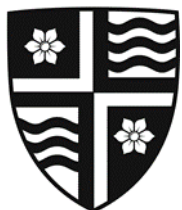


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: APRIL 13, 2026 – REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: AGRICULTURAL LAND COMMISSION APPLICATION
NO. 100473 (PORTERFIELD / 9491 – 222 STREET)

REPORT: 26-34
FILE: 11-31-0029

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 11.6 ha (28.7 acres) parcel located at 9491 – 222 Street into two (2) rural lots (including road dedication).

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision (including road dedication) 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 submitted on behalf of the owners of the property located at 9491 – 222 Street (including road dedication), within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 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 11.6 ha (28.7 acres) property into two (2) rural lots. The proposed lots are approximately 9.2 ha (22.73 ac) and 2.4 ha (5.93 ac).

The subject site is within the ALR, designated Small Farms/Country Estates in the Rural Plan (adopted in 1993) and zoned Rural Zone RU-1 (minimum lot size of 1.7 ha (4.2 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:	Douglas Porterfield 9491 – 222 Street Langley, BC V1M 3T7 The Corporation of the Township of Langley 20338 – 65 Avenue Langley, BC V2Y 3J1
Agent:	Royal LePage Sterling Realty 801, 220 Brew Street Port Moody, BC V3H 0H6
Legal Description:	Parcel One (Explanatory Plan 11853) of the North East Quarter of Section 31 Township 11 and of District Lot 241 Group 2 Except: Firstly: Part on Explanatory Plan 15238 and Secondly: Part on Plan With Bylaw Filed 59444 New Westminster District Parcel One (Reference Plan 11853) of the Fractional North East Quarter of Section 31 Township 11 and of District Lot 241 Group 2 as Shown Outlined Red on Plan with Bylaw Filed 59444
Location:	9491 – 222 Street 9400 Block of 222 Street (Bylaw No. 1078 (NWD Plan 59444))
Area:	11.6 ha (28.7 acres) 943 m ² (0.23 ac)
Existing Zoning:	Rural Zone RU-1 (minimum lot size of 1.7 ha (4.2 ac))
Rural Plan:	Small Farms/Country Estates
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is located in the ALR, designated Agriculture in the OCP, Small Farms/Country Estates in the Rural Plan and zoned Rural Zone RU-1.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 11.6 ha (28.7 acres) property into two (2) rural lots of approximately 9.2 ha (22.73 ac) and 2.4 ha (5.93 ac).
- The property has existing road access from 222 Street and two BC Hydro and Power Authority statutory rights-of-way exist along the north side of the property.
- In 1962, a portion of the subject property was identified as road pursuant to Bylaw No. 1078 (NWD Plan 59444) and assigned a separate PID. While the road parcel exists, it was not established in accordance with current surveyor's professional best practices.

Accordingly, formal dedication of the road is required under Section 107 of the Land Title Act.

- As the bylaw road is located within the Agricultural Land Reserve, its formal dedication is subject to application to and approval from the Agricultural Land Commission. Should the application be approved by Council and the Agricultural Land Commission, the dedication of the road parcel would be addressed as part of a future subdivision application.
- The details of any proposed subdivision will be reviewed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw, the Official Community Plan, and any additional conditions imposed by the Agricultural Land Commission, should approval be granted.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	The CNR rail line, beyond which are multiple properties with existing dwellings	Small Farms/Country Estates	Rural Zone RU-1
South:	A property with existing dwelling and farm	Small Farms/Country Estates	Rural Zone RU-1
East:	222 Street, beyond which is a property with existing dwelling and farm	Small Farms/Country Estates	Rural Zone RU-1
West:	Hope Redwoods Natural Area and Redwoods Golf Course	Small Farms/Country Estates	Rural Golf Course Zone RU-10

Policy Considerations:

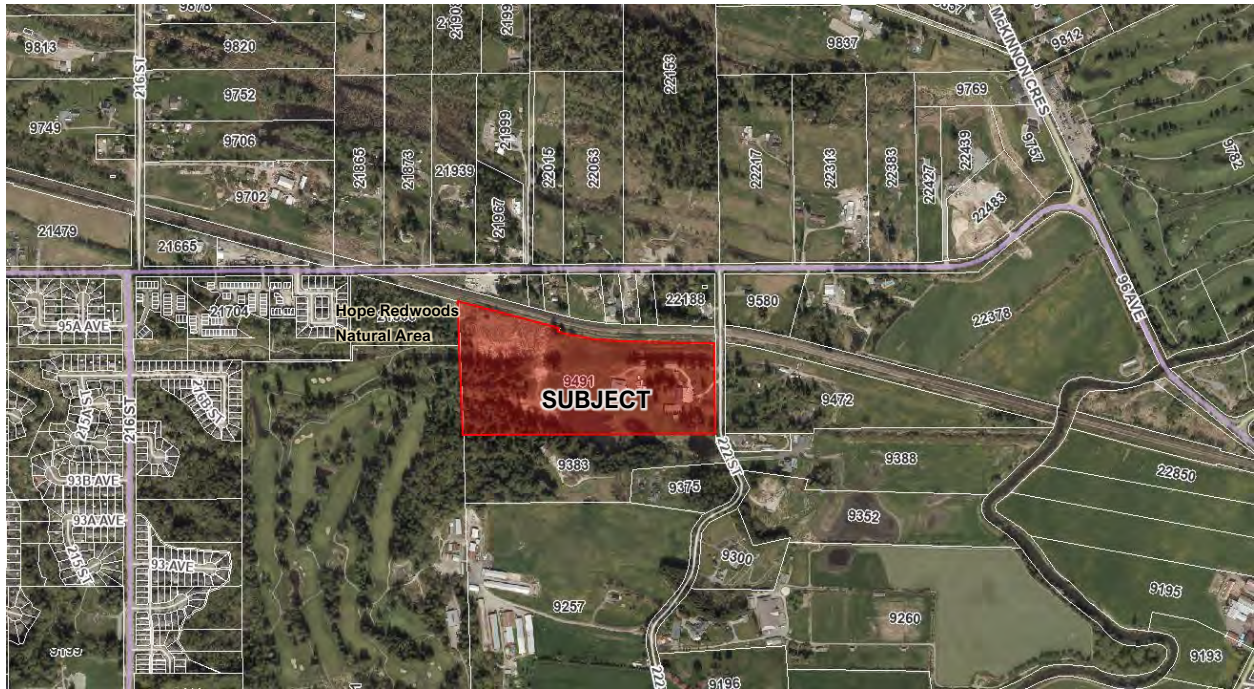
- The subject site is located within the ALR and designated Small Farms/Country Estates in the Rural Plan.
- Staff recommend that Council advise the ALC that the subdivision proposal complies with the Township's Zoning Bylaw and meets the minimum lot size requirements of the Rural Zone RU-1.
- Details of the proposed subdivision (including road dedication) 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,

Mohammad Nemati
 PLANNING TECHNICIAN
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

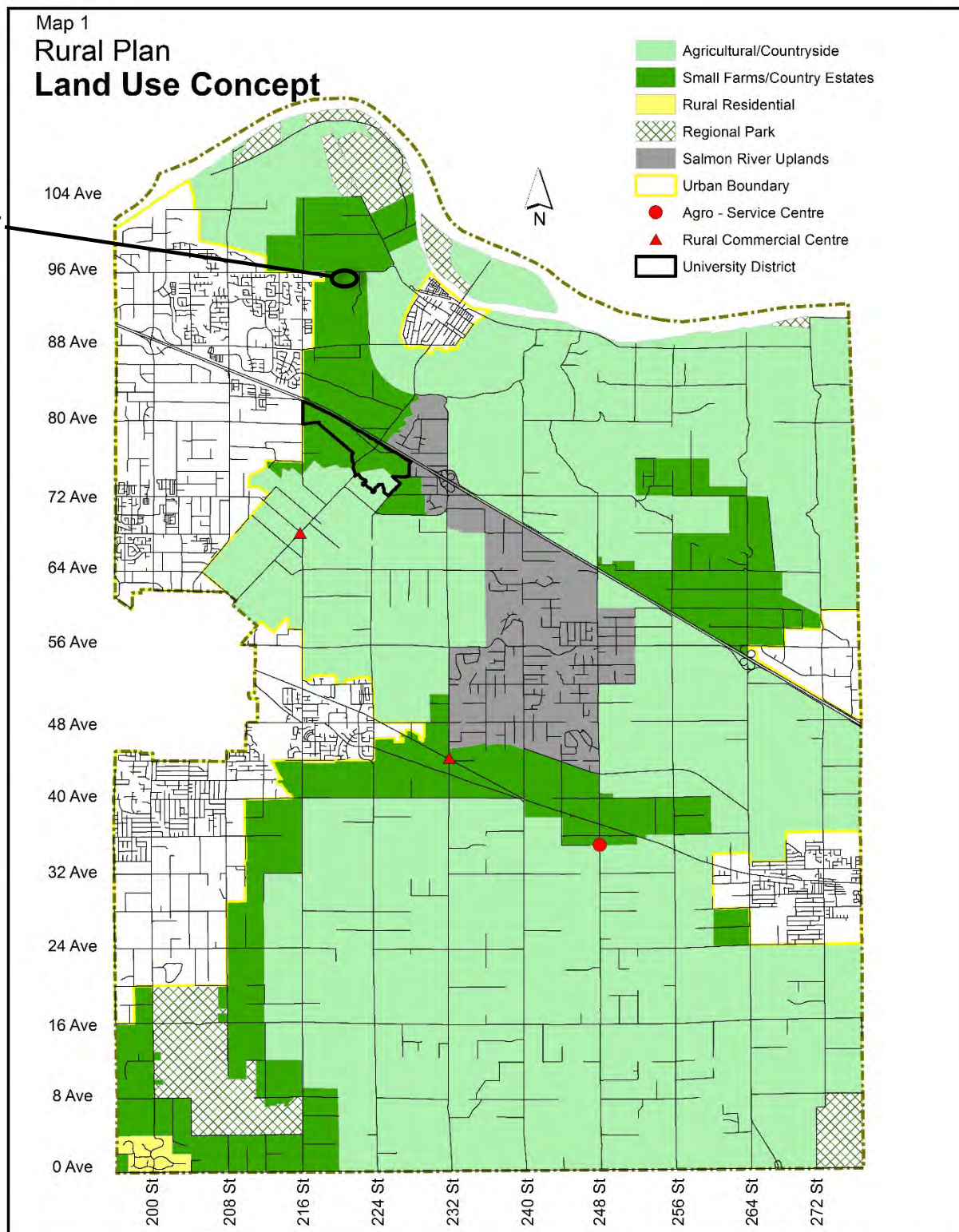
ATTACHMENT A



AERIAL CONTEXT MAP

Map 1 Rural Plan Land Use Concept

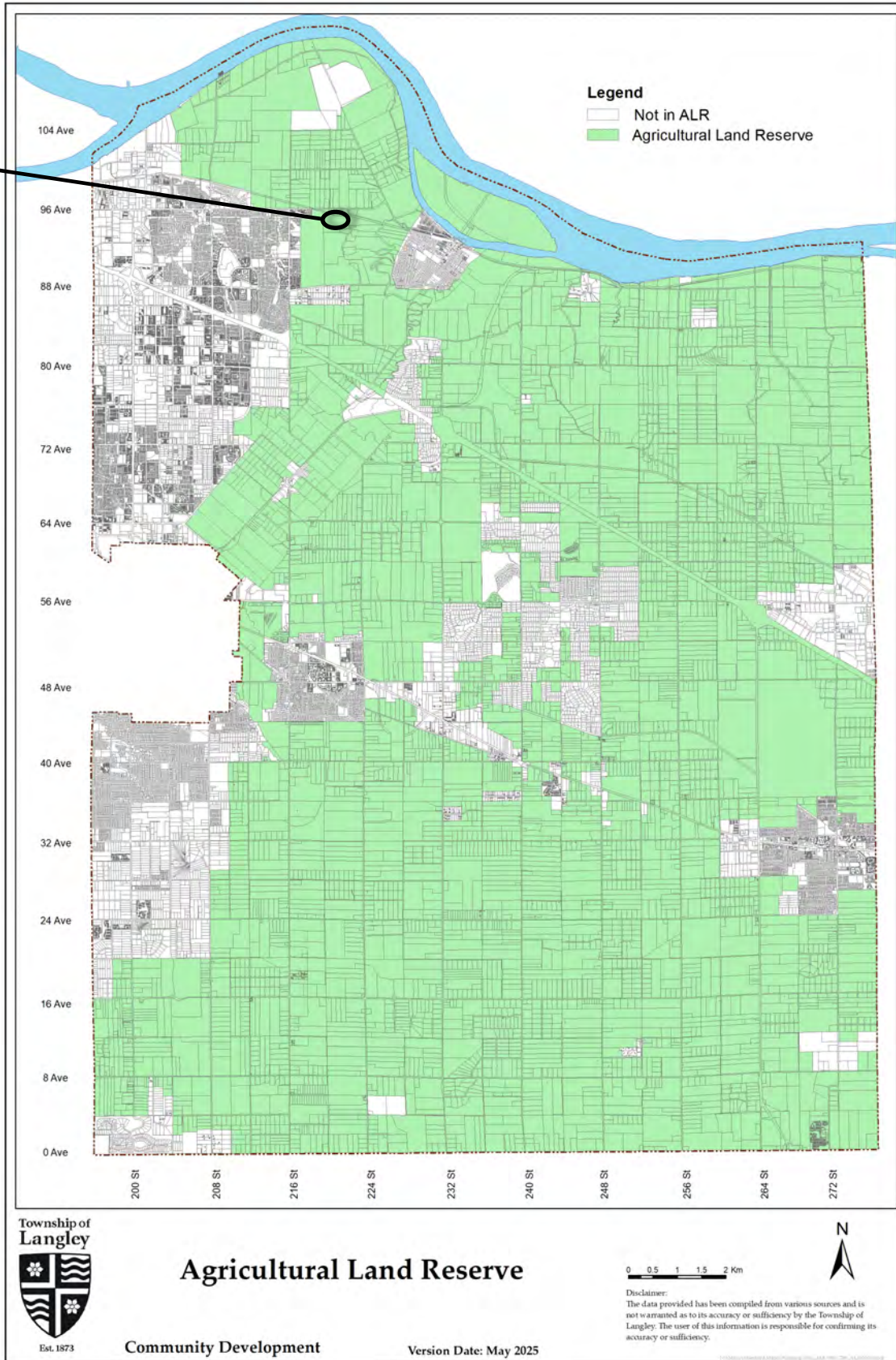
SUBJECT

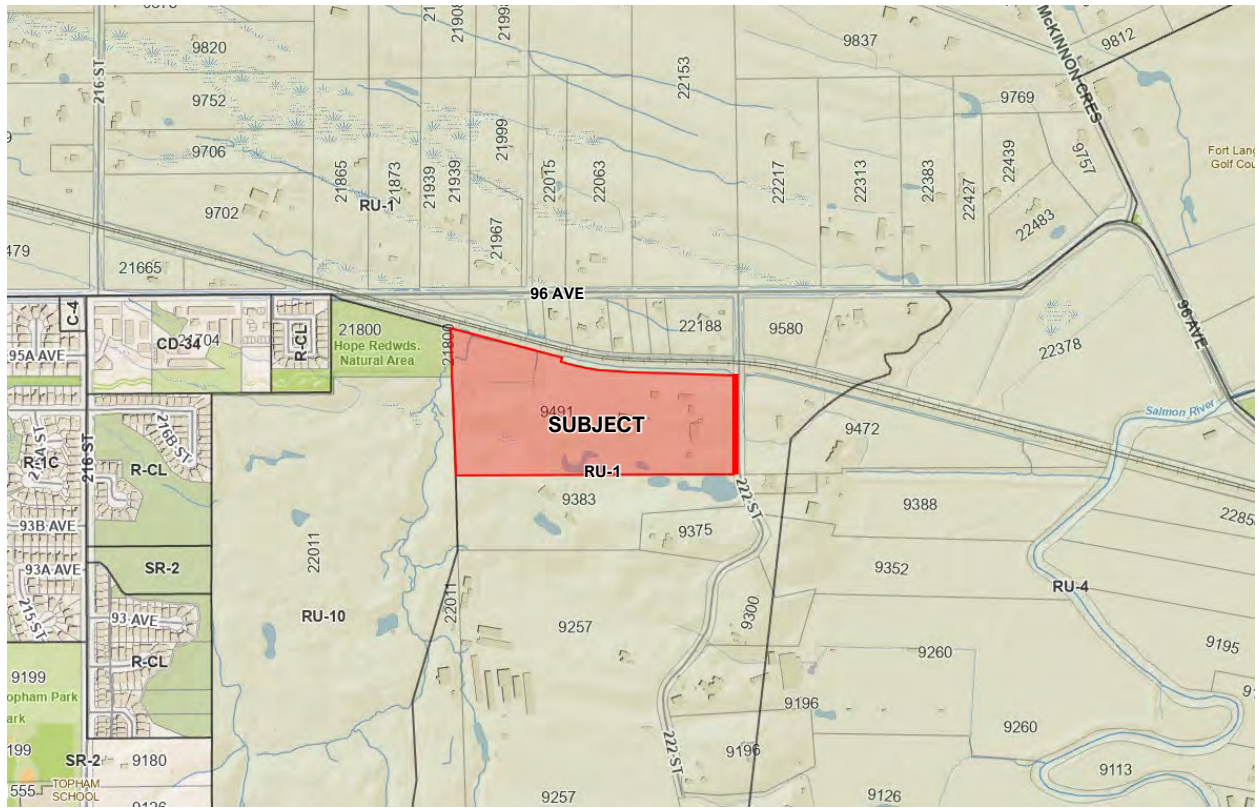


Amendment Bylaw No. 5103 - September 29, 2014

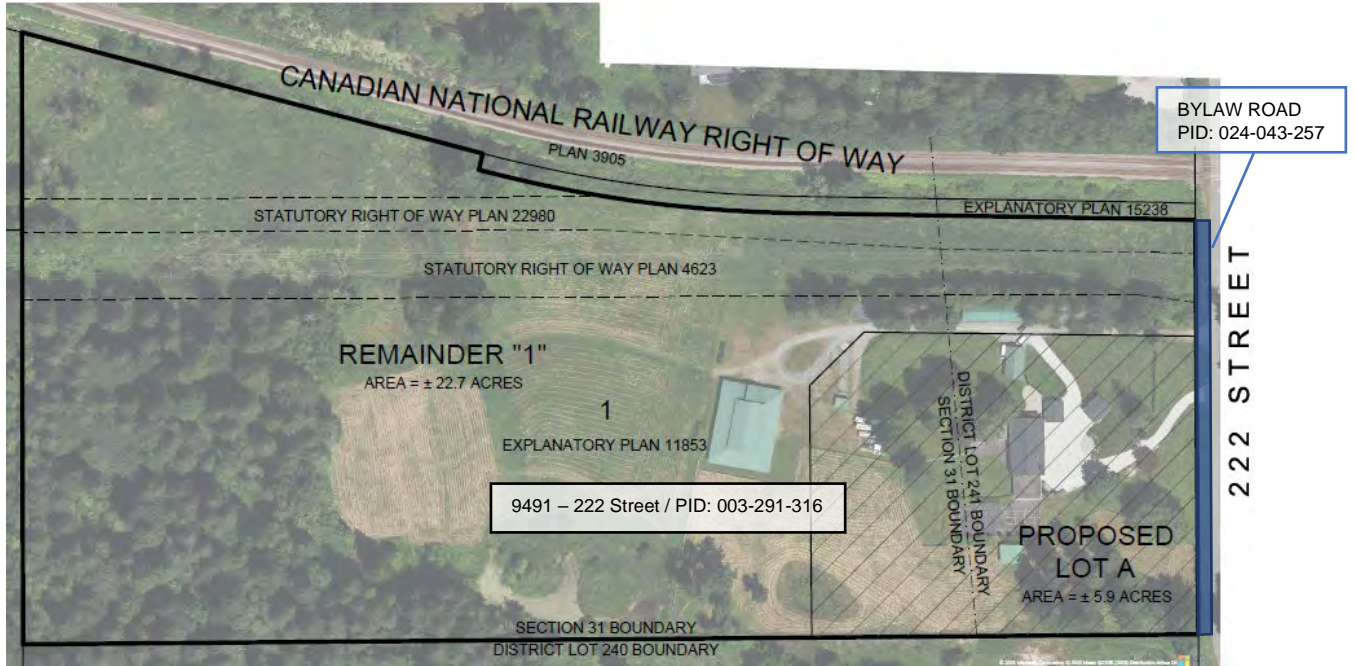
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SUBJECT





ZONING BYLAW NO. 2500



Road Dedication Annotation Added by Staff

SITE PLAN – SUBMITTED BY APPLICANT