



Provincial Agricultural Land Commission - Staff Report

Application: 52434

Applicant: Township of Langley
Agent: Scott Thompson
Local Government: Township of Langley

Proposal: To dedicate a Greenway Statutory-Right-of-Way 10 meters wide, 400 meters long (0.4 ha), through three adjoining parcels (2 ha, 3 ha, 3 ha)

BACKGROUND INFORMATION

The Commission has approved the connector trail between River Road and these parcels in 2010. See below for details.

PROPERTY INFORMATION

PID: 008-386-706
Legal Description: Lot 13 District Lot 327 Group 2 New Westminster District Plan 1560
Property Area: 2.0 ha
ALR Area: 2.0 ha
Purchase Date: November 7, 1933
Location:
Owner: Township of Langley

PID: 028-355-725
Legal Description: Lot 1 District Lot 327 Group 2 New Westminster District Plan BCP46422
Property Area: 3.2 ha
ALR Area: 3.2 ha
Purchase Date: October 21, 2010
Location:
Owner:

PID: 028-355-733
Legal Description: Lot 2 District Lot 327 Group 2 New Westminster District Plan BCP46422
Property Area: 3.2 ha
ALR Area: 3.2 ha
Purchase Date: October 21, 2010
Location:
Owner: Township of Langley

Total Land Area: 8.4 ha
Total ALR Area: 8.4 ha

LAND USE

Current Land Use:
 Forested, undeveloped land

Surrounding Land Uses:

North: Large ALR parcel, former gravel extraction and fill site. Contains greenway r/w approved by Resolution #2625/2010,
East: 2 ha rural residential lots in the ALR
South: Two 3.2 ha and 2 ha rural residential lots in the ALR
West: 2 ha rural residential lots in the ALR

PROPOSAL DETAILS

Non- Farm Use Area: 0.4 ha
Non- Farm Use Type: Recreational: Trails

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: BCL

Mapsheet: 92 G0.018

RELEVANT APPLICATIONS

Application ID: 51885

Applicant: Carol & Russell Tremblay

Proposal: Transportation, Utility or Recreational Trail Use - Statutory Right-of-Way for Greenway Trail - property owners wish to grant a 0.8 ha SRW to TOL for greenway trail purposes within the 14.8 ha property. The recreational trail, when eventually built to standard within the 6 m right of way, would connect 84th Ave to 88th Ave and also provide public access to the Fraser River waterfront. TOL does not have a timeframe or budget for construction of the trail, but has the opportunity to secure the right-of-way.

Decision:

Resolution #	Decision Date	Decision Description
2625/2010	August 26, 2010	Approved as submitted on the grounds that the southern portion of the trail has historic use, the northern portion does not involve land suitable for farming. The right of way agreement takes care of usual signage and fencing concerns.

ALC STAFF COMMENTS

Staff notes that this application is a continuation of application 51885 (greenway to connect 84th and 88th Avenues) and recommends that the application be allowed subject to fencing the right of way with appropriate trespass proof fence, and the erection of appropriate signage (as per Resolution # 2625/2010),

END OF REPORT

Prepared by: Martin Collins, October 4, 2011