Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 29, 2024 – REGULAR MEETING	**REPORT:**	24-78
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-01-0017
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100434 (1151138 BC LTD. / 753 – 264 STREET AND 700 BLOCK OF 264 STREET)		

PROPOSAL:

Road dedication of a historically gazetted portion of 8 Avenue located within the Agricultural Land Reserve (ALR).

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) of its endorsement of the proposed road dedication and request consideration based on agricultural merits.

RATIONALE:

The dedication of historically gazetted roads concurrent with subdivision applications aligns with surveyor's professional best practices and (when located within ALR) requires approval from the ALC. Dedication of the subject portion of 8 Avenue is supported as it contains a segment of the South Langley Regional Trail.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the road dedication indicated in the subdivision application submitted by Sager Nairne LLP on behalf of the owner of the properties located at 753 – 264 Street and an adjacent parcel (Parcel Identifier 011-232-773) within the Agricultural Land Reserve complies with the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant proposes to consolidate 753 – 264 Street and an adjacent unaddressed property (Parcel Identifier 011-232-773). The consolidation proposes dedication of the currently gazetted 8 Avenue along the north property line of 753 – 264 Street. Both properties are within the ALR, designated Agricultural / Countryside in the Rural Plan (adopted in 1993) and zoned Rural Zone RU-2. Consistent with Section 3(2)(a)(i) ('Subdivision permitted on determination by approving officer') of the ALR General Regulation, the Township's Approving Officer may consider the lot consolidation however, the ALC is required to approve the road dedication.

Staff recommend forwarding the application to the ALC as it complies with the Township's Zoning Bylaw, contains a segment of the South Langley Regional Trail and adheres to surveyor's professional best practices.

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:	1151138 BC Ltd. 3267 Vimy Crescent Vancouver, BC V5M 4B5
Agent:	Sager Nairne LLP 1495 Marine Drive West Vancouver, BC V7T 1B8
Legal Descriptions:	North Half of the North Half of the North East Quarter Section 1 Township 10 New Westminster District Except Parcel "A" (Explanatory Plan 10740), Plans 55705, 5766, EPP80439 and EPP80445 Lot 3 Section 1 Township 10 New Westminster District Plan 7472 Except Plan EPP80446
Locations:	753 – 264 Street 700 Block of 264 Street
Area:	6.8 ha (16.8 ac)
Existing Zoning:	Rural Zone RU-2 (8.0 ha / 19.8 ac minimum lot size)
Rural Plan:	Agricultural / Countryside (8.0 ha / 19.8 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- A portion of 8 Avenue is adjacent to the northern boundary of 753 – 264 Street. This area is identified as "Gazetted Road – May 22 1875" on the applicant provided reference plan.
- This application to dedicate the gazetted road arises from a proposal by the applicant to consolidate two of their properties into one rural lot.
- Both properties are designated Agriculture in the Official Community Plan (OCP), designated as Agricultural/Countryside in the Rural Plan, zoned as Rural Zone RU-2 and located in the ALR.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to dedicate a gazetted portion of 8 Avenue in conjunction with an associated subdivision consolidation application.
- According to the applicant's surveyor, this portion of 8 Avenue is *"already established as road via the 1875 Gazette Notice and is not excluded from the current existing title."* The survey plan aims to formalize the dedication.
- The applicant's surveyor has indicated it is, *"general best practice to clean up (formalize/register/vest title to) these pieces as the parcels get surveyed. This is best practice to provide clear title and ownership/lot extents."*
- The applicant aims to consolidate two of their properties into a unified rural lot, triggering the dedication of the historically gazetted road along the northern boundary of 753 – 264 Street.

- Following ALC approval for the dedication, the applicant plans to seek Township approval to consolidate their two parcels into one 6.8 ha (16.8 ac) rural lot with access from 264 Street. This will require a subsequent Township of Langley subdivision application to be considered by the Approving Officer under Section 3(2)(a)(i) ('Subdivision permitted on determination by approving officer') of the ALR General Regulation.
- While the ALR General Regulation allows certain subdivision approvals by the Approving Officer, such as consolidating parcels by removing common lot lines, ALC approval is required for the dedication of 8 Avenue (gazetted May 22, 1875).
- Although unconstructed, the subject portion of 8 Avenue is open and travelled by the public for recreational purposes as part of the South Langley Regional Trail system.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	8 Avenue (unconstructed) / South Langley Regional Trail, beyond which is a residential property with an existing dwelling and Perry Homestead Creek.	Agricultural / Countryside	Rural Zone RU-2
South:	Two residential properties with existing single family dwellings	Agricultural / Countryside	Rural Zone RU-2
East:	264 Street, beyond which are two residential properties with existing dwellings, a farm and Perry Homestead Creek.	Agricultural / Countryside	Rural Zone RU-2
West:	A residential property with an existing single family dwelling and farm	Agricultural / Countryside	Rural Zone RU-2

Policy Considerations:

The subject site is located within the ALR and designated Agricultural / Countryside in the Rural Plan. The proposed dedication and subdivision complies with the Township's Zoning Bylaw and professional best practices. 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,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

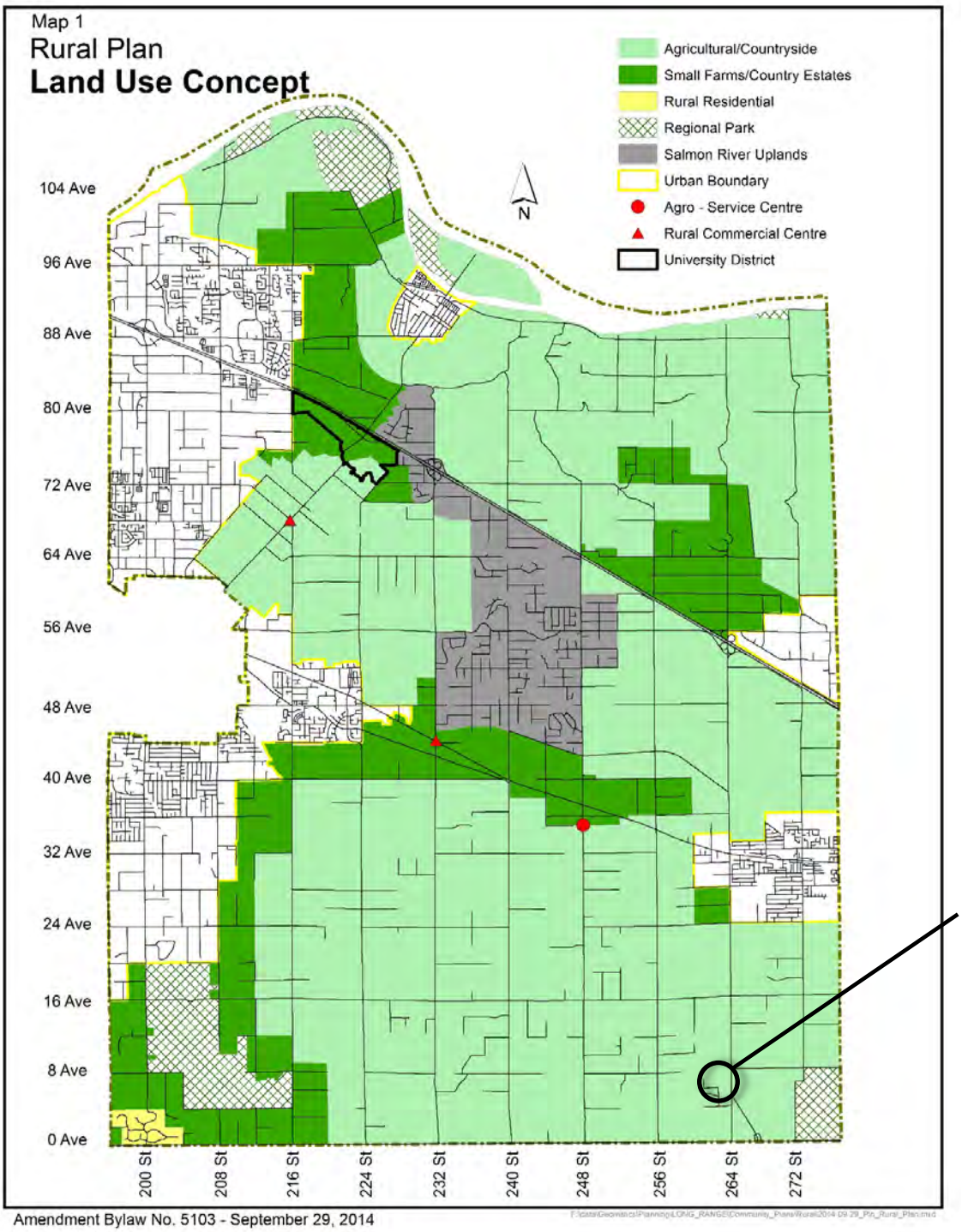
ATTACHMENT A



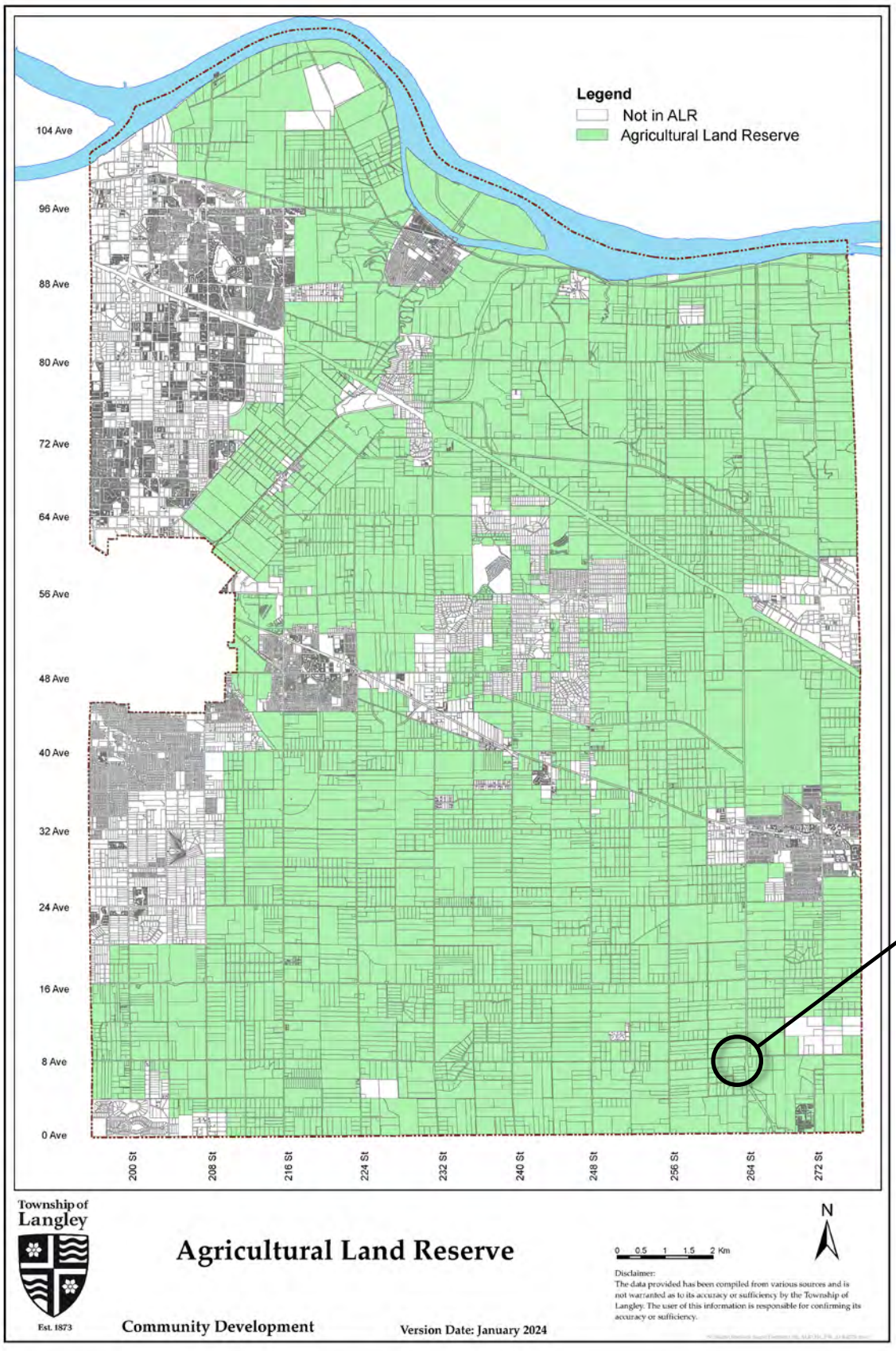
8 AVENUE (1875 GAZETTED ROAD)

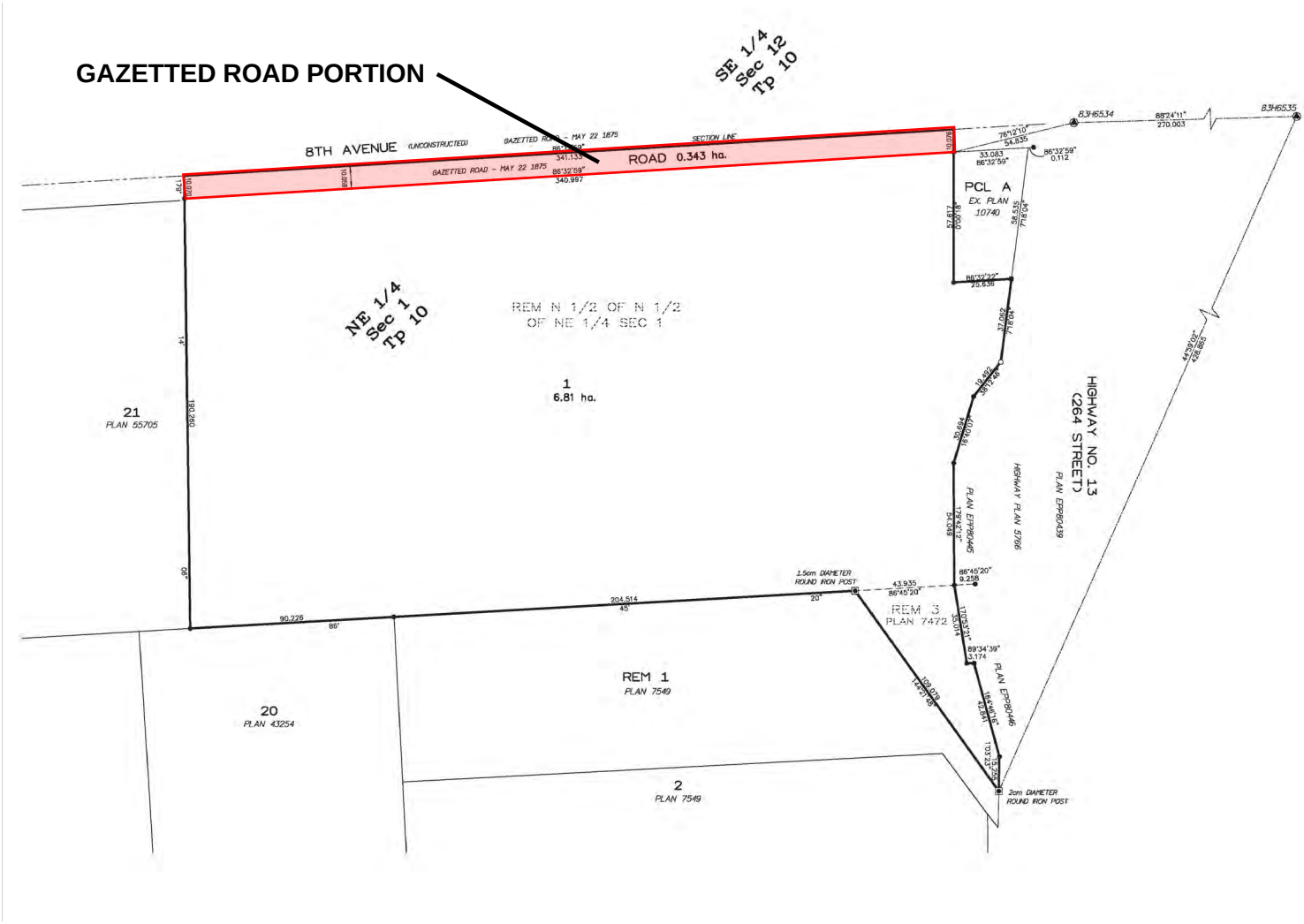
SUBJECT PROPERTIES

AERIAL CONTEXT MAP



Amendment Bylaw No. 5103 - September 29, 2014


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
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: January 2024
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.



PROPOSED SUBDIVISION PLAN – SUBMITTED BY APPLICANT