

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 24, 2024 – REGULAR MEETING	REPORT:	24-129
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	14-32-0003
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100454 (VANDERGUGTEN / 27212 AND 27224 – 91 AVENUE AND 9120 – 272 STREET)		

PROPOSAL:

Subdivision (boundary / lot line adjustment) within the Agricultural Land Reserve (ALR) of three parcels located at 27212 and 27224 – 91 Avenue and 9120 – 272 Street.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision (boundary / lot line adjustment) complies with the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The boundary / lot line adjustment subdivision application complies with the Township's Zoning Bylaw subject to Agricultural Land Commission approval.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted by Sanderson + Welsh Planning Ltd. on behalf of the owners of properties located at 27212 and 27224 – 91 Avenue and 9120 – 272 Street within the Agricultural Land Reserve complies with 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 for a boundary / lot line adjustment subdivision of a properties located at 27212 and 27224 – 91 Avenue and 9120 – 272 Street.

Staff recommend that Council forward the application to the ALC as the proposal complies with the Township's Zoning Bylaw.

PURPOSE:

To provide Council with information and a recommendation with respect to a boundary / lot line adjustment subdivision application submitted under Section 21(2) of the ALC Act.

AGRICULTURAL LAND COMMISSION APPLICATION
 NO. 100454 (VANDERGUGTEN / 27212 AND 27224 – 91
 AVENUE AND 9120 – 272 STREET)
 Page 2 . . .

REFERENCE:

Owners:	Cornelius and Hilary Vandergugten 9120 – 272 Street Langley, BC V1M 3L6
Legal Descriptions:	Parcel "A" (Reference Plan 4434) District Lot 216 Group 2 New Westminster District Parcel "B" Plan with Fee Deposited 52243F Except: Parcel "One" Reference Plan 8086 and Plan EPP68648, District Lot 216 Group 2 New Westminster District Parcel "One" (Reference Plan 8086) of Part on Plan with Fee Deposited 52243F District Lot 216 Group 2 New Westminster District
Locations:	27212 and 27224 – 91 Avenue and 9120 – 272 Street
Area:	0.84 ha (2.08 ac)
Existing Zoning:	Rural Floodplain Zone RU-5 (8.0 ha (19.8 ac) minimum lot size) Civic Institutional Zone P-1 (1,858 m ² (0.5 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:

- The proposed boundary / lot line adjustment includes three properties:
 - 9120 – 272 Street 0.39 ha (0.96 ac) zoned RU-5 (8.0 ha (19.8 ac) minimum lot size
 - 27224 – 91 Avenue 0.40 ha (1.00 ac) zoned RU-5 (8.0 ha (19.8 ac) minimum lot size
 - 27212 – 91 Avenue 0.04 ha (0.09 ac) zoned P-1 (1,858 m² (0.50 ac) minimum lot size
- The subject properties are within the ALR and designated Agricultural/Countryside in the Rural Plan.
- 27212 – 91 Avenue (P-1 zoned) property was the site of the former Glen Valley Community Hall, sold by the Township of Langley in 2016 and demolished in 2022.
- The applicant submitted a Subdivision Application (SA 101218) based on ALC Policy P-02 and Section 23(1) of the ALC Act in effect at the time (2020) that provided for Approving Officer consideration of subdivision approval.
- ALC Policy P-02 has since been clarified by the ALC, and the ALC indicates that the subject proposal requires ALC consideration of approval after Council referral to the ALC.

AGRICULTURAL LAND COMMISSION APPLICATION
 NO. 100454 (VANDERGUGTEN / 27212 AND 27224 – 91
 AVENUE AND 9120 – 272 STREET)
 Page 3 . . .

DISCUSSION/ANALYSIS:

- According to the applicant, the proposal aims to “regularize the historic lotting arrangement; allow for installation of a private sanitary (septic field) service and a new home on the former Glen Valley Hall Lot; and eliminate an awkward panhandle shape to the most easterly of the three lots”.
- Staff recommend that Council forward the application to the ALC as the proposal complies with the Section 110.5 Consolidation Minimum Lot Size of the Township’s Zoning Bylaw that allows for consideration of lots created through consolidation or lot line adjustment that are smaller than the prescribed minimums in Section 110.1.
- Should the application receive approval from the ALC, the proponent indicates land currently zoned Civic Institutional Zone P-1 are proposed to be secured for agricultural uses only via a restrictive covenant.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	91 Avenue, beyond which is the Fraser River	N/A (Fraser River)	Fraser River Zone RU-7
South:	An agricultural property with existing dwelling and farm	Agricultural/Countryside	Rural Floodplain Zone RU-5
East:	An agricultural property with existing dwelling and farm	Agricultural/Countryside	Rural Floodplain Zone RU-5
West:	272 Street, beyond which is Glen Valley Regional Park	Regional Park	Rural Floodplain Zone RU-5

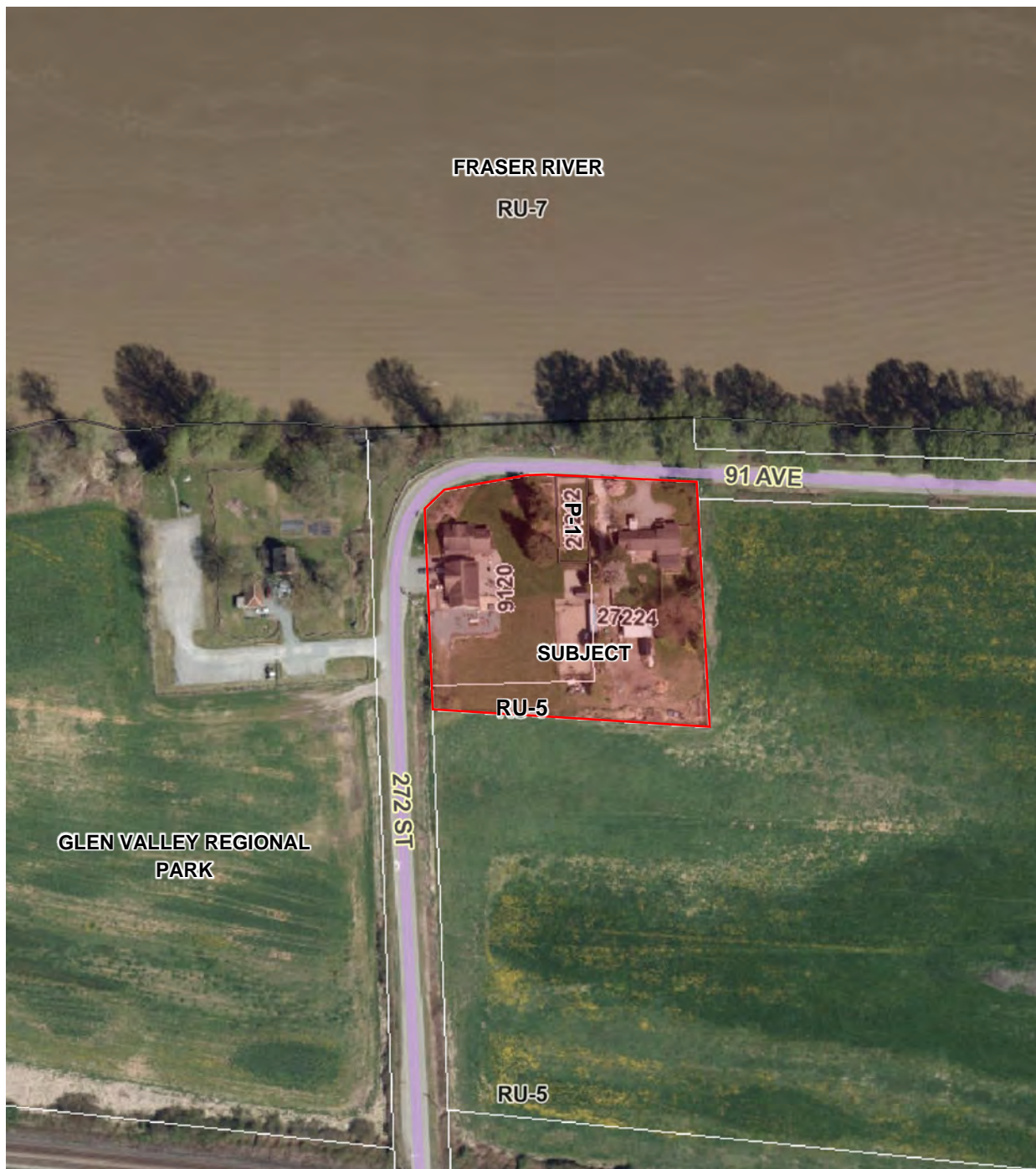
Policy Considerations:

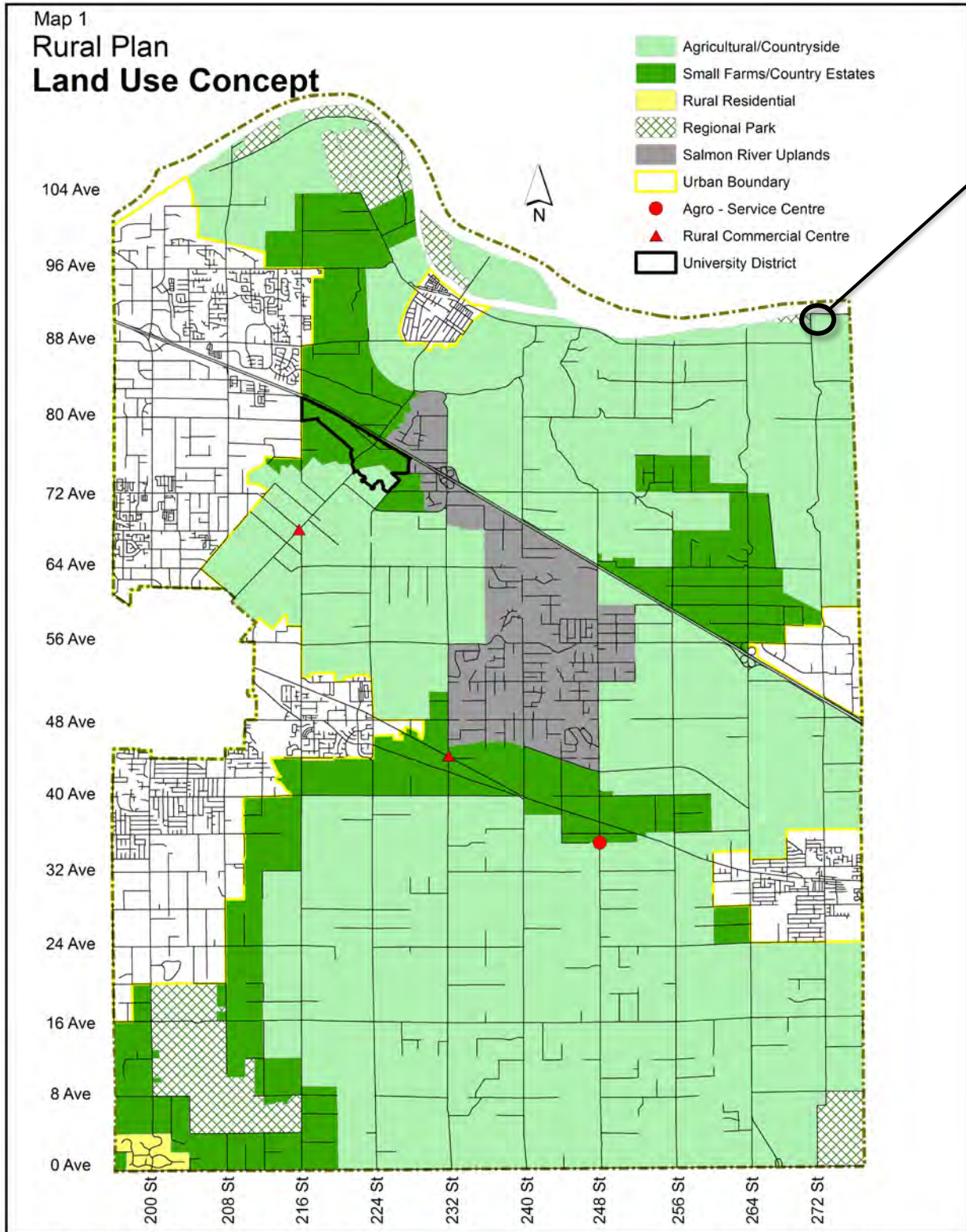
The subject site is located within the ALR and designated Agricultural/Countryside in the Rural Plan. Staff recommend that Council forward the application to the ALC as the proposal complies with the Consolidation Minimum Lot Size provision of the Township’s Zoning Bylaw. Details of the proposed subdivision 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

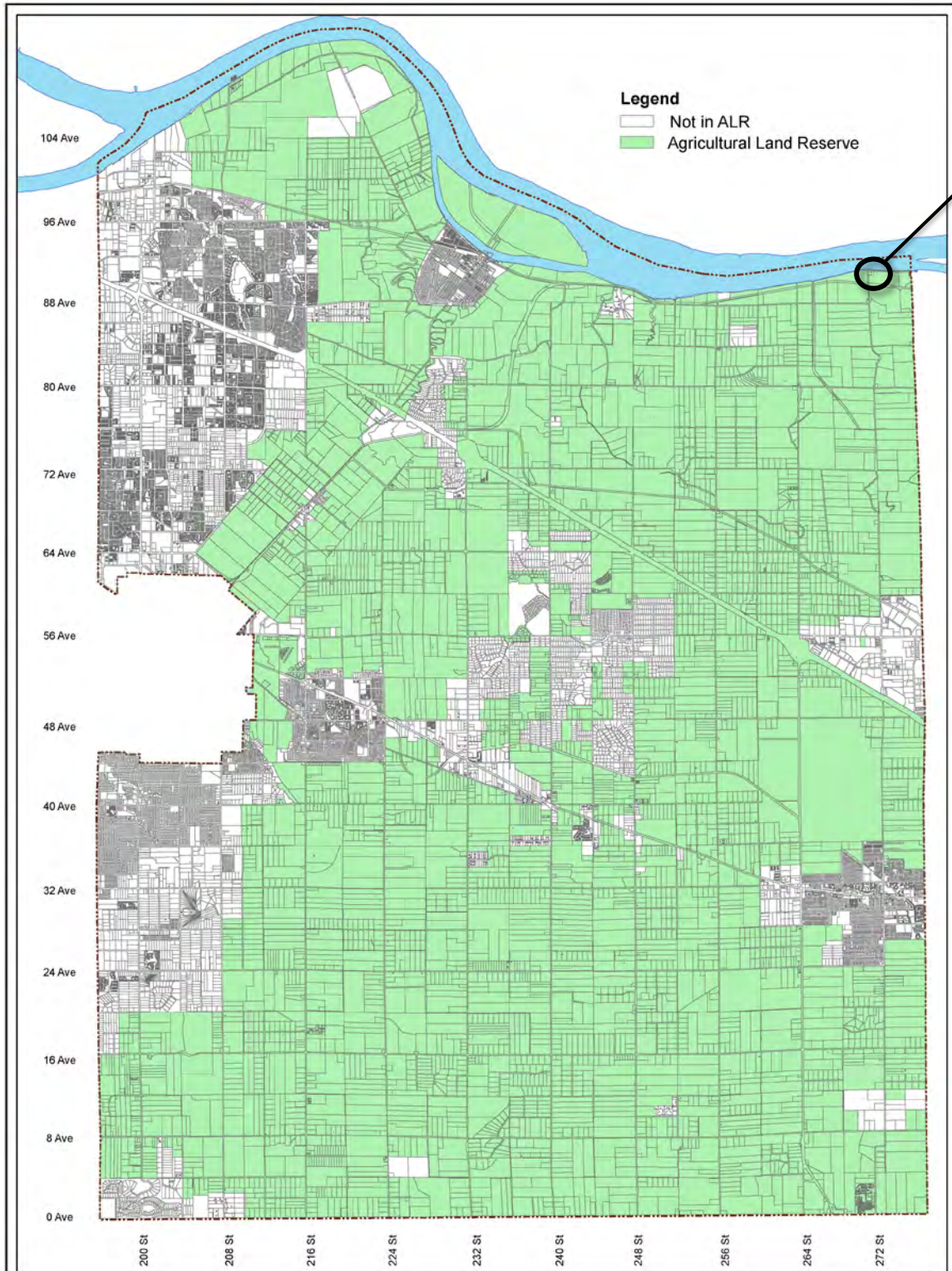




SUBJECT

Amendment Bylaw No. 5103 - September 29, 2014

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SUBJECT



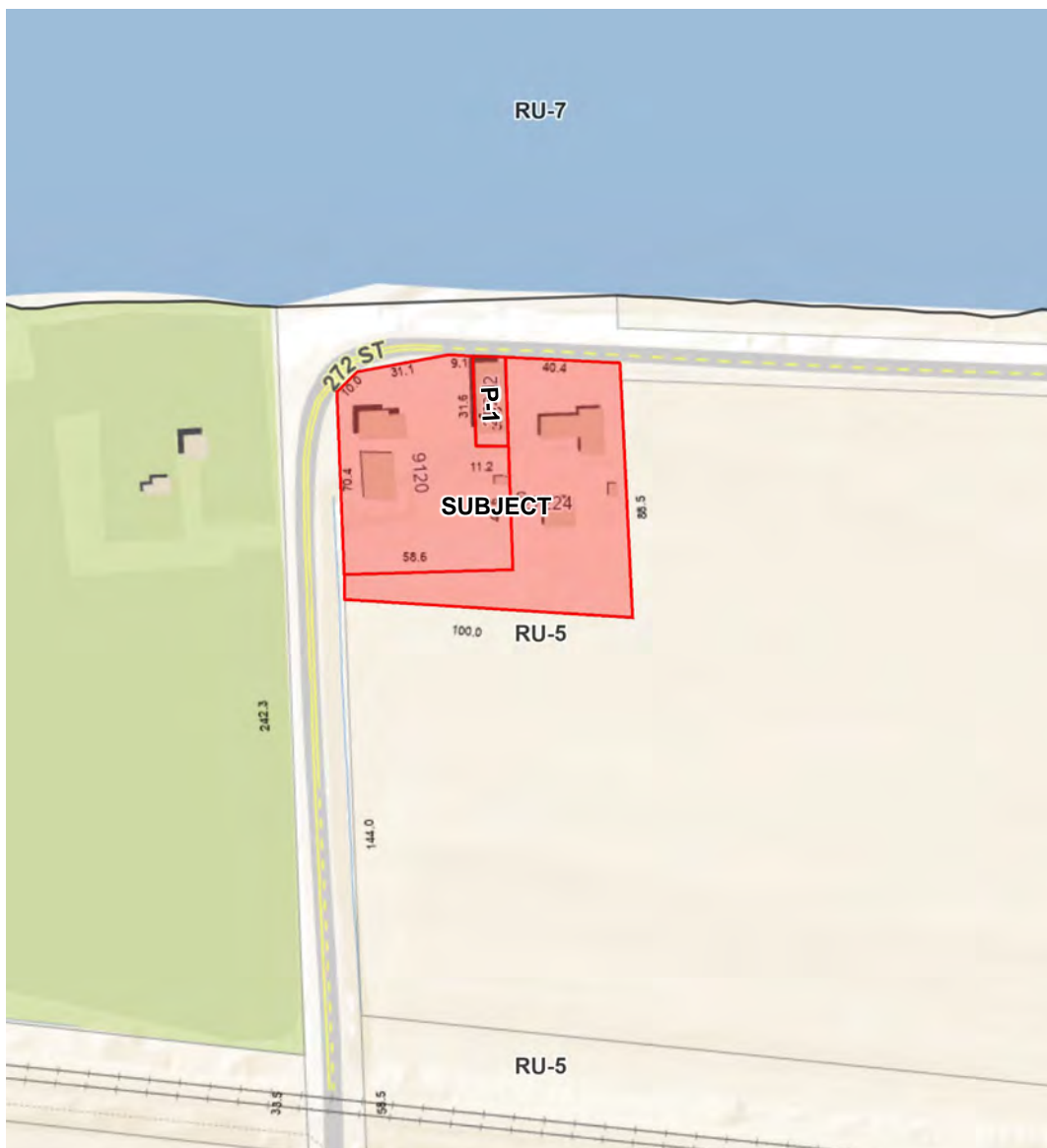
Agricultural Land Reserve

Community Development

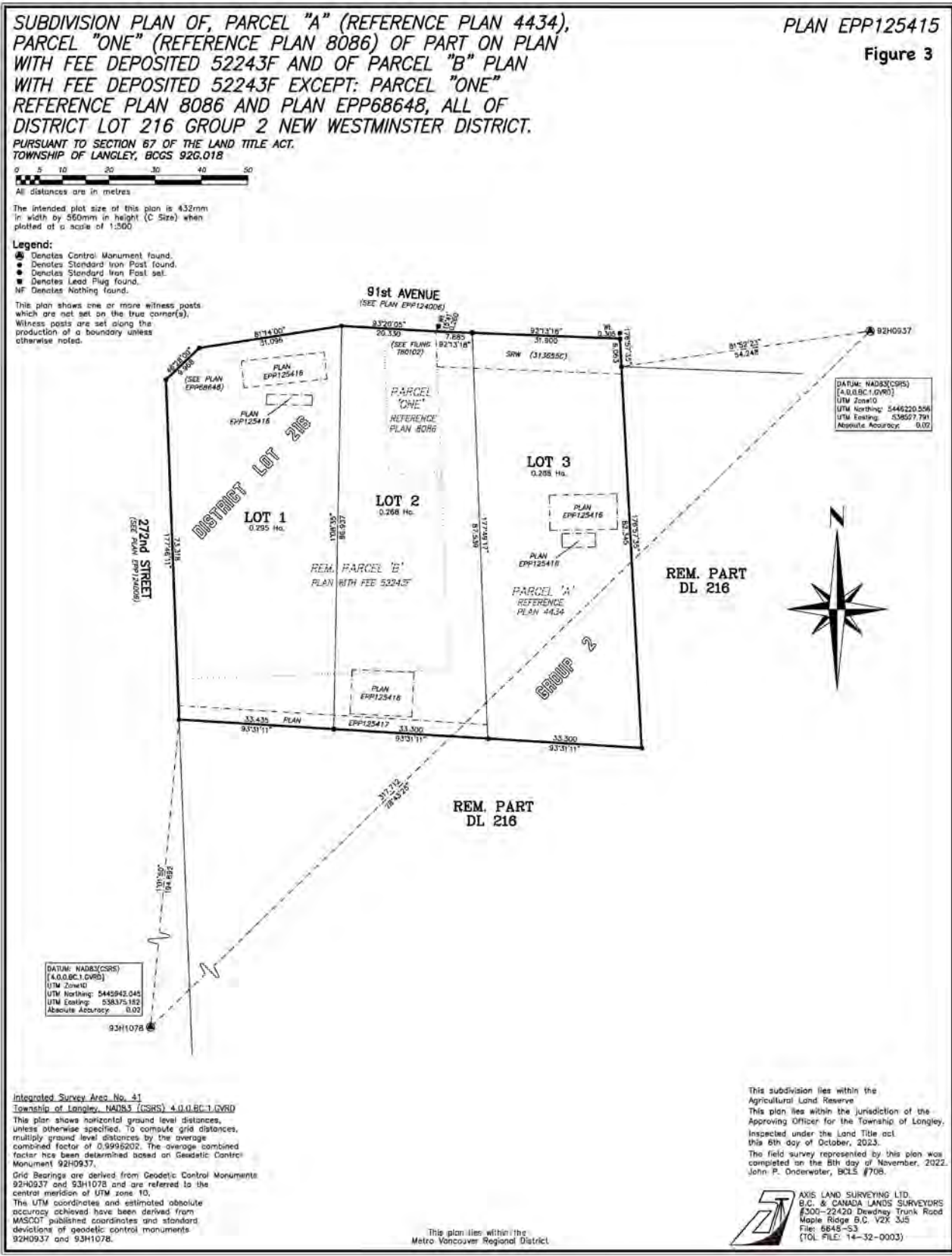
Version Date: January 2024



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



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT