



Staff Report
Application # O – 38548
Applicant: Langley

DATE RECEIVED: October 01, 2008

DATE PREPARED: November 13, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: The project is a widening of 16th Avenue at this intersection (16th Avenue and 240th Street) to provide left turn lanes. This corner will require ditch relocation and sight line improvements (tree removal). The Township has designed the project so as not to require land from Lot 1, Plan 10134 and this will be the only lot in this intersection requiring a taking.

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 lands under consideration were recently purchased by the Township as confirmed in the copies of the contractual agreement in the file. Included in the contracts are the owner authorizations to act as agent in ALC applications.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

PID: 008-805-351

Lot 8, Section 15, Township 10, New Westminster District, Plan 26184

Location of Property:

The proposed left turn lane is located on the north east corner at the intersection of 16th Avenue and 240th Street.

Size of Property:

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

Present use of the Property:

Treed land

Surrounding Land Uses:

WEST: 240th Street
SOUTH: 16th Avenue
EAST: Rural residential lot
NORTH: Rural residential lot

Agricultural Capability:

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

Official Community Plan and Designation:

N/A

Zoning Bylaw and Designation:

N/A

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comments required as the Township is the applicant.

STAFF COMMENTS:

Staff recommends support for the proposed left turn land.

ATTACHMENTS:

1. ALC Context Map
2. Proposed Plan
3. aerial Photos of properties

END OF REPORT

Signature

Date