Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 17, 2025 - REGULAR MEETING	**REPORT:**	25-176
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-20-0064
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100470 (MINISTRY OF TRANSPORTATION AND TRANSIT / 7800 BLOCK OF GLOVER ROAD)		

PROPOSAL:

Non-farm use application to the Agricultural Land Commission (ALC) submitted by Associated Environmental Consultants Inc. to permit construction of a wetland in the 7800 Block of Glover Road within the Agricultural Land Reserve (ALR) intended to offset impacts to wetlands within the Highway 1 median.

RECOMMENDATION SUMMARY:

That Council refer the non-farm use application to the Agricultural Land Commission.

RATIONALE:

The Township's Zoning Bylaw accommodates conservation uses in all zones including the subject property's Rural Zone RU-1 zoning. Accordingly, the application is being forwarded to Council for consideration of referral to the ALC.

RECOMMENDATION:

That Council refer the non-farm use application submitted by Associated Environmental Consultants Inc., on behalf of the Ministry of Transportation and Transit, to permit the construction of a wetland in the 7800 Block of Glover Road to the Agricultural Land Commission for consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant has applied for non-farm use approval to construct a 483 m^2 (5,199 ft^2) wetland in the 7800 Block of Glover Road at the northeast corner of the Highway 1 and Glover Road overpass, within the Ministry of Transportation and Transit right-of-way and a portion of PID 017-174-805.

The proposal is part of the Highway 1 widening project from 216 Street to 264 Street and is intended to offset wetland impacts associated with construction within the highway median. As the works are not directly related to transportation or utility use, a non-farm use application is required. The proposed wetland is designed to enhance flood and drought resilience while providing ecological and public utility benefits. Should Council advance the application and the ALC approve the proposed non-farm use, all applicable municipal, provincial and federal approvals would be required before the use could commence.

PURPOSE:

To provide Council with information and recommendation options with respect to an ALR non-farm use application submitted under Section 20(2) of the ALC Act by Associated Environmental Consultants Inc.

REFERENCE:

Owner:	Ministry of Transportation and Transit 3150, 500 Woolridge Street Coquitlam, BC V3K 0B8
Agent:	Associated Environmental Consultants Inc. 200, 2800 – 29 Street Vernon, BC V1T 9P9
Legal Description:	Parcel "A" (Reference Plan 2538) Except: Firstly: Part on Statutory Right of Way Plan 28237, Secondly: Part Road on Plan LMP7108, District Lot 317 Group 2 New Westminster District
Location:	7800 Block of Glover Road
Area:	0.38 ha (0.94 ac)
Existing Zoning:	Rural Zone RU-1
Rural Plan:	Small Farms / Country Estates
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The subject site, located in the 7800 Block of Glover Road, is designated Agriculture in the Official Community Plan (OCP), Small Farms/Country Estates in the Rural Plan, zoned Rural Zone RU-1 and is situated within the Agricultural Land Reserve (ALR).
- The Ministry of Transportation and Transit (MOTT) is widening Highway 1 from 216 Street to 264 Street. As part of this work, wetland compensation is required to offset impacts associated with construction within the Highway 1 median.
- The proposed works are located in the 7800 Block of Glover Road at the northeast corner of the Highway 1 and Glover Road overpass, within the MOTT right-of-way and a portion of PID 017-174-805 (Crown land held by the Province of British Columbia).
- The project proposes to construct a wetland and low-flow channel within an approximate 483 m² (5,199 ft²) area, along with a 6.0 m access gravel road to maintain the wetland area.
- According to the applicant, the area proposed for the wetland is currently fallow, naturally vegetated riparian forest, with a portion of the property adjacent to Glover Road used for parking.
- ALC staff indicate that wetland compensation can be considered under a Transportation/Utility Use application when it is contiguous with the project footprint. Since the proposal does not involve a transportation or utility use, the proposed wetland construction requires approval through a non-farm use application.
- The ALC Act allows Council the opportunity to provide recommendations on non-farm use applications made to the ALC. Information available to Council to consider making recommendations are policies contained in the Township's OCP, Rural Plan and Zoning Bylaw; as well as other site-specific information.

DISCUSSION/ANALYSIS:

- The applicant has applied under Section 20(2) of the ALC Act for a non-farm use to construct a wetland and associated low-flow channel within an approximate 483 m² (5,199 ft²) area along with a 6.0 m access gravel road in the 7800 Block of Glover Road on the west bank of the Salmon River.
- The proposed works are situated on the MOTT right-of-way and partially on PID 017-174-805.
- Section 104.10(b) of the Township of Langley's Zoning Bylaw permits open space / conservation areas in all zones.
- As noted by the applicant:

  "The proposed project site is situated adjacent to the Salmon River waterway and is being designed to provide flood mitigation assistance during high-water events, as well as being offsetting to wetland areas being impacted during the Highway 1 Improvement Project."

  "… through increased water holding in the wetland and channel, the development will improve flood resilience and drought resilience in the local area."

  "The construction of a wetland adjacent to a fish bearing river requires extensive environmental monitoring. The monitoring frequency and timing will be based on the Ministry of Water Land and Resource Stewardships Water Sustainability Act Section 11, Fisheries and Oceans Canada, and ALC approval conditions. Monitoring will extend to soil stripping, removal and placement, as well as at closure to verify that any regulatory requirements have been followed."

- The proposed use is compatible with provisions in the Regional Growth Strategy (RGS), OCP and Rural Plan and is permitted in the Rural Zone RU-1.
- Should Council advance the application and the ALC approve the proposed non-farm use, all applicable municipal, provincial, and federal approvals would be required before the use could commence.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning	ALR
North:	A property with a dwelling, agricultural buildings and a farm	Small Farms / Country Estates	Rural Zone RU-1	In ALR
South:	Highway 1, beyond which are institutional uses	Small Farms / Country Estates	Rural Zone RU-1 and Residential Institutional Zone P-3	Not in ALR
East:	Salmon River, beyond which is a forested property owned by the Crown	Salmon River Uplands	Suburban Residential SR-1	In ALR
West:	Glover Road, beyond which is a property with a dwelling, agricultural buildings and a farm	Small Farms / Country Estates	Rural Zone RU-1	In ALR

Policy Considerations:

Pursuant to Section 20 of the Agricultural Land Commission Act, the proponent is required to submit a non-farm use application to construct a wetland. Council's consideration of the application is required before it can be forwarded to the Agricultural Land Commission (ALC) for review. The proposed use is compatible with provisions in the Regional Growth Strategy (RGS), OCP and Rural Plan and is permitted in the Rural Zone RU-1. Should Council advance the application and the ALC approve the proposed non-farm use, all applicable municipal, provincial, and federal approvals would be required before the use could commence.

Respectfully submitted,

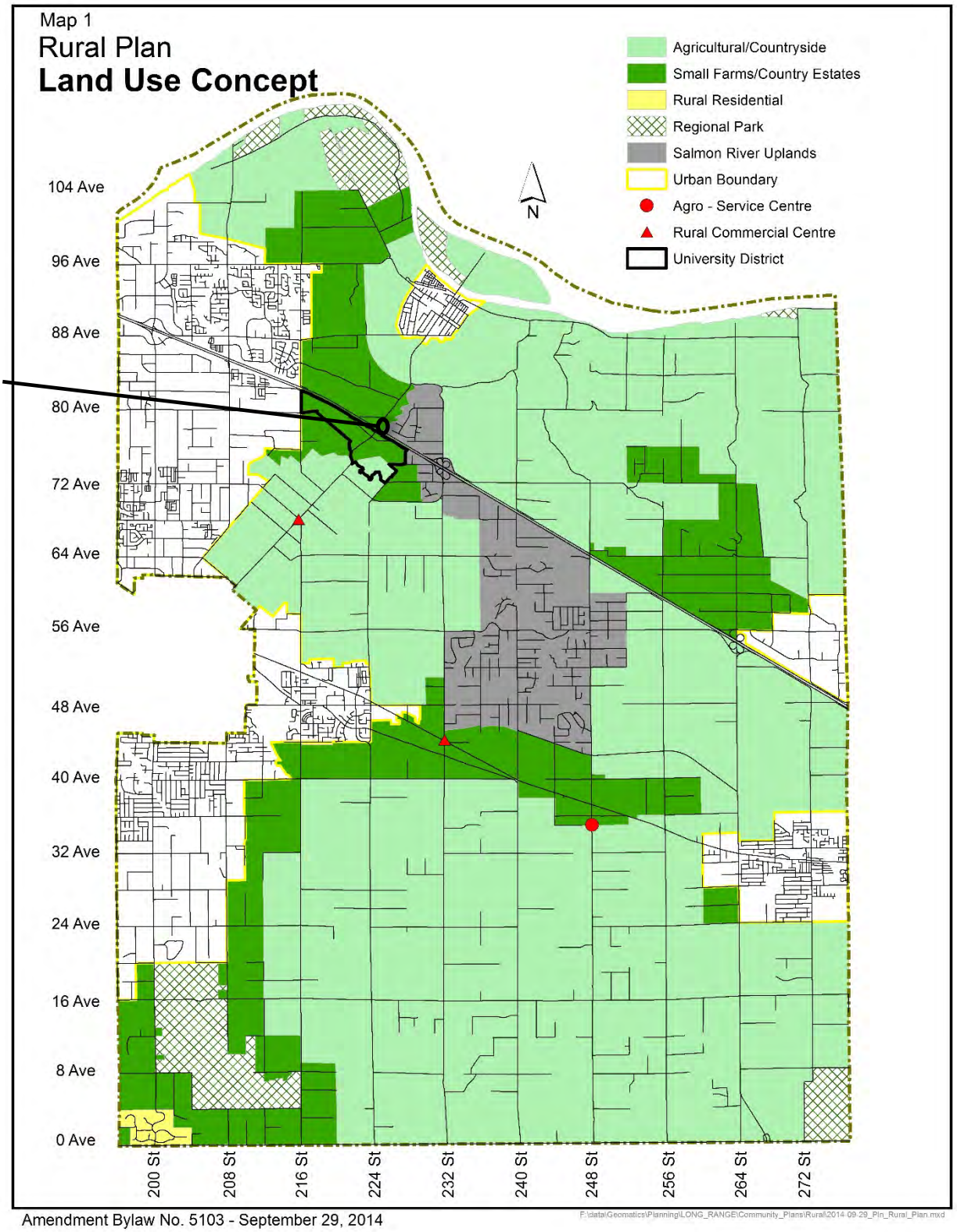
Mohammad Nemati
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

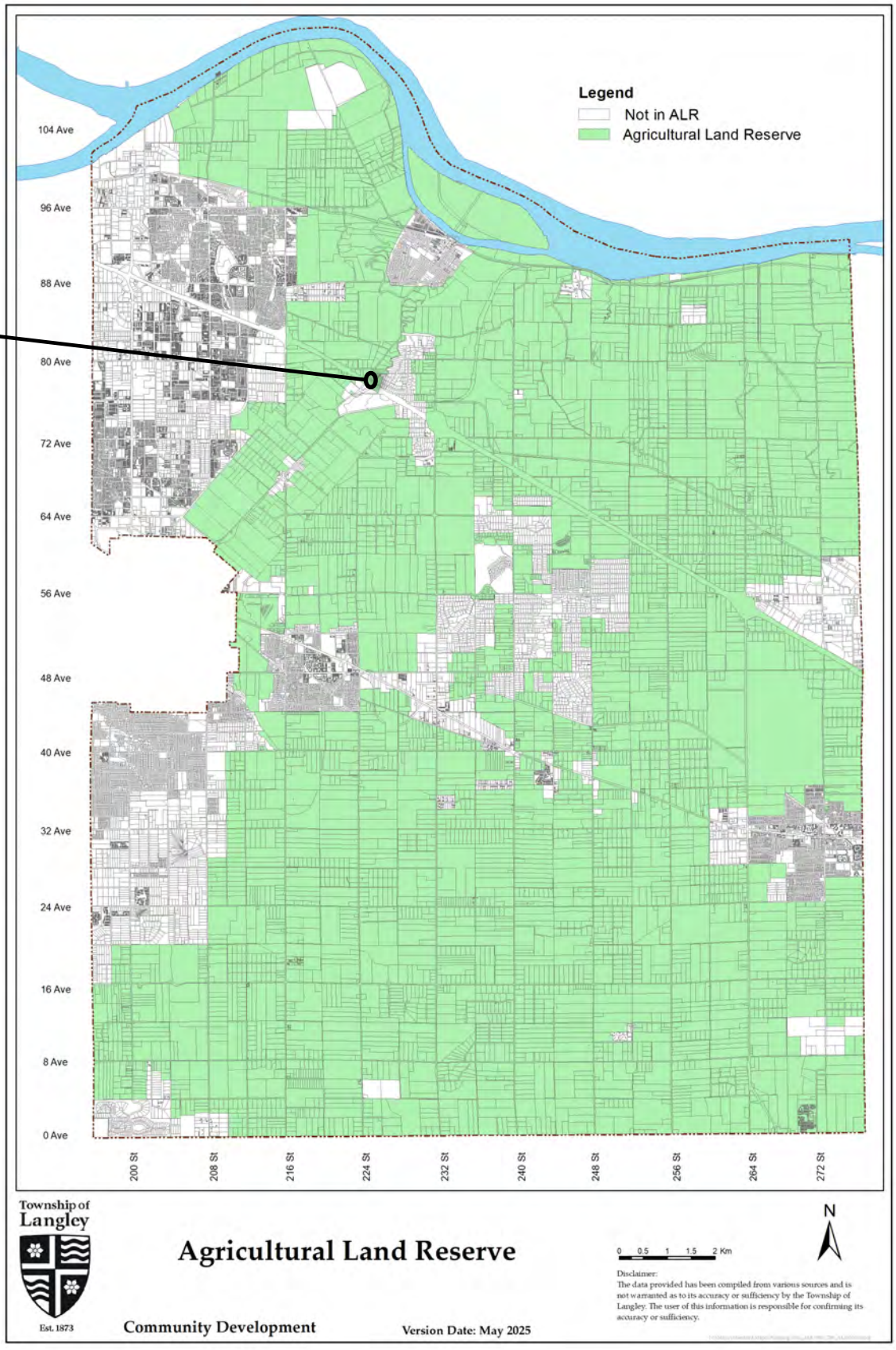
ATTACHMENT A Maps and Graphics

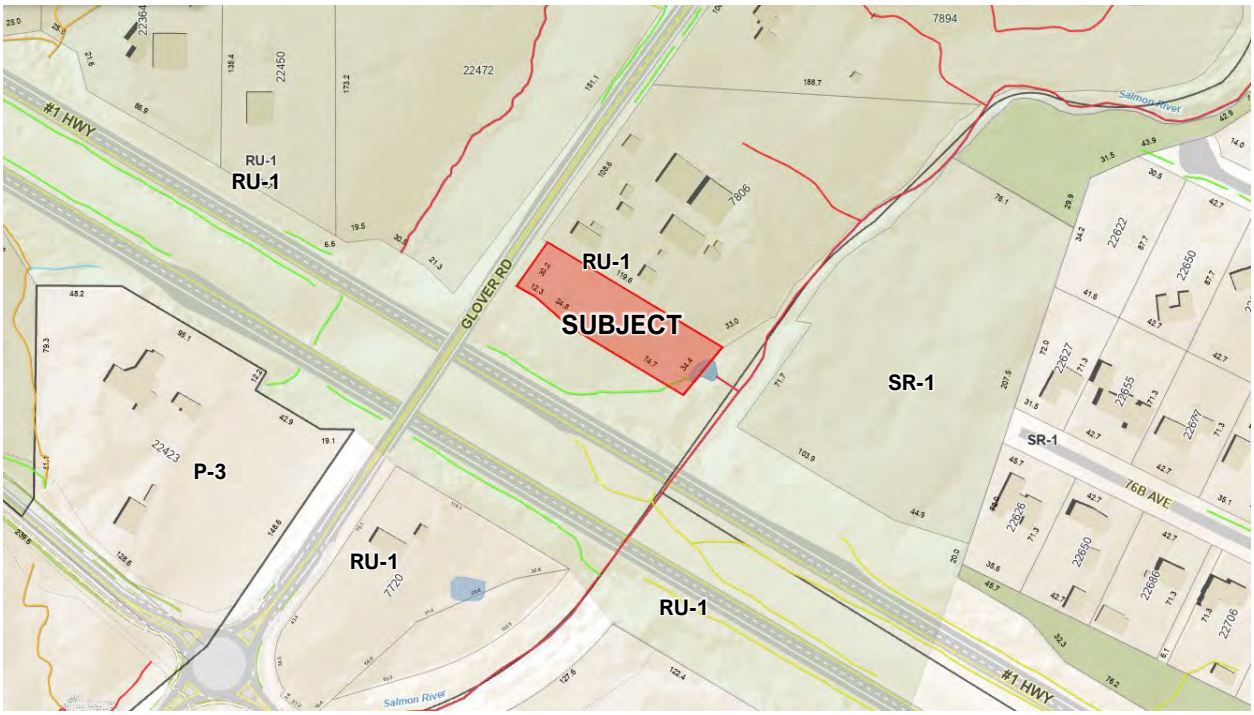
ATTACHMENT A



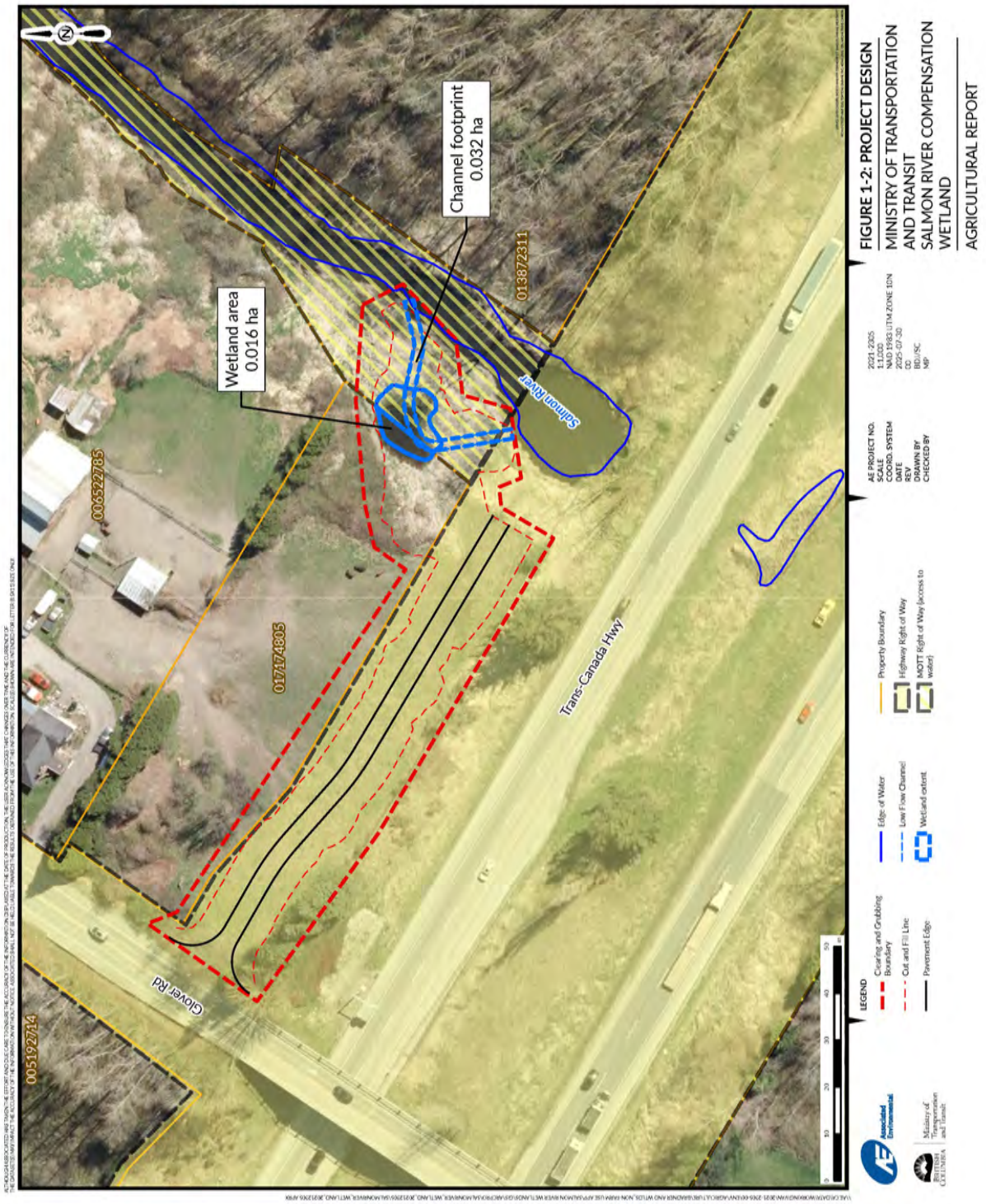
AERIAL CONTEXT MAP


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
SUBJECT
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
Amendment Bylaw No. 5103 - September 29, 2014
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd


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



SITE PLAN – SUBMITTED BY APPLICANT