



STAFF REPORT

To: Electoral Area Services Committee
From: Hayley Katan, Planning Technician

Date: 2025-07-10
File: 3015-20 2025-08

Subject: Agricultural Land Commission Application 2025-08 - Boundary Adjustment Subdivision between 8931 and 9079 Sylvester Road, Electoral Area G

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board forward the Agricultural Land Commission application 2025-08 for Agricultural Land Reserve subdivision of 8931 Sylvester Road, Electoral Area G.

BACKGROUND

The applicant of 8931 Sylvester Road would like to complete a boundary adjustment (which is considered to be a subdivision even though no additional lots would be created) to include 310m² (0.031 ha) of land from 9079 Sylvester Road (north) into their parcel.

PROPERTY DETAILS			
Address	8931 Sylvester Road	Area	G
PID	011-284-200	Owner	Angelina Rodenburg, Brian Rodenburg
Folio	775.02573.000	Applicants	Angelina Rodenburg, Brian Rodenburg
Lot Size	1.88 Acres (.76 hectares)	Agent	
Current Zoning	Agricultural 4 (AG-4)	Proposed Zoning	No change
Current OCP	Agricultural	Proposed OCP	No change
Current Use	Residential	Proposed Use	No change
Development Permit Areas	DPA 2-G Riparian Area		
Agricultural Land Reserve	Yes		

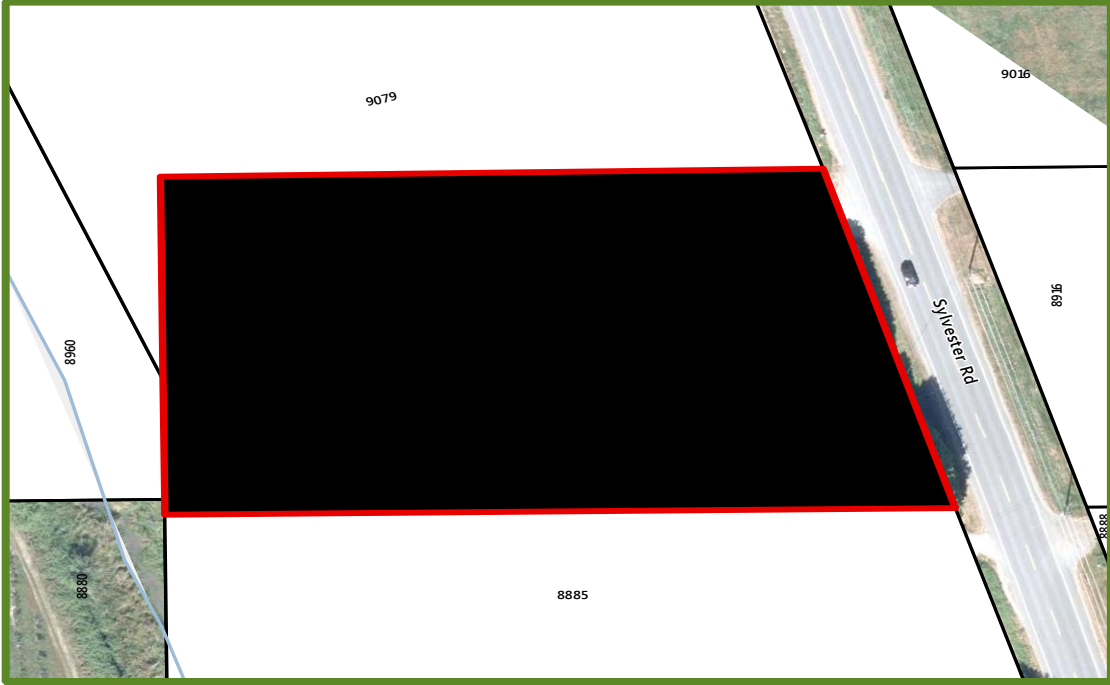
ADJACENT ZONING & LAND USES

North	^	Agricultural 4 (AG-4)
East	>	Agricultural 4 (AG-4)
West	<	Agricultural 4 (AG-4)
South	v	Agricultural 4 (AG-4)

NEIGHBOURHOOD MAP



PROPERTY MAP



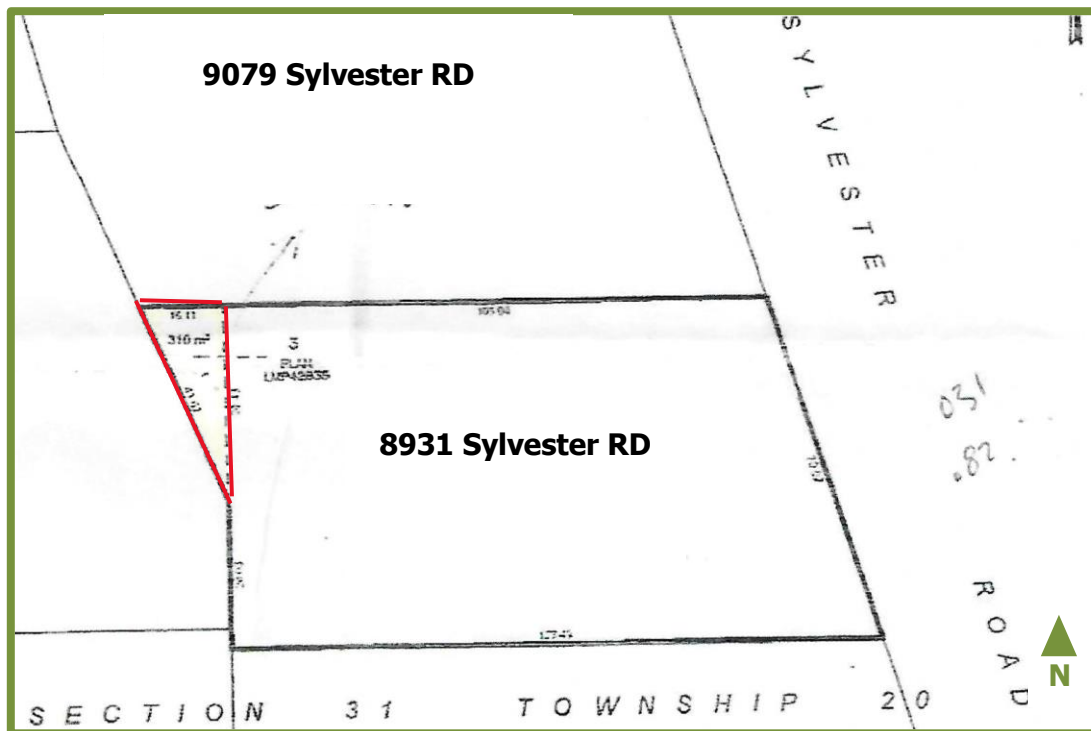
DISCUSSION

The Ministry of Transportation and Transportation (MoTT) is the approving authority for subdivisions. The FVRD expects to receive a referral from MoTT for this application in due course. As the affected properties are located within the Agricultural Land Reserve (ALR), an Agricultural Land Commission (ALC) subdivision application is also required as part of the process.

Applicant Proposal

The applicant states that the triangular portion (0.031 ha) of 9079 Sylvester Road, located to the west of the subject property, is not currently being used by the neighbour.

SITE PLAN



Note: the subject area proposed for subdivision to add to 8931 Sylvester Rd. is highlighted in red. The original parcel configuration can be seen in the above maps.

Consideration of FVRD Policies and Regulations

Official Community Plan and Zoning Bylaw

The OCP plan Objective #1 seeks to “conserve agricultural lands” (Policy 4.2), while policy 6.1.1 states that “Agricultural land shall be preserved by discouraging subdivision and fragmentation of farm parcels and the introduction of incompatible uses.” The proposed boundary adjustment does not fragment farm parcels but instead makes the triangular portion of land more usable by consolidating it with 8931 Sylvester Road.

However, the applicant has indicated “No” on the ALC application form in response to whether the proposal supports agriculture. Additionally, there are currently no agricultural activities taking place

on the property. The only agricultural-related activity noted is the installation of approximately 30 feet of drainage tile on the north side of the property to improve field drainage. According to the applicant, this was installed in a low spot to keep the area dry and support grass production.

Both lots affected by this subdivision proposal are zoned Agricultural 4 (AG-4) and have the same OCP designation AGRICULTURAL (AG), which aligns with the ALR land uses. Therefore, a rezoning and OCP redesignation will not be required for this proposal. This also means that both lots will have the same potential for development based on permitted land use.

The minimum lot size requirement in the Zoning Bylaw is 16.0 ha (Section 8.4.4). This aligns with the OCP minimum parcel size of 16.0 ha (Policy 6.1.15). The proposed lot sizes are as follows:

Address	Existing Lot Size	Proposed Change	Proposed New Lot Size
8931 Sylvester Rd	0.76 ha (0.760809 ha)	+ 0.031 ha	0.79 ha (0.791809 ha)
9079 Sylvester Rd	3.43 ha (3.4297108 ha)	- 0.031 ha	3.40 ha (3.3987108 ha)

The affected lots are currently smaller than the minimum lot size, and after the proposed lot line adjustment subdivision, both lots will continue to be smaller than the minimum subdivision lot size.

This subdivision is a boundary adjustment with no new lots being created; most subdivision requirements are not relevant, as broken down into the following table:

Zoning Bylaw, Section 5.8 Subdivisions	Relevancy to ALC Subdivision 2025-08
All new lots created by <i>subdivision</i> must meet the minimum <i>lot area</i> required by the Subdivision Regulations of each <i>zone</i> .	N/A - No new lots are to be created
A <i>subdivision</i> may create lots with more than one (1) <i>zone</i> designation provided that: Within each new <i>lot</i> , all portions of each <i>zone</i> designation meet the <i>minimum lot area</i> required by the Subdivision Regulations of the <i>zone</i> .	N/A - No new lots are to be created
<i>Subdivision</i> must not render an existing use, <i>building</i> , or <i>structure</i> as nonconforming to this Bylaw.	Each lot contains its own principal and accessory structures, and the proposed subdivision will not alter which structures are associated with each lot
All new lots created by <i>subdivision</i> must meet the minimum servicing requirement or regulation of each <i>zone</i> .	N/A - No new lots are to be created
Where required, all new <i>lots</i> created by <i>subdivision</i> must be connected to a <i>community sewer system</i> .	N/A - No new lots are to be created
Where required, all new <i>lots</i> created by <i>subdivision</i> must be connected to a <i>community water system</i> .	N/A - No new lots are to be created

In section 5.9 of the zoning bylaw, “Boundary Adjustments that adhere to Boundary Adjustment provisions in *Fraser Valley Regional District Subdivision and Development Servicing Bylaw No. 1319, 2015*.” This proposal complies with all the requirements outlined in Section 6.9 (Boundary Adjustment) of the *Consolidated Subdivision and Development Servicing Bylaw*.

6.9.1 - Where an application is made to Subdivide adjoining *Parcels* for the purpose of a boundary adjustment; and where either one or all of the original *Parcels* are less than the minimum *Parcel* size for the Zone in which the original *Parcels* are located; and where the *Subdivision* relocates the common boundary between the original *Parcels* being *Subdivided*; then the *Subdivision* may be approved by the *Approving Officer* provided that:

Consolidated Subdivision and Development Servicing Bylaw Section 6.9.1 (a-c)	Relevancy to ALC Subdivision 2025-08
a. none of the new <i>Parcels</i> are smaller in size than the smallest of the original <i>Parcels</i> being <i>Subdivided</i> ; and,	The smaller parcel (8931 Sylvester Rd) is proposed to become larger
b. the number of new <i>Parcels</i> is not greater than the number of original <i>Parcels</i> being <i>Subdivided</i> ; and,	No new lots are to be created
c. no greater number of new <i>Parcels</i> will be created which do not comply with the minimum <i>Parcel</i> size requirement for the Zoning in which the <i>Parcels</i> are located.	No new lots are to be created

At the time of Subdivision Referral from MoTT, the FVRD would assess whether works and services can be waived and what would be required. As outlined in the following policy:

6.9.2 - The *Director of Engineering* may waive the requirements for *Works* and *Services* for boundary adjustments.

Property Hazards

Riparian Development Permit Area 2-G

The subject “triangle” is located near a watercourse, as shown on the neighbourhood and property map above. Subdivision within 30 metres of a watercourse typically requires a Riparian Development Permit. This will be confirmed at the time of the Ministry of Transportation and Transit subdivision referral.

Fraser River Floodplain

In the *Floodplain Management Bylaw No. 1669, 2022*, the subject parcel is within the Fraser River Floodplain. This floodplain area has a 10.3 meter G.S.C. flood construction level and a 5.2m G.S.C. minimum ponding level, as shown on Map 8 of the bylaw. As well as require a setback of 15.0 meters from the Natural Boundary of any other watercourse is required.

This property is within the Norrish Creek alluvial fan hazard.

COST

The \$750 FVRD portion of the application fee has been paid. The applicant will pay the Agricultural Land Commission portion of the fee (\$750) if this application is forwarded to the Agricultural Land Commission.

CONCLUSION

The formal subdivision approval will be through a referral application from the Ministry of Transportation and Transit to the FVRD following ALC approval of the subject plan. Upon receiving the application referral, it will be reviewed by FVRD staff to ensure its compliance with all the FVRD policies and regulations, including any environmental and servicing requirements.

For the following reasons, staff recommend that the application be forwarded:

- The proposed boundary adjustment does not result in the creation of any new parcels.
- The smaller parcel (8931 Sylvester Road) is proposed to increase in size, which is consistent with the intent of the Subdivision Servicing Bylaw, even though both parcels are, and will remain, undersized.
- No change in land use is proposed.
- This application is consistent with the Zoning Bylaw, the Official Community Plan, and the Subdivision and Development Servicing Bylaw requirements.

It is recommended that the application be forwarded to ALC for consideration since the commission has the knowledge and expertise to decide on the agricultural impact of the proposed subdivision.

OPTIONS

The FVRD Board may consider the following options with respect to application File Number **2025-08**:

OPTION 1: FORWARD (Staff Recommendation)

THAT the Fraser Valley Regional District Board **forward** the Agricultural Land Commission application 2025-08 for Agricultural Land Reserve subdivision of 8931 Sylvester Road, Area G.

OPTION 2: REFUSE

THAT the Fraser Valley Regional District Board **refuse** the Agricultural Land Commission application 2025-08 for Agricultural Land Reserve subdivision of 8931 Sylvester Road, Area G.