



Staff Report
Application # O – 38194
Applicant: Todd Skinner

Agent: Bell & Giuriato

DATE RECEIVED: May 20, 2008

DATE PREPARED: September 16, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: Proposal for a road right away on 232nd Street and Rawlison Crescent. There is currently an easement for a driveway over Lot 9 to provide access to Lot "A" (which lies outside of the ALR).

This application is to convert the existing easement to a Statutory Right of Way in favour of the Township of Langley. The right of way required is 18 meters wide over the full lot width of 70.5 meters.

This application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

BACKGROUND INFORMATION:

The purpose of this application is rectify the dangerous access point off 232nd Street into Rawlison Crescent with the creation of a Statutory Right of Way from the southern property which is within the ALR.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 012-269-018

Lot 9, New Westminster District Group 1, EXCEPT Part on SRW Plan 26769, District Lot 319, Plan 1658

Purchase Date:

2007-07-06

Location of Property:

8065 - 232nd Street, Langley

Size of Property:

0.1 ha (The entire property is in the ALR).

Present use of the Property:

Easement

Surrounding Land Uses:

WEST: Residential, outside of the ALR
SOUTH: Rural residential
EAST: Rural residential
NORTH: Residential, outside of the ALR

Agricultural Capability:

Data Source: Agricultural Capability Map #
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

N/A

Zoning Bylaw and Designation:

N/A

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

The Township of Langley is in support of this application.

STAFF COMMENTS:

Staff recommends support for the proposed Right of Way as there is no significant impact to agriculture.

ATTACHMENTS:

1. Context Map
2. Plan Showing Proposal
3. Aerial Photograph

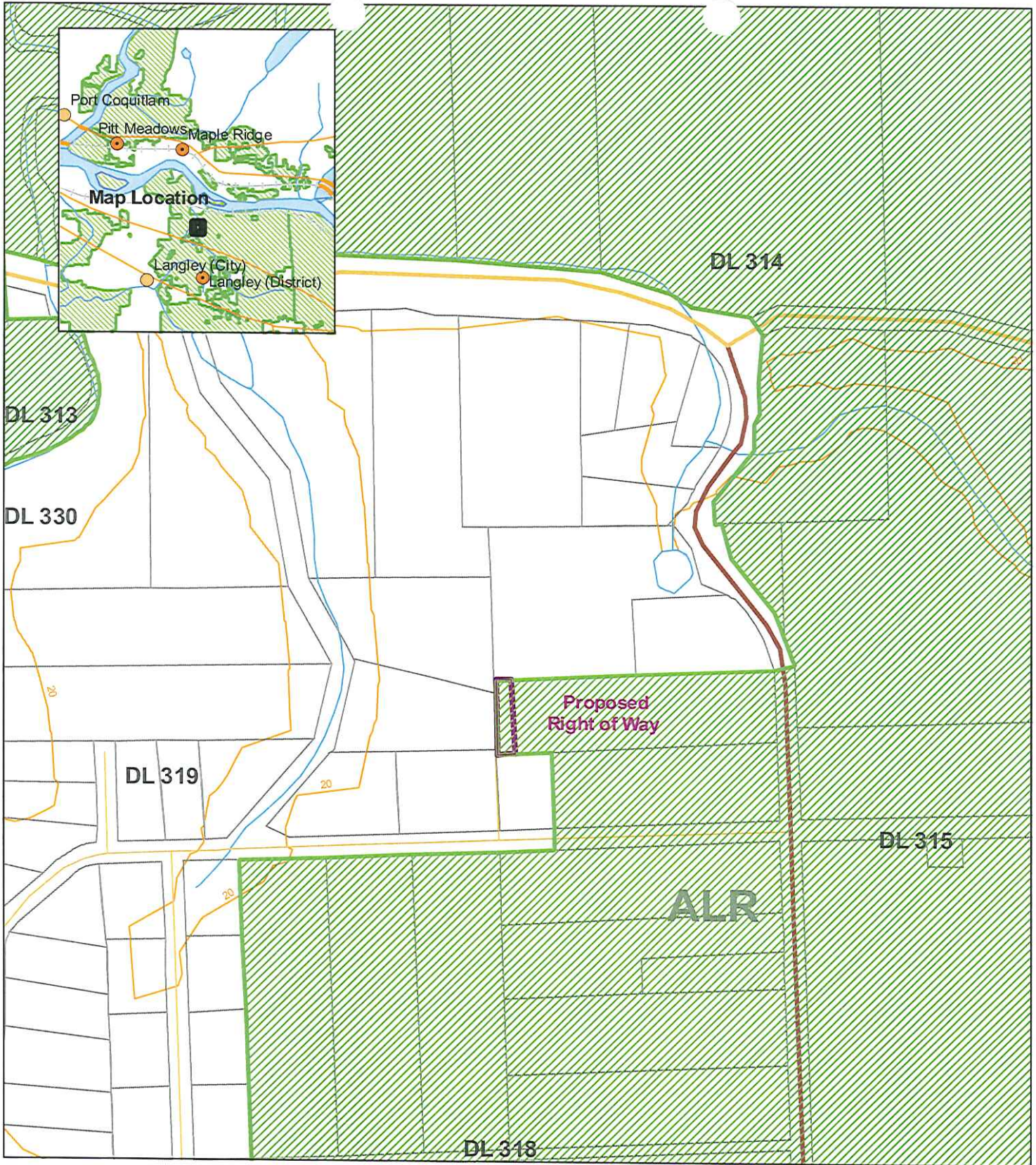
END OF REPORT



Signature



Date



ALC File #:	25-2008-38194
Mapsheet #:	92G.018
Map Produced:	September 4, 2008
Regional District:	GVRD

Context Map

Map Scale: 1:5,000

