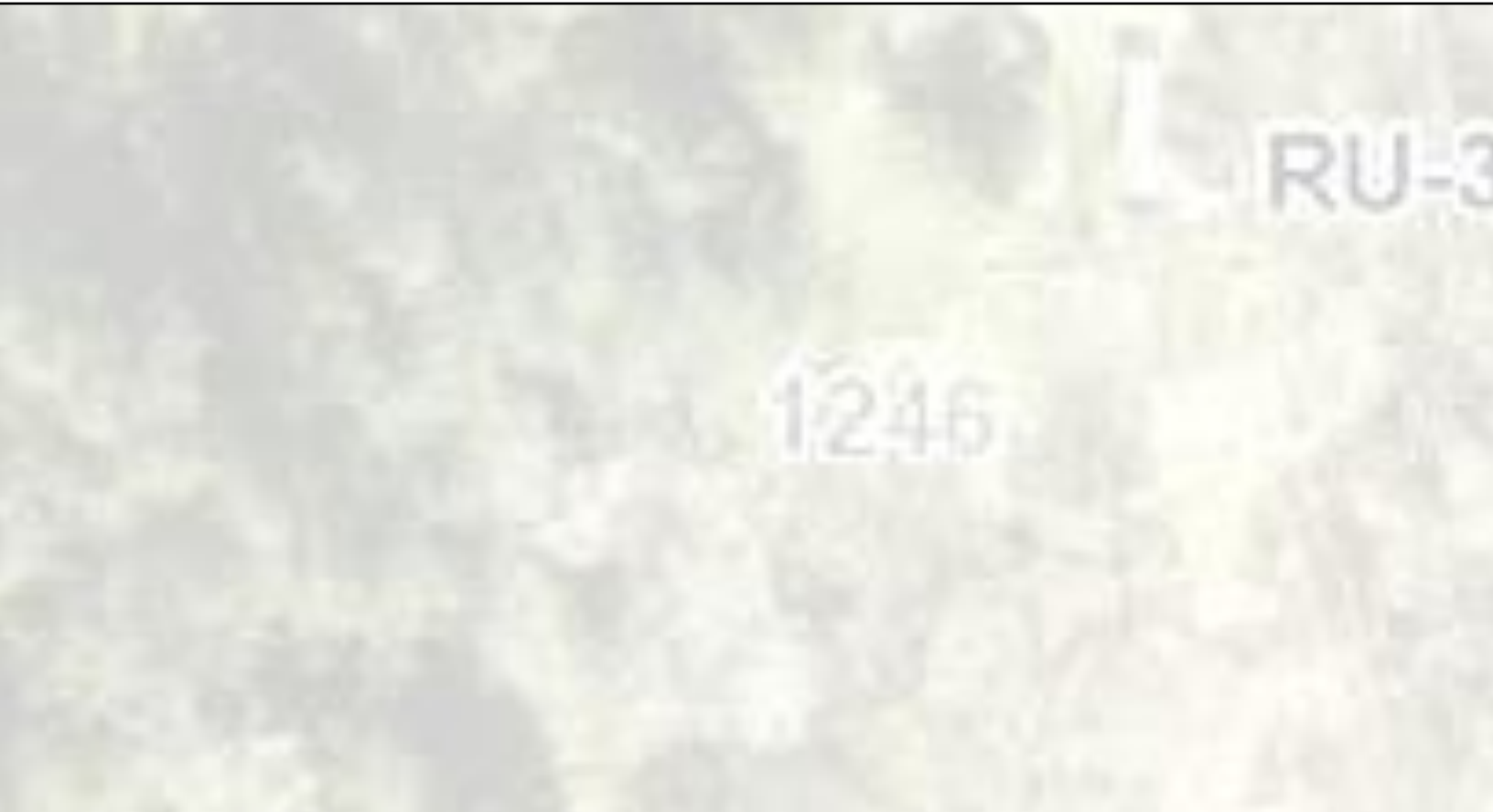


---

**South Langley – 232 Street**  
Due Diligence Analysis

---



**MARIEMONT  
GROUP**

---

Project Name:	1246 231 Street Due Diligence Analysis
Reference Number:	23-105-01
Project Address:	1246 231 Street Langley, BC

## Executive Summary

The Mariemont Group was retained by Jackie MacDonald PREC to conduct an analysis of the property at 1246 231 Street to determine the possible size and form of a single-family home to be built on the property.

Based on our analysis, an owner could build a single-family dwelling up to a maximum of 500m<sup>2</sup> (5,381ft<sup>2</sup>) as per the Agricultural Land Commission regulations set out in Bill 52. This maximum does not include a basement as long as the basement is contained completely within the envelope of the above-ground structure.

Further, based on the current OCP and the location of the property, there is no likelihood of any major OCP changes. This does not preclude an owner from applying for a rezoning application in order to change the allowable uses permitted on the property.

## Current Context

### ALC Regulations

Based on the Agricultural Land Commission (ALC) Act, all principal residences on farm properties are limited to 500m<sup>2</sup> (5,381ft<sup>2</sup>) in total floor area, excluding garages as long as they are under 42m<sup>2</sup> (452ft<sup>2</sup>), as well as attics and basements.

On properties that are less than 40 hectares in size, such as the subject property, a secondary residence is permitted up to a maximum of 90m<sup>2</sup> (968ft<sup>2</sup>). Since there are no clauses in the RU-3 Zoning bylaw that limit the size of a principal residence beyond lot coverage and height, the maximum as set by the ALC is the absolute maximum of buildable square footage for the site.

### Zoning Bylaw

#### Uses

The subject property is currently zoned 'Rural Zone RU-3' which is one of the more common zones designated within the Agricultural Land Reserve in Langley. The list of permitted uses within this RU-3 zone is shown below:

- 1) accessory buildings and uses
- 2) accessory home occupations subject to Section 104.3
- 3) accessory parking of commercial vehicles subject to Section 108
- 4) agricultural uses
- 5) commercial greenhouses subject to Section 201.11
- 6) equestrian centres and riding stables
- 7) feedlots subject to "Feedlot Control By-law, 1979", No. 1844 as amended

- 8) intensive swine operation subject to Section 109
- 9) mushroom farms
- 10) residential uses subject to Section 201.2, 201.3, 201.4 and 201.5
- 11) veterinary clinics

The RU-2 Zone would provide a wider range of uses for the site, including dog daycares, kennels, and animal pounds subject to various municipal regulations. This would also require a rezoning application through the Township of Langley.

### **Lot Coverage & Height**

Within the RU-3 Zoning bylaw, there are no regulations concerning the Floor Area Ratio (FAR) that typically governs the total amount of buildable square footage permitted within the buildings on a property. The only regulations that are applicable to building size are the Lot Coverage Ratio and Building Height. In the case of the RU-3 Zone, both provide significant flexibility.

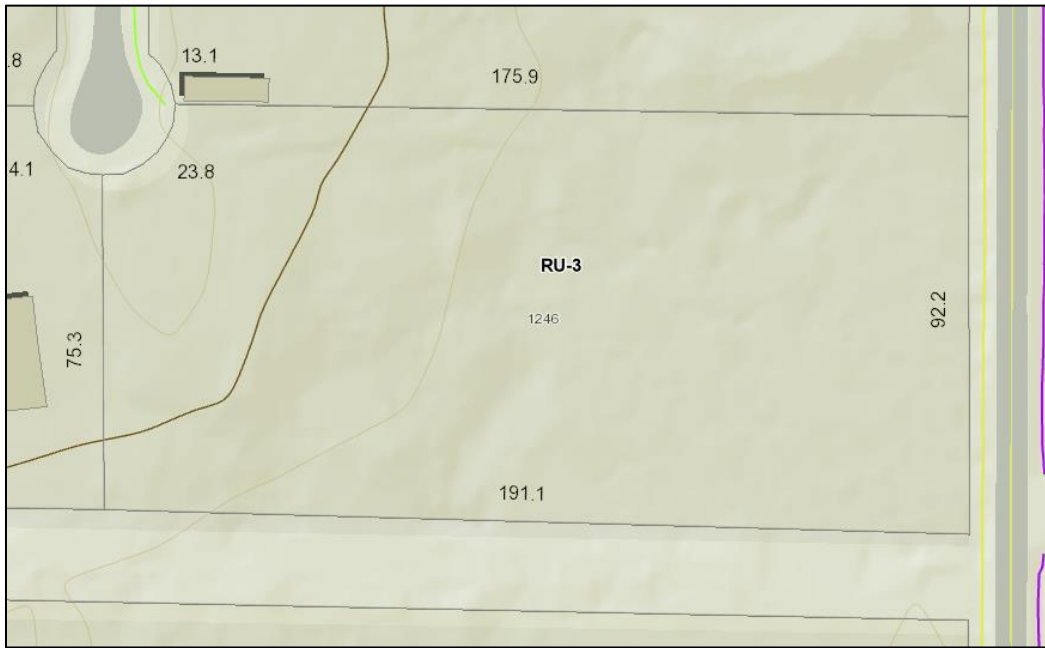
In the case of Lot Coverage, all buildings that are not commercial greenhouses shall not cover more than 33% of the lot area. In this case, that means that the footprint of all residential and accessory structures cannot be more than 61,380ft<sup>2</sup>. Should an owner want to construct commercial greenhouses, these cannot cover more than 66% of the lot.

As for the permitted height, per the Zoning bylaw, the height of a single-family dwelling shall not exceed 9 metres, while the height of “all other buildings and structures not used for agricultural or farm purposes shall not exceed 9 metres or 2 storeys”, whichever is less.

### **Environment & Topography**

Since the subject property is within the ALR, it is subject to ‘Right-to-Farm’ legislation. As such, the Township of Langley’s Tree Protection Bylaw does not apply to the site. Further, if there were watercourses that were on or near the site, they would not have as significant an impact as they would otherwise. However, the only watercourse that affects the subject site is a Class B Ditch along 232 Street on the East side of the property. Even with this watercourse, the buildable area for the property is not impacted.

The topography of the site is also relatively simple. There is a slight grade increase from the West to the East of the site, as shown in the image on the following page. The dark line on the West side of the property represents a height of 80m, with only a couple of meters difference in grade by the time the property reaches 232 Street.



## Conclusion

Based on the analysis of the site, it is a typical estate property, albeit heavily treed and only 4.1 acres in size. Due to the lack of municipal regulations concerning building size, a proponent would likely be able to construct a primary residence up to the ALR maximum of 500m<sup>2</sup>.

## **\*DISCLAIMER\***

Everything in the Report is subject to further study, research, and verification by professional members of municipal Staff, qualified consultants, and members of municipal Council. This report and its opinions are based on the best due diligence as done by the Mariemont Group team, based on the information provided to us by the client and otherwise available to us, do not constitute an appraisal of value, and represent no guarantee of results.