Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, April 25, 2022 at 1:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

A G E N D A

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – April 25, 2022

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held April 25, 2022.

2. Day of Mourning

A moment of silence will be observed for the annual Day of Mourning for workers killed and injured on the job.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – April 11, 2022

That Council adopt the Minutes of the Regular Council meeting held April 11, 2022.

2. Public Hearing Meeting – April 11, 2022

That Council adopt the Minutes of the Public Hearing meeting held April 11, 2022.

3. Special Council Meeting – April 20, 2022

That Council adopt the Minutes of the Special Council meeting held April 20, 2022.

C. DELEGATIONS

1. Wendy Cook
New Westminster & District Labour Council
File 0550-07

Request by Wendy Cook, New Westminster & District Labour Council, to appear before Council to discuss the Day of Mourning for workers killed and injured on the job.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Permit, Licence & Inspections – Permit Activity and Staffing Conversion
Report 22-42
File CD 6970-20

That Council authorize conversion of an existing temporary full-time Building Inspector position to a regular full-time funded from associated increases in permit revenue.

2. Fireworks Bylaw Amendment Review
Report 22-36
File PS 7820-01

That Council direct the following with respect to the November 22, 2021, Notice of Motion regarding fireworks usage within the Township of Langley:

- Provide the public with targeted information as to the permitted/excluded use of fireworks within the Township as per Bylaw 2021 No. 5690.

- Provide a separate dedicated email address on the Township website where the public can submit a written and/or video evidence bylaw complaint/infraction.

- During specific celebratory events such as New Years, Halloween, Diwali, Canada and BC Days proactively patrol known hot spots and when infractions are observed provide enforcement via a collaborative effort between the Bylaw and RCMP Officers.

E. REPORTS TO COUNCIL

3. Willoughby Community Park Public Space
Report 22-41
File MA 6125-20

That Council direct staff to apply for a grant from Canadian Heritage through the "Building Communities through Arts and Heritage - Legacy Fund" for an amount of up to $500,000; and

That Council approve the grant application funds, if successful, be applied towards enhancing the public space within Willoughby Community Park, to commemorate the Township of Langley's 150th anniversary of incorporation and to recognize the traditional territories of interested local Land-Based Nations.

4. Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.

Liquor Licence Amendment Application No. 000057
(Camp Beer Co. / 110, 19664 – 64 Avenue)
Report 22-35
File CD 08-10-0056

That Council consider the endorsement request for structural change to add a patio (addition of a new licenced area) and an increase in person capacity for Camp Beer Co. located at 19664 – 64 Avenue; and further

That Council adopt the following resolution, should it decide to endorse Camp Beer Co.'s request:

> *"That Council has considered and ENDORSED the request by Camp Beer Co. for the structural change (addition of a new licenced area) and an increase in the person capacity to 200 (80 person indoor lounge (existing), 80 person patio (existing), 40 person patio (additional secondary patio)) for the existing brewery lounge serving Camp Beer Co. located at 110, 19664 – 64 Avenue, Langley.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise and the impact on the community if the application is approved.*
>
> *In ENDORSING this request, Council has considered the views of area residents expressed to Council through written submission opportunity prior to the April 25, 2022 Council Meeting at the Township of*

E. REPORTS TO COUNCIL

Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

F. BYLAWS FOR FIRST AND SECOND READING

1. Rezoning Application No. 100563 and Development Permit Application No. 101072 (1135819 BC Ltd. / DF Architecture / 7848 – 204 Street) Bylaw No. 5758 Report 22-40
File CD 08-23-0136

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1135819 BC Ltd.) Bylaw No. 5758, rezoning 0.68 ha (1.67 ac) of land located at 7848 - 204 Street to Comprehensive Development Zone CD-77 to facilitate the development of 32 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 204 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
5. Compliance with Age Friendly Amenity Area requirements;
6. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;

F. BYLAWS FOR FIRST AND SECOND READING

b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
c. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
d. Streamside Protection and Enhancement Areas consistent with Map 2 (Watercourse Classification) of the Yorkson Neighbourhood Plan: 15 m wide SPEA along the south boundary and the 10 m wide SPEA along the east boundary.

7. Registration of a cross-access easement to and from the property to the north (20416 – 80 Avenue);
8. Compliance with the Community Amenity Contributions Policy and the requirements of the Yorkson Greenway Amenity Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5758 authorize issuance of Development Permit No. 101072 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

F. BYLAWS FOR FIRST AND SECOND READING

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5758 in conjunction with Development Permit No. 101072.

Explanation – Bylaw No. 5758

Bylaw No. 5758 rezones 0.68 ha (1.67 ac) of land at 7848 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to accommodate a townhouse development consisting of 32 units.

2. Rezoning Application No. 100695 and
Cannabis Retail Sales Endorsement Application No. 000022
(Lost Lagoon Holdings Ltd. / 509, 8840 – 210 Street)
Bylaw No. 5781
Report 22-39
File CD 08-36-0201

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lost Lagoon Holdings Ltd.) Bylaw No. 5781 amending the Community Commercial Zone C-2 to permit cannabis retail sales on a portion of a 1.96 ha (4.84 ac) property located at 8840 – 210 Street subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
2. Confirmation of "fit and proper" stage completed by the Provincial Liquor and Cannabis Regulation Branch;

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5781, in conjunction with the endorsement request for a new non-medical cannabis retail store; and further

That Council, at time of final reading of Rezoning Bylaw No. 5781, should the application be endorsed by Council and the provincial Liquor and Cannabis Control Branch to proceed, adopt the following resolution:

"That Council has considered and ENDORSED the request by Lost Lagoon Holdings Ltd. to locate a non-medical cannabis retail store at 509, 8840 – 210 Street, Langley, as meeting the objectives of Cannabis Retail Sales Policy No. 07-410.

F. BYLAWS FOR FIRST AND SECOND READING

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council as part of a public input opportunity, the records of which are provided as attachments to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations."

Explanation – Bylaw No. 5781

Bylaw No. 5781 amends Community Commercial Zone C-2 to permit cannabis retail as a site specific permitted use at unit 509, 8840 – 210 Street.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. 2022 Langley Annual Rates and Tax Collection Bylaw for Universal Services Bylaw No. 5780 Report 22-34
File FIN 1970-02

That Council give first, second and third reading to the Langley Annual Rates and Tax Collection Bylaw 2022 No. 5780.

Explanation – Bylaw No. 5780

Bylaw 2022 No. 5780 provides for the 2022 levying of rates for General Municipal, Parks, Transportation, Stormwater, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the *Community Charter*. The *Community Charter* states that this bylaw must be adopted after adoption of the Five Year Financial Plan and must be adopted by May 15th of each year.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Sections 233 to 236 of the Community Charter outline the process for establishing an Alternative Municipal Tax Collection Scheme, including penalties to be applied in relation to payments made after specified tax due dates established by such bylaw.

2. Drainage Development Works Agreement
(Qualico Developments (Vancouver) Ltd.)
Bylaw No. 5763
Report 22-37
File CD 07-25-0038

That Council give first, second, and third reading to Drainage Development Works Agreement (Qualico Developments (Vancouver) Ltd.) Bylaw No. 5763 for the provision of off-site drainage infrastructure for the area of Rinn in the Brookswood-Fernridge Community Plan.

Explanation – Bylaw No. 5763

Bylaw No. 5763 authorizes the execution of a Development Works Agreement between the Township of Langley and Qualico Developments (Vancouver) Ltd. for the provision of Drainage Works in the Brookswood / Fernridge Neighbourhood Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Official Community Plan Amendment and
Rezoning Application No. 100214 and
Heritage Alteration Permit Application No. 101241
(Township of Langley / Vicini Homes (Fort Langley)
LP / 9100 Block King Street)
Bylaw No. 5761
Bylaw No. 5762
Report 22-38
File CD 11-33-0138

That Council give third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw No. 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761 changing the land use designation to Multi Family and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5762, with revisions incorporated in response to input received at the Public Hearing held on February 28, 2022, rezoning approximately 0.77 ha (1.9 ac) of land located in the 9100 Block of King Street to Comprehensive Development Zone CD-106 to allow development of 41 townhouse units and consolidation of

H. BYLAWS FOR CONSIDERATION AT THIRD READING

the subject properties, subject to the development prerequisites outlined in Attachment A to this report, as previously considered by Council on February 7, 2022;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw No. 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council, at time of third reading of Rezoning Bylaw No. 5762 and in advance of final reading of Bylaw No. 5762, consider authorizing the applicant to proceed with clearing work associated with required archaeological permitting subject to the conditions outlined in Attachment A to this report, as previously considered by Council on February 7, 2022; and further

That Council, at time of final reading of Rezoning Bylaw No. 5762, authorize issuance of Heritage Alteration Permit No. 101241 as revised in Attachment B to this report to respond to input received at the February 28, 2022 Public Hearing subject to the conditions outlined in Attachment B to this report.

Explanation – Bylaw No. 5761

Bylaw No. 5761 amends the Fort Langley Community Plan to allow development of 41 3-storey townhouses up to maximum density of 54 units per hectare (21.5 units per acre) on properties located in the 9100 Block of King Street. The bylaw also removes a redundant requirement related to servicing.

Explanation – Bylaw No. 5762

Bylaw No. 5762 rezones the subject site to Comprehensive Development Zone CD-106 to allow development of 41 3-storey townhouse units on properties located in the 9100 Block of King Street.

Heritage Alteration Permit No. 101241

Running concurrently with this Bylaw is Heritage Alteration Permit No. 101241 (Township of Langley / Vicini Homes (Fort Langley) LP / 9100 Block King Street) in accordance with Attachment B subject to the following conditions:

H. BYLAWS FOR CONSIDERATION AT THIRD READING

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
c. All signage being in substantial compliance with Schedule "A" and with the Township's Sign Bylaw;
d. All mechanical equipment to be screened from view by complementary architectural or landscape screening; and
e. All refuse bins to be stored within a building.

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
e. Although not a commercial or industrial property, provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township to minimize the impact of exterior lighting on adjacent historic sites; and
f. Payment of supplemental heritage permit application fees, Development Cost Charges, and building permit administration fees.

2. Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street)
Bylaw No. 5706
Bylaw No. 5707
Report 22-26
File 14-07-0056

That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707".

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Explanation – Bylaw No. 5706

Bylaw No. 5706 amends the Rural Plan by deleting the subject site (located in the 5600 Block of 264 Street) from the Rural Plan area, and amends the Gloucester Industrial Park Community Plan by extending the Plan Boundary to include the subject site, designating the site "Service and General Industrial" and including the site as a mandatory Development Permit Area.

Explanation – Bylaw No. 5707

Bylaw No. 5707 rezones properties located at 26695, 26601, 26575, 26477, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street from Rural Zone RU-1 to General Industrial Zone M-2.

I. BYLAWS FOR FINAL ADOPTION

1. Langley Fees and Charges Bylaw Amendment
Bylaw No. 5777
Report 22-28
File FIN 1810-20

That Council give final reading to the "Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2022 No. 5777".

Explanation – Bylaw No. 5777

Bylaw 2022 No. 5777 amends the Fees and Charges Bylaw 2007 No. 4616, and its amendments, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services, and continuing the consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: RECREATION, CULTURE, and PARKS
- Schedule 2: CEMETERIES
- Schedule 3: ANIMAL CONTROL
- Schedule 4: FINANCE
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 8: TRANSPORTATION
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 15: TREE PROTECTION
- Schedule 16: AIRPORT

I. BYLAWS FOR FINAL ADOPTION

2. User Pay Utility Rate Bylaws For 2022
Bylaw No. 5778
Bylaw No. 5779
Report 22-30
File FIN 1700-80

That Council give final reading to the "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2022 No. 5778"; and

"Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2022 No. 5779".

Explanation – Bylaw No. 5778

Bylaw 2022 No. 5778 sets the minimum charge for metered water customers at $297.05 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $291.25.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.859 per cubic meter. The current rate is $0.842 per cubic meter.

The flat rate for residential customers will be $594.09. The current rate is $582.50.

Explanation – Bylaw No. 5779

Bylaw 2022 No. 5779 sets the annual flat rate per service connection at $510.77 for residential sewer use. The current rate is $494.50.

The rate for Non-Residential sewer use is set at $1.437 per cubic meter of sewage discharged with a minimum of $255.39 per service connection for each six-month period. The current rates are $1.391 per cubic meter of sewage discharged with a minimum of $247.25 per service connection for each six-month period.

J. CORRESPONDENCE

In an effort to make the community aware, the following proclamations have been requested:

1. Longest Day of SMILES®
File 0630-01

That Council receive the letter from Candy Keillor, Community Engagement Specialist, Operations Smile Canada, requesting June 19, 2022 be proclaimed as the Longest Day of SMILES®.

J. CORRESPONDENCE

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

2. Falun Dafa Day
File 0630-01

That Council receive the correspondence from Sue Zhang, Falun Dafa Day Association of Vancouver, requesting special "Lighting Up" services before May 13, 2022, at the Cole Harmony Bridge and at a large tree in Aldergrove Town Centre, for Falun Dafa Day.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests. Council amended the Proclamation Policy to include the lighting of infrastructure requests, as they are a form of proclamation, at the April 26, 2021 Regular Council meeting.

K. MINUTES OF COMMITTEES

1. Heritage Advisory Committee – April 6, 2022
Tree Protection Advisory Committee – April 12, 2022
File 0540-20

That Council receive the Minutes of the Council Advisory Committee meetings as listed above.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

O. OTHER BUSINESS

Councillor Woodward presented the following Notice of Motion within the deadlines according to Council's policy:

1. Fire Hall 5 Feasibility Study

Be it resolved that Council direct staff to conduct a feasibility study for Fire Hall 5 pre-approved within the 2023 budget to be completed jointly with the feasibility studies approved for Fire Halls 7 and 8.

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

That Council now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item E.1 - Section 90(1) (k) Negotiations;
Section 90(2) (b) Intergovernmental Relations; and
Item F.1 - Section 90(2) (b) Intergovernmental Relations.

Q. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, April 11, 2022 at 1:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B, Long, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, S. Gamble, S. Ruff, P. Tulumello, and J. Winslade

W. Bauer, S. Little, S. Richardson, and R. Zwaag

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – April 11, 2022

Moved by Councillor Kunst,
Seconded by Councillor Arnason,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held April 11, 2022.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 28, 2022

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Regular Council meeting held March 28, 2022.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – March 28, 2022

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Public Hearing meeting held March 28, 2022.
CARRIED

C. DELEGATIONS

D. PRESENTATIONS

1. Industrial Land Intensification

P. Whitelaw, Renewable Cities, provided a presentation regarding industrial intensification. He noted that Renewable Cities is a non-profit organization focused on transitioning cities to use 100% renewable energy. Some examples of industrial intensification include rooftop parking, multi-level buildings with a combination of office and industrial, and sloped sites providing multi-level loading access. The value of intensification is that it provides maximum capacity for growth with limited land-base. It reduces the pressure on greenspace, and it minimizes carbon emissions. To enable intensification, local governments must remove regulatory barriers, be flexible because the industrial sector evolves much faster than municipal regulations, and encourage user to intensify and densify with financial and density incentives.

MOTION
Moved by Councillor Arnason,
Seconded by Councillor Richter,
That Council direct staff to review and analyze our existing industrial land inventory and to bring back a report with recommendations for aligning our existing policies and regulations with industrial land densification and more intensive land use strategies and opportunities.
CARRIED

2. Langley RCMP Strategic Plan

Supt. Marsden introduced Jenna Evans, Langley Detachment Senior Intelligence Analyst and Sgt. Minhas, Langley RCMP Detachment.

J. Evans provided an overview of crime statistics for both violent and property crime for the first quarter of 2022. Both violent and property crimes are up 7% over the same period last year. Sgt Minhas provided information on the Violent Suppression Project. The objective of the project is to mitigate, disrupt, and suppress violence in Langley through

D. PRESENTATIONS

proactive and high visibility enforcement. The program has had three phases. In Phase 1 intelligence was gathered and geographic areas identified. Phase 2 included ensuring members had proper training and skills. Phase 3 was the enforcement phase which ultimately resulted in 129 vehicle checks completed, a number of seized items and the creation of 61 investigation files.

Supt. Marsden provided a summary of background information, specific circumstances in Langley and methods included in the development of the Langley RCMP Detachment 2022-2025 Strategic Plan. The strategic plan has four goals:

1. CALIBRATE our visibility to maintain a sense of safety in Langley's neighbourhoods and public spaces.
2. COLLABORATE with cross-sector partners to support persons experiencing homelessness and mental health issues.
3. PLAN with cross-jurisdictional public safety partners.
4. STRENGTHEN our capacity to respond to Langley's growth and diversity.

Supt. Marsden requested Council's support for the Langley RCMP Detachment 2022-2025 Strategic Plan.

E. REPORTS TO COUNCIL

1. Development Permit Application No. 101228 (Dennett Enterprises Ltd. / 5762 – 268 Street) Report 22-29

File CD 14-07-0051

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council authorize issuance of Development Permit No. 101228 to Dennett Enterprises Ltd. for property located at 5762 – 268 Street subject to the following conditions, to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

E. REPORTS TO COUNCIL

d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
f. All refuse areas to be located in an enclosure and screened;
g. All outdoor storage areas being covered by a dust free surface; and
h. All chain link fences being black vinyl with black posts and rails.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

a. Payment of supplemental Development Permit application fees;
b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
c. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

AMENDMENT
Moved by Councillor Arnason,
Seconded by Councillor Richter,
That the proponent be requested to include that the building incorporate standard roofing construction that would meet the load baring requirements of a green roofing system.
CARRIED

Mayor Froese, Councillor Kunst, and Woodward opposed

MAIN MOTION AS AMENDED
The Main Motion as Amended was called and it was
CARRIED

2. 2022 Capital Improvement and Community Grants
Report 22-32
File ACCI 1850-20

Moved by Councillor Whitmash,
Seconded by Councillor Kunst,
That Council approve payment of **$71,250** under the 2022 Capital Improvements Grants category and that those funds be distributed to those organizations identified in **Table A;**

That Council approve payment of **$2,000** under the 2022 Community Association Grants category, as identified in **Table B**;

E. REPORTS TO COUNCIL

That Council approve payment of **$55,250** under the 2022 Community Grants – General category to be distributed to those organizations identified in **Table C**;

That Council review the applications, not having met grants criteria identified as "**To Be Determined by Council**" in **Table C2**, and provide funding decisions and authorize staff to adjust funding amounts accordingly;

That Council approve payment of **$40,000** under the 2022 Major Festivals Grants category and that those funds be distributed to those organizations as identified in **Table D**;

That Council approve payment of **$15,000** under the 2022 Minor Festivals Grants category and that those funds be distributed to the organization as identified in **Table D2**;

That Council approve payment of **$17,500** under the 2022 Community Grants - Banners category and that those funds be distributed to those organizations as identified in **Table E**;

That Council approve payment of **$17,000** from 2022's funding allocations for graduating high school students to be distributed under the 2023 Community Grants - Scholarships – Public Schools category as identified in **Table F**;

That Council approve payment of **$4,000** from 2022's funding allocations for graduating independent high school students to be distributed under the 2023 Community Grants – Scholarships – Independent Schools category as identified in **Table F2**;

That Council approve payment of **$2,000** representing $250 to each of eight (8) Langley secondary school applications from 2022's funding allocations in support of the 2023 Dry Grads category as identified in **Table F3**;

That Council approve payment of $1,500 in the Ceremonial Fly-By Category as identified in **Table G**; and

That Council approve the redistribution of $5000 from the general community grants category in 2023 and transfer such budget over to the creation of new grants category for smaller projects not meeting the minimum 250 Township residents threshold, and that said new category be specific to social inclusion projects serving the more marginalized groups in our community and that the maximum grant be up to $500 per project.

E. REPORTS TO COUNCIL

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That in the fourth paragraph the word “review” be replaced with “receive”.
CARRIED

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Whitmarsh,
That the request by the Willoughby Community Hall for $1,200 included on Table A1 be funded.

AMENDMENT TO THE AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That the request be funded from the Council Contingency fund.
CARRIED

Councillor Long opposed

AMENDMENT AS AMENDED
The question on the Amendment as Amended was called and it was
CARRIED

Councillor Long opposed

AMENDMENT
Moved by Councillor Long,
Seconded by Councillor Kunst,
That the grant to the Langley Senior’s Resource Centre (reference C2-4) be approved based on previous year’s grant application and use the grant funds for funding.
CARRIED

Councillor Davis left the meeting at 3:36pm.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That the Heritage Apple Day (reference number C2-1) be provide with a grant amount of $800, provided that it is not funded by Metro Vancouver.
CARRIED

Councillor Davis re-entered at 3:37pm.

E. REPORTS TO COUNCIL

AMENDMENT
Moved by Councillor Long,
Seconded by Councillor Arnason,
That the Langley Human Dignity Coalition (reference C2-2) be provide with a grant amount of $500.
CARRIED

Councillor Ferguson and Richter opposed

MAIN MOTION AS AMENDED
The question on the Main Motion as Amended was called and it was
CARRIED

3. Grant Request from Langley Rugby Club - Field Development
Report 22-33
File ACCI 1850-20

Moved by Councillor Woodward,
Seconded by Councillor Ferguson,

1. That Council provide a one-time capital project grant of $250,000 to the Langley Rugby Club using funds from 2022 Community Grants residual amount and prior year's surplus funds for the construction of a new rugby field and parking area on the club's property at 21280 Crush Crescent in Milner; and

2. That any grant provided to the Langley Rugby Club supporting their construction initiative be conditional on the Club using $250,000 of their own Reserve Funds (restricted funds held in their bank account) and that they provide proof of funding of $250,000 received/committed by the Province of BC through the Community Gaming Grants Program (that are in equal portions to a TOL Grant).

CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and
Rezoning Application No. 100162 and
Development Permit Application No. 100978 and
Development Variance Permit Application No. 100105
(Qualico Developments / 7720 and 7780 – 202A Street
(East Portions) and 7767 – 204 Street)
Bylaw No. 5775
Bylaw No. 5776
Report 22-31
File CD 08-23-0173

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,

F. BYLAWS FOR FIRST AND SECOND READING

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5775 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw No. 5776, rezoning 2.8 ha (6.92 ac) of land located in the Yorkson Neighbourhood Plan Southwest Phase to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A) and R-CL(B), and Comprehensive Development Zone CD-170 to accommodate a mixed residential development consisting of 63 units (32 single family lots and 31 multi-family units) subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, Yorkson Engineering Services Plan, and Latimer Carvolth Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 202A Street, 203 Street, 204 Street, 77A Avenue, and 78 Avenue including an interim and ultimate design for the intersection of 204 Street and 78 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Latimer Neighbourhood Plan, the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Secure a 15 metre wide ecological greenway along a portion of the southern edge of the site consistent with the Yorkson Neighbourhood Plan greenway standards including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, fencing, signage, landscape details, and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development of the attached residential portion of the site until a Development Permit is issued for the site;
    b. Prohibiting clearing of the attached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;

F. BYLAWS FOR FIRST AND SECOND READING

c. Identifying the lots/units (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;
d. Prohibiting driveway access to 204 Street and 78 Avenue;

7. Consolidation of the west portion of 7720 and 7780 – 202A Street and 7742 – 202A Street;
8. Dedication of the existing ecological greenway statutory right of way on the southerly portion of 7720 – 202A Street;
9. Compliance with the Community Amenity Contribution Policy and the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable greenway amenity fees;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5775 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council abandon Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5451 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5452;

That Council at time of final reading of Rezoning Bylaw No. 5776 authorize issuance of Development Permit No. 100978 for the proposed single family portions of the development, subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;

F. BYLAWS FOR FIRST AND SECOND READING

b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

That Council at the time of final reading of Bylaw No. 5776 authorize the issuance of Development Variance Permit No. 100105 (siting variance) as follows:

a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6 metres to 2.5 metres for the principal building on proposed Lots 29 - 32 as indicated in Schedule A;
b. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3 metres to 2.5 metres on proposed Lot 32 as indicated in Schedule A; and further

That Council authorize staff to schedule the required Public Hearing for the Neighbourhood Plan Amendment Bylaw and Rezoning Bylaw in conjunction with the Public Hearing for proposed Development Permit No. 100978 and Development Variance Permit No. 100105.
CARRIED

Councillors Arnason and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Langley Fees and Charges Bylaw Amendment
Bylaw No. 5777
Report 22-28
File FIN 1810-20

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2022 No. 5777.
CARRIED

2. User Pay Utility Rate Bylaws For 2022
Bylaw No. 5778
Bylaw No. 5779
Report 22-30
File FIN 1700-80

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2022 No. 5778; and

That Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2022 No. 5779.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Rezoning Application No. 100679
(Calloway REIT (Langley) Inc. / 150, 20202 – 66 Avenue)
Bylaw No. 5767
Report 22-13
File CD 08-14-0168

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Calloway REIT (Langley) Inc.) Bylaw No. 5767".
CARRIED

Councillors Arnason, Davis, and Richter opposed

I. BYLAWS FOR FINAL ADOPTION

1. Drinking Water Conservation - Bylaw Amendments
Bylaw No. 5771
Bylaw No. 5772
Report 22-23
File ENG 5600-10

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council give final reading to "Drinking Water Conservation Bylaw 2018 No. 5321 Amendment Bylaw No. 5771"; and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5772".
CARRIED

I. BYLAWS FOR FINAL ADOPTION

2. Langley 2022 – 2026 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 5773
Bylaw No. 5774
Report 22-27
File FIN 1700-80

Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That Council give final reading to "Langley 2022 - 2026 Five-Year Financial Plan Bylaw 2022 No. 5773"; and

"Development Cost Charge Reserve Fund Expenditure Bylaw 2022 No. 5774".
CARRIED

J. CORRESPONDENCE

K. MINUTES OF COMMITTEES

1. Agricultural Advisory and Economic Enhancement Committee – March 23, 2022
Tree Protection Advisory Committee – March 29, 2022
File 0540-20

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council receive the Minutes of the Council Advisory Committee meetings as listed above.
CARRIED

L. MAYOR AND COUNCIL REPORT

Mayor Froese and Councillors attended several events during the course of their duties.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson provided an update on Metro Vancouver Region Waste Committee upcoming meetings.

Councillor Arnason provided information on recent meetings of the Metro Climate Action Committee and the Fraser Valley Regional Library Board.

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

O. OTHER BUSINESS

1. Parks Work Policy

Moved by Councillor Richter,
Seconded by Councillor Woodward,
That Council ask staff to develop a Parks Works Policy that clearly states no significant development work will be commenced in Township parks until a public open house on the proposed works is conducted and public feedback is received by Council.
CARRIED

2. Parks Master Plan Amendment

Moved by Councillor Arnason,
Seconded by Councillor Davis,
Whereas the Township of Langley has a duly adopted 2002 Parks Master Plan which articulates at Appendix B, under “Park Definitions and Standards”, the types and varieties of parks, green space, and trail systems that the Township has set aside for the purpose of protecting access to nature, providing recreation, and conserving habitat to the benefit of the residents of the Township;

Whereas this policy has park definitions and standards regarding 11 types of parks, with respect to the use and determination of use which defines features and generalized rationales for activities within these defined areas; and

Whereas it is contrary to good governance for unilateral decision making which can negatively undermine park usage based on the intrusion of other activities within any of the areas as designated in the Plan;

Therefore be it resolved that Council direct staff to bring forward a policy amendment to the Parks Master Plan in order to prohibit the development of any infrastructure incursions not expressly considered by the Plan, unless and until, Council and the broader community are properly apprised of any proposed activities prior to any site alterations or plans to develop, other than those currently allowed or those that could reasonably be associated with, the Parks Master Plan framework.

O. OTHER BUSINESS

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the motion be deferred to the Council term (2022 - 2026).
CARRIED

Councillors Arnason, Long, and Whitmarsh opposed

3. Council Processing of Rezoning Application Related to Cannabis Retail Uses

MOTION
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That the processing by Council of additional rezoning applications related to cannabis be postponed until following a future Council Process Committee meeting to discuss the related policy.

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Davis,
That the item be scheduled as the first item at a Council Process Committee scheduled for May 16, 2022.
CARRIED

Councillors Arnason, Kunst, Long, and Whitmarsh opposed

MAIN MOTION AS AMENDED
The question on the Main Motion as Amended and it was
DEFEATED

Mayor Froese, Councillors Arnason, Kunst, Long, and Whitmarsh opposed

4. Upcoming Local General Election

Mayor Froese advised he will not be seeking re-election for the position of Mayor.

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item F.1 - Section 90(1) (c) Labour Relations;
Item F.2 - Section 90(1) (i) Solicitor-Client Privilege;
Item F.3 - Section 90(1) (g) Legal;
Item H.1 - Section 90(2) (b) Intergovernmental Relations;
Item H.2 - Section 90(1) (e) Property; Section 90(2) (b) Intergovernmental Relations;
Item H.3 - Section 90(2) (b) Intergovernmental Relations;
Item H.4 - Section 90(1) (a) Personnel; and
Item H.5 - Section 90(1) (g) Legal.

Q. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 5:50pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, April 11, 2022 at 7:20pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B, Long, K. Richter, B. Whitmarsh and E. Woodward

W. Bauer, S Richardson, S. Little, and R. Zwaag

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – April 11, 2022

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held April 11, 2022.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street)
Bylaw No. 5706
Bylaw No. 5707
Report 22-26
File 14-07-0056

C. PUBLIC HEARING

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707"

Explanation – Bylaw No. 5706

S. Richardson explained that Bylaw No. 5706 amends the Rural Plan by deleting the subject site (located in the 5600 Block of 264 Street) from the Rural Plan area, and amends the Gloucester Industrial Park Community Plan by extending the Plan Boundary to include the subject site, designating the site "Service and General Industrial" and including the site as a mandatory Development Permit Area.

Explanation – Bylaw No. 5707

S. Richardson explained that Bylaw No. 5707 rezones properties located at 26695, 26601, 26575, 26477, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street from Rural Zone RU-1 to General Industrial Zone
M-2.

Submissions from the public.

1. J. Lang, Kwantlen Polytechnic University, providing information regarding compensation being provided by the proponent that may include a farm site in collaboration with the Kwantlen First Nation.
2. M. Foy, a Fort Langley resident, expressing support for the salmon habitat restoration the proponent has proposed as an amenity related to the application.
3. J. Armstrong, a Langley City resident, was requested by the proponent to review the proposal and associated amenity projects. Mr. Armstrong expressed support for the proposal and associated amenities creating habitat for salmon.
4. T. Lightfoot, a Langley resident, supporting the proponent plan and habitat enhancements.
5. R. Rindt, a Langley resident, expressing concern for the loss of farmland and providing further information that the proponent should be providing further monetary compensation for the loss of the land that may result in increased costs to the Township.
6. M. VanPopta, a Fort Langley resident, requesting that Council reconsider the amenity contribution provided by the proponent as it is not sufficient for the loss of the farmland.

The following written submissions were received from the public:

C. PUBLIC HEARING

1. S Huber, General Manager, Made-Right Meat Products LP, expressing concerns regarding increased noise and traffic.
2. D. Kask, a Langley resident, expressing concerns regarding the need to protect agricultural land to provide for food for the local community and other regions.
3. L. Pandolfo, Climate Crises Langley Action Partners, expressing concerns that Council should incorporate construction standards that would support green roof systems.
4. S. Hope and G. Muller, BC Farm Museum, expressing support for the application.
5. J. Armstrong, Armstrong Environmental Services (AES) Inc., expressing support for the environmental enhancements proposed by the applicant.
6. J. Kiselbach, CBRE, expressing support for the application as there is a shortage of industrial lands in Metro Vancouver.
7. D. Pulver, Colliers Macaulay Nicholls Inc., expressing support for the application as there is a shortage of industrial lands in Vancouver.
8. Dr. Kent Mullinix and Jeret Lang, Kwantlen Polytechnic University, expressing support for the application due the biodiversity enhancements and farming opportunities that will result from the application.
9. A. Doyle, Kwantlen First Nation, expressing support for the application due to the proposed improvements for the Salmon River and 22710 – 96 Avenue.
10. M. Foy, a Fort Langley Resident, expressed support of the fish habitat enhance project associated with the project.
11. D. McFee, Salmon River Enhancement Society, expressing support for the habitat and enhancements proposed by the proponent.
12. T. Lightfoot, a Langley Resident, provided comments in support of the proposed environment enhancements.
13. C. Hogarth, a Langley Resident, expressing concern for the loss of farmland.
14. C. Bishop, a Langley Resident, stating opposition to the proposal.
15. K. Robertson, a Langley Resident, stating opposition to the proposal due to the loss of farmland and wetlands.

Explanation by the proponent.

Joe Carreira, Conwest Development, provided a summary of the development and the removal of the property from the Agricultural Land Reserve. The site will provide jobs and increase the industrial land availability as the Lower Mainland has a shortage of industrial land. Although there is no Community Amenity Contribution Policy, the proposal includes a voluntary amenity contribution. The proponent has worked with many local groups and the Kwantlen First Nations towards a win-win development.

C. PUBLIC HEARING

Oliver Busby provided further information regarding environmental value assigned to the land being proposed for the development and the land being provided for habitat rehabilitation as a wetland.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate at 8:24pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

SPECIAL MEETING OF TOWNSHIP COUNCIL

Wednesday, April 20, 2022 at 10:00am
Salmon River Meeting Room
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor J. Froese

Councillors S. Ferguson, M. Kunst, B. Whitmarsh, and E. Woodward

Staff:
M. Bakken, S. Little, R. Seifi, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Special Council Meeting – April 20, 2022

Moved by Councillor Woodward,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the Special Council meeting held April 20, 2022.
CARRIED

B. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That Council now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration; and
Item B.1 - Section 90(2) (b) Intergovernmental Relations.
CARRIED

C. TERMINATE

Moved by Councillor Kunst,
Seconded by Councillor Woodward,
That the meeting terminate at 10:01am
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Deputy Township Clerk

From: do_not_reply@notifications.tol.ca
Sent: Wednesday, April 06, 2022 2:16 PM
To: legservicesinfo
Subject: New Response Completed for Delegation Requests by Wendy Cook

Please note the following response to Delegation Requests has been submitted at Wednesday April 6th 2022 2:13 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  4/25/2022
- **Name of delegate or organization wishing to appear**
  Wendy Cook - New Westminster & District Labour Council
- **Topic**
  Day of Mourning five minute presentation - while based in Burnaby, BC, the NWDLC has 14 municipalities in their region, including Langley Township and Langley City.
- **Purpose of presentation**
  Information only
- **Full name**
  Wendy Cook
- **Email address**
  FOIPPA s.22(1)
- **Address**
  105-3920 Norland Avenue, Burnaby
- **Primary Phone**
  604-291-9306

[This is an automated email notification -- please do not respond]

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 25, 2022 - REGULAR MEETING	**REPORT:**	22-42
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	6970-20
SUBJECT:	PERMIT, LICENCE & INSPECTIONS – PERMIT ACTIVITY AND STAFFING CONVERSION		

RECOMMENDATION:

That Council authorize conversion of an existing temporary full-time Building Inspector position to a regular full-time position funded from associated increases in permit revenue.

EXECUTIVE SUMMARY:

Construction activity in the Township has remained strong over the past few years and is anticipated to continue in 2022 and beyond based on the number of in-stream applications. Township records, including building statistics, indicate building permit activity has increased significantly in construction value and corresponding revenues consistent with historic records, particularly those from the last five years.

Since 2016, building permit revenue has increased steadily and consistently, averaging an increase of approximately $500,000 per year (please refer to Attachment A). However, the number of permanent Building Inspection staff in the field has not kept pace during this period despite the increased volume. Having said that, available plan review and additional auxiliary staff were utilized to provide vacation coverage and sick time relief as needed to maintain the expected level of service, which is not sustainable over the long term.

To accommodate the steady increasing volume of work and maintain vacation coverage and sick time relief, a temporary Building Inspector was hired in October 2020 for a one-year period, which has subsequently been extended to continue on a temporary basis.

This strategy has proven to be a worthwhile investment enabling maintenance of a reasonable level of service. The ability to provide consistent staff coverage including coverage for vacation and sick time relief has proven to be effective in managing the increased volume of building permit applications and inspection requests. Further, this enables plan review staff to focus on reviewing permit applications rather than inspections to provide more consistent permit processing and review times rather than backfilling to provide coverage with on-site inspections. This will assist with building permit application processing times and overall industry satisfaction, consistent with the expected level of service.

PURPOSE:

The purpose of this report is to provide Council with information related to current levels of construction activity in the Township and further to request consideration of converting an existing temporary full-time Building Inspector position to regular full-time in order to maintain the expected level of service and protect investment in staff resources.

BACKGROUND/HISTORY:

The Township's building activity has been increasing steadily over the last five years (Attachment A). The building permit revenue and building permit construction value have both continued to increase consistently over that time. With this significant increase in volume, the time required to process applications for plan review and perform on-site inspections has also increased. Attachment A demonstrates a five-year comparison on the following indicators:

- Building Permit Revenue
- Building Permit Construction Value

In addition to the increasing construction activity, general construction of buildings has become more complex in the area of technical and regulatory requirements. With ongoing growth and densification in the Township, buildings and housing types have become more complex. More mixed-use commercial/residential buildings and a changing demographic of housing type inclusive of more secondary suites and multi family dwelling units have become increasingly common. It is anticipated that this complexity will increase again with the upcoming high-rise construction projects in the Township.

The resultant condition with these building types is such that they require an increased level of staff time from the Permit, Licence and Inspection Services Department (PLI) to conduct plan review and inspections to ensure the required levels of health, safety, fire protection, accessibility, and energy efficiency provisions are incorporated into the design and construction of these buildings.

Changes in the BC Building Code have been occurring on an annual basis with increasingly new technical requirements being introduced by the Building Safety Standards Branch at the Provincial level. Most recently, changes were inclusive of new secondary suites, energy efficiency requirements, and the introduction of new provisions for encapsulated mass timber construction. These new requirements have added significant time required to conduct plan reviews and perform on site inspections.

Unauthorized construction complaints continue to increase in volume and be a challenge for the current level of staff. The time required to research, set up files, and inspect these properties repeatedly to try and gain compliance is challenging and especially time consuming from an enforcement perspective. Further, other Township initiatives have resulted in increases to staff time required for processing of building permits. Initiatives include ensuring Climate Action Strategy requirements for net zero energy provisions and reduced emission retrofits are incorporated into plan reviews and ensuring Tree Protection Bylaw updates are incorporated into protection barriers and fencing for protected trees during inspections, all furthering the volume of workload for staff.

When volume is at high levels, the PLI Department has not been able to perform all inspections requested each day which typically is the customer service goal of the department. It has become necessary at these times to advise our customers that their inspection may have to be rescheduled to the following day due to volume of requests based on staffing levels.

In an effort to perform inspections in a time frame that continues to meet our customer service goals, it has become common to utilize plan review staff (that would be assigned to review and issue building permits in the office) and reallocate them on site to help cover for building inspections due to increased volume of inspections or vacation/sick coverage.

While this does help in providing coverage for on site inspections, it reduces time allocation available for staff to conduct plan reviews. As a result, turn around time for issuing single-family dwelling building permits has increased to approximately six months.

DISCUSSION/ANALYSIS:

Various aspects of business have significantly increased workload and require additional staff to maintain service levels that are comparable to neighbouring municipalities. Township construction activity continues to be strong with permit revenue continuing to increase from approximately $4M to $7M in the last five years. Attachment A shows a comparison of the past five years. With the increase in construction volume activity in industry comes an increase in plan review workload and inspection requests. Also adding to workload challenges is the increased complexity of construction methods, Building Code requirements, Bylaw requirements, Township initiatives, and complexity of larger scale multi phased developments ranging from mixed-use to high-rise that have more restrictions placed on them by various regulations.

With the completion of new neighbourhood plans in Latimer, Smith, Williams, Brookswood/Fernridge, and Aldergrove over the upcoming years, building permit applications are anticipated to continue to increase in volume and further increase staff workload. As development continues to spread into communities beyond Willoughby such as Brookswood/Fernridge and Aldergrove, logistical issues related to travel time required by inspection staff to conduct daily inspections becomes more prominent, hence the need for an additional staff person to contribute to offsetting this operational issue.

The PLI Department places a high priority on providing excellent customer service by having building inspection and plan review technical staff available in the office throughout the day to provide Building Code and Building Bylaw information for residents and developers. Since the hire of a temporary full-time Building Inspector in October 2020, plan review staff working in the office have been able to focus more on plan reviews and assisting customers with technical questions at the counter when not otherwise required to backfill in the field to provide coverage for on site inspections. Having the temporary full-time Building Inspector position has allowed for the other building inspection and plan review staff to spend more time performing plan reviews and issuing building permits.

Over the last few years there have been numerous Building Code changes including the new secondary suite and energy efficiency requirements for both housing and complex buildings, which has added time to both the inspection and the plan review process. The Building Code has also gone from being a prescriptive-based document to a performance-based document which provides builders and developers the opportunity to utilize alternate solutions to achieve compliance with the objectives of the code. Although this is an innovative step ahead for the construction community, it requires additional time for staff to review and often involves numerous meetings between staff and consultants in the initial plan review process. With the most recent release of the 2020 National Building Code of Canada, a new release from the Province for the next version of the BC Building Code is expected to follow shortly thereafter, which will bring with it additional new technical provisions to regulate construction that staff will be required to learn and be trained on to be effective in administering its requirements.

As of February 28, 2021, the Province's new Building Act has come into effect throughout BC. One of the new requirements of this is the mandatory qualification of all Building Officials (Plan Reviewers and Building Inspectors) in the Province. This is a positive step for the construction regulatory industry, as it facilitates consistency and competency throughout the industry. However, it places limitations on what potential applicants can be considered for hire as a Building Official by local governments dependent on their qualification credentials and will also result in increased competition from other local government jurisdictions to recruit and retain experienced and qualified staff.

Community Implications:

If the temporary full-time position does not become permanent the plan review process, building inspections, and overall customer service will be negatively impacted. Staff will not be able to maintain the service level we have achieved without permanently retaining an additional Building Inspector. Processing times required for reviewing and issuing a building permit for a single-family dwelling could continue to increase beyond six months and requested inspections may need to be postponed for two to three days in certain instances, both negatively impacting the construction industry within the Township.

At the time of this report there are over twenty vacant Building Inspector / Plan Reviewer positions posted in BC indicating the highly competitive nature and the need throughout the province for such a specific set of knowledge, skills, and abilities.

Financial Implications:

There are no financial implication as the costs associated with the conversion of this position are anticipated to be absorbed within existing operating budgets funded form increases in associated permit revenues. It is projected that the increase in building permit revenues will be adequate to fund this position, subject to Council's approval. The total budget required including benefits will be $99,750.

By converting the position to a permanent full-time Building Inspector, the department will be able to maintain the service level gains that have been achieved and identified, and also protect the Township's investment in training of staff.

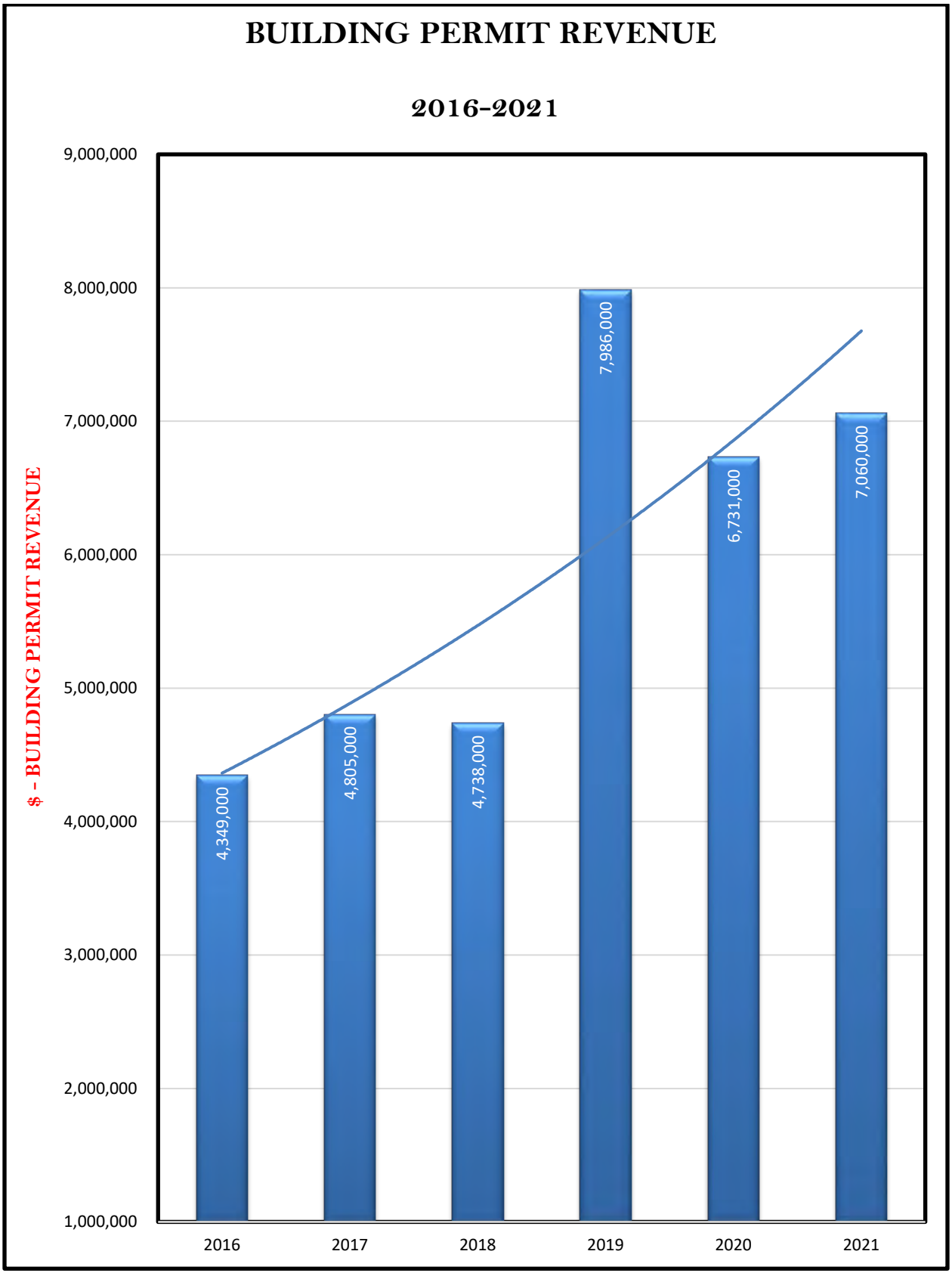
Attachment A shows how inspection revenue has grown continuously over the last five years. A further increase in building permit revenue has already been approved by Council in the 2021 Building Bylaw amendment, which outlined the changes to occur in 2022 through 2025 via progressively stepped increase amounts of 2.3% to 6.9% over the next three years for building permit fees.

It is also anticipated that the complexity of projects with increased densification of mixed-use projects as well as high-rise developments will continue to increase permit revenues even further in 2022, and beyond, in relation with the funding required for adequate associated staff resources.

Respectfully submitted,

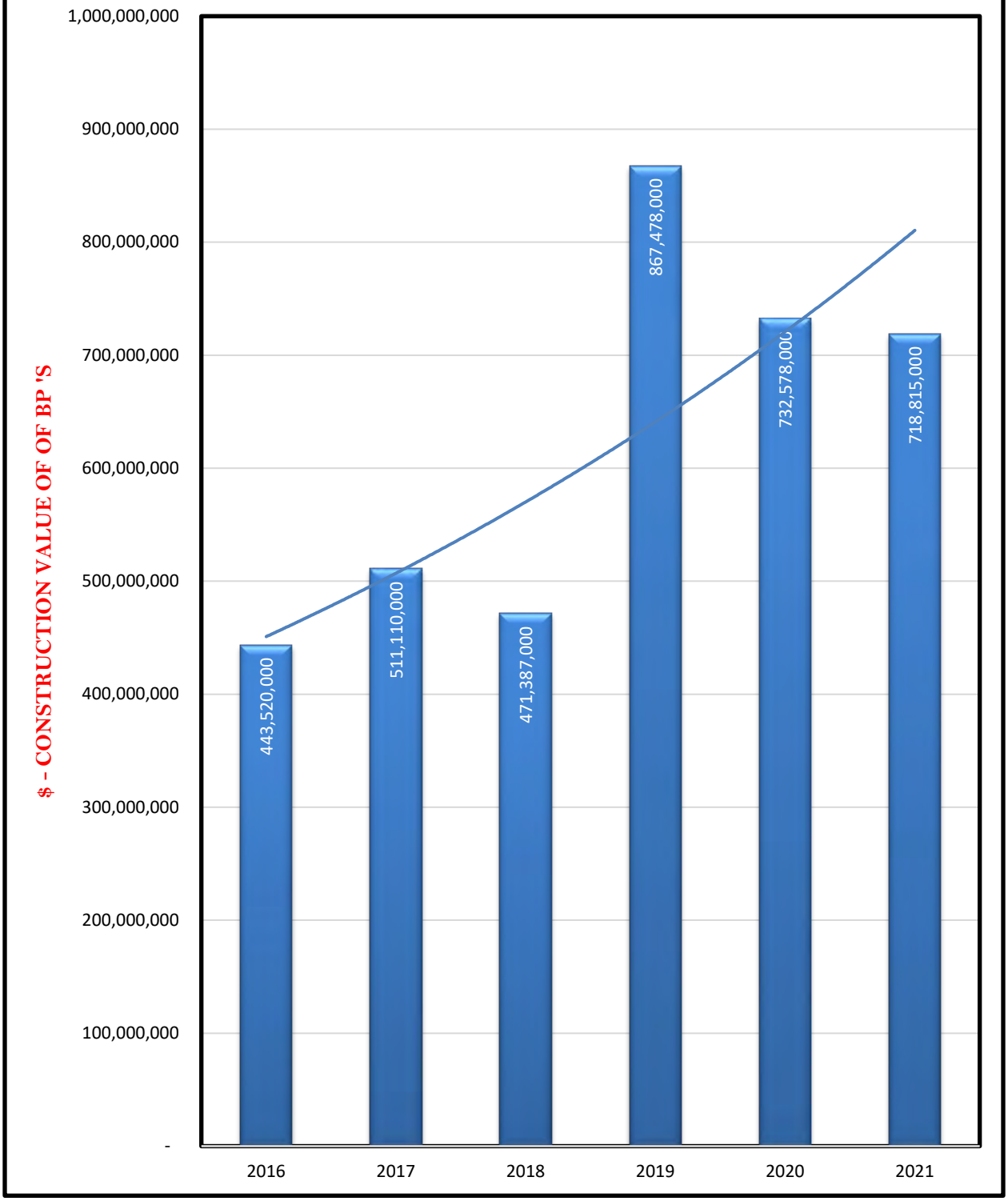
Roberto Cesaretti
MANAGER, PERMIT, LICENCE & INSPECTIONS
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Building Statistics Five Year Comparison Report 2016-2021


BUILDING PERMIT REVENUE
2016-2021
$ - BUILDING PERMIT REVENUE
9,000,000
8,000,000
7,000,000
6,000,000
5,000,000
4,000,000
3,000,000
2,000,000
1,000,000
4,349,000
4,805,000
4,738,000
7,986,000
6,731,000
7,060,000
2016
2017
2018
2019
2020
2021

BUILDING PERMIT CONSTRUCTION VALUE

2016-2021



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 25, 2022 - REGULAR MEETING	**REPORT:**	22-36
FROM:	PROTECTIVE SERVICES DIVISION	**FILE:**	7820-01
SUBJECT:	FIREWORKS BYLAW AMENDMENT REVIEW		

RECOMMENDATION(S):

That Council direct the following with respect to the November 22, 2021, Notice of Motion regarding fireworks usage within the Township of Langley:

- Provide the public with targeted information as to the permitted/excluded use of fireworks within the Township as per Bylaw 2021 No. 5690.

- Provide a separate dedicated email address on the Township website where the public can submit a written and/or video evidence bylaw complaint/infraction.

- During specific celebratory events such as New Years, Halloween, Diwali, Canada and BC Days proactively patrol known hot spots and when infractions are observed provide enforcement via a collaborative effort between the Bylaw and RCMP Officers.

EXECUTIVE SUMMARY:

At the November 22, 2021, Council meeting a Notice of Motion was brought forward under other business with a request for a report outlining options for potential amendments to the Township's Fire Prevention Bylaw 2021 No. 5690 regarding fireworks usage within the Township of Langley.

A working group was established with staff from the Fire Department, Bylaw, and the RCMP.

Upon review of the history and canvassing various other local governments it was determined that the Township's current Bylaw No. 5690 addresses the concerns in general, however, the working group recommended the following: 1) additional targeted educational material for the public as to the permitted/excluded use of fireworks within the Township; 2) the establishment of a separate dedicated email address on the Township's website for public to lodge complaints/concerns; 3) proactively patrol "hot spots" during specific celebratory events such as New Years, Halloween, Diwali, BC and Canada Days.

PURPOSE:

To update Council as to the initiatives the RCMP, Bylaw, and Fire Department will be implementing to address the concerns raised during the November 22, 2021 Council meeting regarding fireworks usage within the Township of Langley.

BACKGROUND/HISTORY:

At the November 22, 2021, Council meeting a Notice of Motion was brought forward under Other Business with a request that staff prepare a report outlining options for potential amendments to the Fire Prevention Bylaw 2021 No. 5690 and the fireworks permitting process.

A working group was established with staff from the Fire Department, Bylaw, and the RCMP.

The working group met several times, and the following options were discussed/considered:

1. Provide the public with targeted information as to the permitted/excluded use of fireworks within the Township as per Bylaw 2021 No. 5690 – recommended.

2. Provide a separate dedicated email address on the Township website where the public can submit a written and/or video evidence bylaw complaint/infraction - recommended.

3. During specific celebratory events such as New Years, Halloween, Diwali, BC and Canada Days proactively patrol known hot spots and when infractions are observed provide enforcement via a collaborative effort between RCMP and Bylaw Enforcement Officers - recommended.

4. Provide access to the public for a residential type firework's permit following similar conditions as the existing permit but only available for purchase on specific dates in the calendar year such as New Years, Halloween, Diwali, BC and Canada Days.

   Not recommended - as it would likely increase complaint's and add additional workload to the enforcement divisions (RCMP and Bylaw). The concern being that adding a single event permit will have the opposite effect and generate more incidents for the Fire Department to respond to as well as significantly increase complaints/calls-for-service for the RCMP and Bylaw Division.

5. Offer a community firework display(s) in a centralized location authorized/delivered by the Township (away from rural properties) – currently permitted within Fire Prevention Bylaw 2021 No. 5690 – recommend status-quo.

6. Ban all types of fireworks or pyrotechnics events/displays within the Township of Langley, i.e. remove sections 2.38.00 to 2.41.00 from Fire Prevention Bylaw 2021 No. 5690 – not recommend.

7. Review current and past Township bylaws and regulations related to fireworks:

   June of 1988, The Townships Fireworks Regulation Bylaw 1969, No. 1287 was repealed as it was decided that the issue of regulating fireworks in the Township would be dealt with by following the Provincial Fireworks Act. At that time the RCMP traditionally received and dealt with most of the complaints regarding fireworks.

   January 2002, The Township of Langley implement a Fireworks Regulation Bylaw that assisted staff with the enforcement of the storage, sale, and detonation of fireworks within the Township of Langley.

   March of 2002, due to ongoing concerns from the RCMP the Fireworks Regulation Bylaw was amended to enable the RCMP to issue tickets with fines for violations.

Records indicate that there have been eight (8) amendments or revisions to the fireworks section of the Fire Prevention Bylaw since 2002.

April 12, 2021, Fire Prevention Bylaw 2021 No. 5690 – amended, updated, and adopted by Council.

Respectfully submitted,

Russ Jenkins, Deputy Fire Chief
Ruby Senghera, Manager / Bylaw
Dylan Burtman, Cst. RCMP

for
PROTECTIVE SERVICES DIVSION

ATTACHMENT A Fire Prevention Bylaw 2021 No. 5690

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FIRE PREVENTION BYLAW 2021 NO. 5690

EXPLANATORY NOTE

Bylaw 2021 No. 5690 repeals and replaces Fire Prevention Bylaw 2013 No. 4956. The primary focus is to regulate fire prevention and suppression, specifically dealing with fire risk, alarms, hazardous activities, fire emergency planning, signage, egress, flammable and combustible liquids, fire hydrants and connections, open air burning, fees, costs and enforcement.

All references to fees and charges pertaining to fire prevention are located in the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended.

This Bylaw is enforceable by the bylaw offence notices pursuant to the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703, as amended.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FIRE PREVENTION BYLAW 2021 NO. 5690

The Municipal Council of the Township of Langley, in open meeting assembled, enacts as follows:

PART I INTRODUCTION

1.00.00 Title

1.01.00 This Bylaw may be cited for all purposes as the *Fire Prevention Bylaw 2021 No. 5690.*

1.02.00 Interpretation

1.02.01 Except as otherwise defined herein, words and phrases in this Bylaw are to be construed in accordance with their meanings under the *B.C. Building Code*, the *B.C. Fire Code*, the *Fire Services Act* or *Fire Safety Act,* and the *Community Charter,* as the context and circumstances may require. A reference to an Act refers to a statute of British Columbia unless otherwise indicated, and a reference to any statute, regulation, code, bylaw or other enactment refers to that enactment as it may be amended or replaced from time to time.

1.02.02 In this Bylaw:

"**apparatus**" means any vehicle provided with machinery, equipment or materials for Fire Protection, and any vehicle used to transport personnel or supplies;

"**assistance response**" means any one or combination of the following:

(a) first response to medical emergencies by the use of an automatic external defibrillator, cardiopulmonary resuscitation, spinal management and other first responder assistance;

(b) first response to accidents, whether natural or man-made disasters, escapes of rescue poisonous or noxious materials or other hazardous material incidents, or other circumstances that have caused or may cause harm to persons or property;

(c) rescue operations.

"**building**" means any structure used or intended for supporting or sheltering any use or occupancy;

"**burning permit**" means a permit issued by the Fire Chief under this Bylaw substantially in the form of Schedule 9 (*Outdoor Burning Permit*); Schedule 10 (*Land Clearing Burning Permit)*; or Schedule 11 (*Special Burning Permit*);

"**combustible liquid**" means any liquid having a flash point at or above 37.8 degrees Celsius and below 93.3 degrees Celsius;

"**consumer fireworks**" means manufactured goods intended to be used for pyrotechnic effect that are classified by the *Explosive Regulations*, 2013, SOR 2013 under the *Explosives Act,* as consumer fireworks (Type F.1) for recreation such as showers, fountains, golden rain, lawn lights, pinwheels, volcanoes and sparklers, but does not include firecrackers;

"**display fireworks**" means manufactured goods intended to be used for pyrotechnic effect that are classified by the *Explosive Regulations*, 2013, SOR 2013 under the *Explosives Act,* as display fireworks (Type F.2) for recreation such as rockets, serpents, shells, bombshells, tourbillions, maroons, large wheels, waterfalls, fountains and illumination, but does not include firecrackers;

"**dwelling unit**" means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities;

"**emergency access route**" means a private drive, roadway, driveway, lane or portion of a yard which has been provided for access by the Fire Department in accordance with the BC Building Code and applicable sections of the T*ownship of Langley Subdivision and Development Control Bylaw, 1994 No. 3335,* as amended or replaced from time to time;

"***Explosives Act***" means the *Explosives Act* (Canada) R.S.C. 1985, c. E-17;

"**false alarm**" means the activation of an alarm system that results in a response from the Fire Department where a situation requiring such a response does not exist and includes a situation where:

(a) the alarm system has malfunctioned,

(b) the alarm system has been activated in error,

(c) the alarm system has been activated during testing,

(d) there is no evidence of fire,

(e) the cause of the alarm cannot be determined;

"***Fees and Charges Bylaw***" means the *Township of Langley Fees and Charges Bylaw 2007 No. 4616;*

"**fire alarm system**" means all equipment forming part of or used in connection with a fire detection system, including without limitation batteries, alarms, gongs, horns, buzzers, switches, wiring, relay apparatus, sensors, or other accessories;

"**Fire Chief**" means the person appointed by Council to be in charge of the Protective Services Division, and firefighting personnel of the Township, and includes a Deputy Fire Chief, Assistant Fire Chief and any other person authorized thereby to act on behalf of the Fire Chief;
"**Fire Code**" means the BC Fire Code established by a minister for the Province of British Columbia by adopting the *National Fire Code of Canada*;

"**Fire Department**" means that section of the Protective Services Division of the Township that is responsible for prevention, suppression, control and extinguishment of fires as well as other responsibilities set out in this Bylaw as well as in the Township's *Fire Department Establishment Bylaw, 1990, No. 2615,* and other related regulations and legislation relating to rescue operations and public safety;

"**Fire Inspector**" means a Member or other individual designated to conduct fire safety inspections for the Township;

"**Fire Investigator**" means a Member or other individual designated to conduct investigations for the Township into the cause, origin and circumstances of a fire that destroyed or damaged property or resulted in injury or death;

"**Fire Protection**" includes fire prevention, firefighting or suppression, pre-fire planning, fire safety inspections, fire investigations, staff development and training, and advising on fire safety matters, as provided through the Fire Department;

"***Fire Services Act***" means the *Fire Services Act*, R.S.B.C. 1996 c. 144, as amended or superseded from time to time, and any regulations made under it;

"**Fire Watch**" means a competent adult person appointed to watch for fires within a certain premises, who is familiar with the conditions of the premises, any fire safety features and any fire safety plans for that premises and who can, in patrolling the premises, ensure that any requirements of the Fire Chief are met;

"**firecrackers**" means small display fireworks with entwined fuses used solely as noisemakers, and not for pyrotechnic effect, including, without limitation, bottle rockets and screechers;

"**fireworks**" means consumer fireworks, display fireworks and firecrackers;

"**flammable liquid**" means any liquid having a flash point below 37.8 degrees Celsius and having a vapour pressure not exceeding 275.8 kPa (absolute) at 37.8 degrees Celsius;

"**Fuel Dispensing/Tank Permit**" means a permit issued by the Township for the operation of a fuel dispensing station and/or for installation of any storage tank, pump or measuring device used or intended to be used for the purposes of dispensing flammable liquids or combustible liquids, substantially in the form of Schedule 7;

"**incident**" means an event or situation to which the Fire Department has responded;

"**Member**" means an Officer or other individual who is an employee or paid-call firefighter with the Fire Department;

"**Mutual Aid**" means the provision of emergency services to the Province of British Columbia, to another local government, or to a person outside the Township, pursuant to an agreement;

"**National Fire Code**" means the *National Fire Code of Canada* published by the National Research Council, and all regulations made under it;

"**NFPA 10**" means the National Fire Protection Association standards for portable fire extinguishers;

"**occupant**" includes the owner or agent of the owner, lessee, tenant, user, licensee and any other person who has a right of access to, possession and control of a property to which this Bylaw applies;

"**Officer**", for the purposes of this Bylaw, means the Fire Chief, Deputy Fire Chief, Assistant Fire Chief, District Fire Chief, a Captain and any Member designated by the Fire Chief to act in the capacity as an officer, but nothing in this Bylaw makes such persons officers for the purpose of section 146 of the *Community Charter*;

"**Officer in Charge**" means the senior ranking Member of the Fire Department who is present at an incident or a Member appointed as such by the Fire Chief;

"**order**" means an oral or written authoritative direction of instruction made by the Officer in Charge;

"**owner**" means a person who has ownership or control of real or personal property, and includes without limitation:

(a) the registered owner of an estate in fee simple;

(b) the tenant for life under a registered life estate;

(c) the registered holder of the last registered agreement for sale; and

(d) in relation to common property and common facilities in a strata plan, the strata corporation;

"**premises**" or "**property**" includes the whole or any part of a lot of real property and any buildings or structures thereon;

"**Public Services**" means public information, education and prevention programs, as they relate to fire safety, public safety, and emergency preparedness for the Township;

"**smoke alarm**" means a combined smoke detector and audible alarm device designed to sound an alarm within the room or suite in which it is located upon the detection of smoke within that room or suite;

"**sprinkler system**" means an integrated automatic system of sprinklers arranged to discharge water over a designated area and includes:
(a) the applicable water supply facility such as a connection to the Township's waterworks system, water tank or fire pump and reservoir; and
(b) all equipment forming part of or used in connection with such sprinkler system, including, without limitation, all heads, valves, piping, switches, sensors, relay apparatus and other accessories;

"**Township**" means the Township of Langley, a municipality incorporated under the *Local Government Act*;

"**ULC**" means Underwriters Laboratories of Canada, an independent product safety testing, certification and inspection organization accredited by the Standards Council of Canada; and

"**vehicle**" includes all types of motor vehicles, farm tractors, and mobile machinery, or any other self-propelled machinery.

1.02.03 In the event of inconsistency between a provision of this Bylaw and that of an applicable enactment of the Provincial or Federal government, the more restrictive provision shall apply.

1.02.04 In this Bylaw, words in the singular include the plural and words in the plural include the singular. Gender specific terms include any gender and include corporations.

1.02.05 If any section, subsection, paragraph, clause or wording of this Bylaw is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the Bylaw shall continue in force and affect as if adopted without the severed portion.

PART II SERVICE AND REGULATIONS

2.01.00 Adoption of the Fire Code

2.01.01 The Fire Code forms part of this Bylaw and applies within the Township.

2.02.00 Establishment

2.02.01 The Fire Department is established and continued within the Township.

2.03.00 Jurisdiction

2.03.01 This Bylaw applies to all property, premises, lands, buildings and other structures and conditions within the Township, and for greater certainty, applies to both existing buildings and buildings under construction.

2.03.02 The geographical limits of the jurisdiction of the Fire Department shall be the area within the boundaries of the Township, and no apparatus of the Fire Department will be used beyond those boundaries except where the Township has

(a) entered into a Mutual Aid agreement for that purpose;

(b) obtained the consent of the affected local government; or

(c) agreed to provide assistance in a provincial local emergency within British Columbia or Canada.

2.04.00 Fire Department Services

2.04.01 The Fire Department may provide:

(a) Fire Protection services;

(b) Assistance Response;

(c) Public Services;

(d) Mutual Aid; and

(e) a program for emergency preparedness.

Limits to Service

2.04.02 Nothing in this Bylaw shall be construed to mean that the Fire Department, the Fire Chief, or an Officer or Member has a duty to perform any of the functions or tasks set out in this Bylaw.

2.04.03 Services provided by the Fire Department are subject to the availability of apparatus and Members who have completed appropriate levels of training. This Bylaw, the Fire Code, and agreements for assistance response or Mutual Aid do not amount to a warranty with respect to the quantity, quality or level of such services or as to the certainty of timely response to incidents. The Fire Department is not required to provide a service if the Fire Chief considers that the service cannot be delivered safely.

2.05.00 Fire Chief

2.05.01 All references in this Bylaw to the Fire Chief include a reference to any person duly authorized by the Fire Chief to exercise any of the Fire Chief's powers or to carry out any of the Fire Chief's duties under this Bylaw including, without limitation, any Officer in Charge acting thereby during the absence of the Fire Chief.

2.06.00 Fire Chief Powers

2.06.01 The Fire Chief, or a Member authorized by the Fire Chief, may exercise one or more of the following powers:

(a) make and enforce rules for the proper and efficient administration and operation of the Fire Department, and change, replace or withdraw such rules as the Fire Chief deems advisable;

(b) enter on property and inspect premises for conditions that may cause a fire, increase the danger of a fire or increase the danger to persons or property from a fire;

(c) take measures to prevent and suppress fires, including the demolition of buildings and other structures to prevent the spreading of fire;

(d) provide for assistance response;

(e) request any person at or near an incident to render assistance to mitigate the incident;

(f) inquire into, investigate and record the causes of fires within or affecting the Township;

(g) collect and disseminate information in regard to fires in the Township;

(h) research best practices in methods of fire prevention;

(i) advise and make recommendations to Council and other officers and employees of the Township, and to the public, in relation to

i. the provision of adequate water supply and pressure;
ii. the installation and maintenance of Fire Protection equipment;
iii. the enforcement of measures for the prevention and suppression of fire; and
iv. the protection of life and property, life safety and rescue equipment, and fire prevention generally;

(j) establish a regular system of inspection of hotels and public buildings in the Township to determine if the owners of such buildings are in compliance with this Bylaw and other applicable enactments, which may include a compliance monitoring system under Provincial legislation;

(k) issue permits and deliver notices under this Bylaw;

(l) obtain a warrant as may be necessary to enter onto or into premises for a purpose under this Bylaw or other applicable enactment;

(m) require an owner or other occupant of a premises to undertake any actions for the purpose of removing or reducing any thing or condition the Fire Chief considers to be a fire hazard or increases the danger of fire; and

(n) take measures to enforce this Bylaw, including without limitation to issue any order the Fire Chief deems advisable to ensure compliance with this Bylaw, the Fire Code, or other applicable enactment relevant to fire safety.

Tactical Evacuation

2.06.02 If an emergency arising from a fire hazard or risk of explosion causes the Fire Chief or a Member authorized by the Fire Chief to apprehend an imminent and serious threat to life or property, the Fire Chief or authorized Member may immediately take steps he or she thinks advisable to remove the hazard or risk, including, without limitation, to evacuate a premises or geographic area, and may call on police and other fire prevention authorities to provide assistance.

Preventative Evacuation

2.06.03 If the Fire Chief or a Member authorized by the Fire Chief believes that conditions exist in or near a hotel or public building that, in the event of a fire, would endanger life or property, the Fire Chief or authorized Member may immediately take the action he or she believes advisable to remedy the conditions to eliminate the danger, and without limiting the foregoing, may evacuate and close the hotel or public building, and may call on police and other fire prevention authorities to provide assistance.

Agreements

2.06.04 The Fire Chief may enter an agreement on behalf of the Township:

(a) with the Emergency and Health Services Commission in regard to first response to medical emergencies; and

(b) with another local government or to a person outside the Township in regard to providing Mutual Aid.

2.07.00 Officer in Charge

2.07.01 An Officer in Charge at an incident may:

(a) establish limited entry areas in the vicinity of an incident;

(b) order the removal of any vehicle, material, chemical or other matter or thing that the Officer in Charge considers likely to worsen an incident or impede the mitigation of an incident;

(c) direct, or cause to be directed, vehicular or pedestrian traffic as necessary for the control of the incident; and

(d) cause the demolition of any building or part of a building that the Officer in Charge considers necessary to prevent the spread of fire or to prevent damage to property or injury to persons or loss of life.

2.08.00 Right to Enter

2.08.01 The Fire Chief or other Officer in Charge at an incident may enter, pass through or over property, and may cause any apparatus to be brought onto any property, as the Fire Chief or Officer in Charge deems necessary in relation to the incident.

2.09.00 Prevention, Control and Rescue

2.09.01 Members of the Fire Department may, in accordance with standards established by the fire commissioner, rules of the Fire Department and direction by the Fire Chief, take all necessary measures for the prevention, suppression, control and extinguishment of fires, for mitigating the effects of incidents, and for the protection of life, property and the environment, including, without limitation, rescue operations and the administration of first aid.

2.10.00 Cooperation with Fire Department

2.10.01 A person must not obstruct, impede or hinder an Officer, Member or other person under the direction of the Officer in Charge while attending at an incident, and, without limitation, must not deny access to premises from which a fire alarm was received; where an incident is reported; where the Member believes an incident has occurred or is imminent; or that is the subject of a fire investigation.

2.10.02 A person at or near a fire, emergency or other incident must comply with the orders and directions of the Officer in Charge, and must provide information and assistance as requested by the Officer in Charge.

2.10.03 The occupant of a premises that is the subject of a fire inspection or a fire investigation must provide the Fire Chief or Member conducting the inspection or investigation with complete and accurate information and records relating to the premises and the purposes of the inspection or investigation.

2.10.04 A person must not withhold, misrepresent or falsify any information requested by an Officer or Member in relation to an incident, a fire inspection or a fire investigation.

2.11.00 General Prohibitions

2.11.01 A person must not:

(a) enter an area established as limited by an Officer in Charge at an incident without first obtaining the express permission of the Officer in Charge;

(b) wear or display any Fire Department clothing, badge, cap, button, insignia or other paraphernalia, or falsely represent to be a Member;

(c) stand, walk on or drive over a charged Fire Department hose, or be within 10 metres of a charged hose line, without first obtaining the express permission of the Officer in Charge;

(d) make or light any fire in any street, lane, road allowance, sidewalk, boulevard or other portion of a highway, or in any park, square or other public place within the Township, except as expressly authorized by the Fire Chief;

(e) discard, throw down or drop any lighted match, cigar, cigarette or other burning substance into combustible material or in close proximity thereto;

(f) ride on any fire truck or other Fire Department vehicle or apparatus at any time except as expressly authorized by the Fire Chief; or

(g) remove, alter or deface any notice posted by the Fire Chief, an Officer or other Member pursuant to this Bylaw.

2.12.00 Orders Restricting Burning

2.12.01 If the Fire Chief is of the opinion that weather or drought conditions exist that present a risk to the safety of life or property by exposure to fire, and deems it expedient to take

steps to reduce the risk, the Fire Chief may, by written order, restrict or prohibit within the Township or any part of the Township:

(a) burning in the open air of any kind;

(b) burning outdoors for cooking or heating using devices other than propane or electric barbecues or similar cooking or heating devices; and

(c) lighting and smoking cigarettes, pipes, cigars or other smoking materials in or near woodland areas, parks or public places,

and the order may include conditions and impose requirements as to times, locations, purposes, materials, fuel, equipment, supervision, monitoring, size and other criteria that the Fire Chief considers relevant and appropriate in the circumstances.

2.13.00 Orders Restricting Entry

2.13.01 If the Fire Chief determines that the safety of life or property or both in any area within the Township is endangered through a fire hazard condition or the spread of a fire burning in any area, the Fire Chief may, by written order, declare that area or any portion thereof as closed, and restrict or prohibit entry by persons into that area.

2.14.00 Notice and Effective Period

2.14.01 An order made under section 2.12 or 2.13 comes into effect:

(a) when the order is delivered to the corporate officer of the Township, and is posted on the notice board or website of the Township; or

(b) when the order is posted in or near entrances to parks, trails, woodland areas, or other public places,

whichever time is earlier, and remains in effect until the Fire Chief notifies the corporate officer that the conditions on which the order is based are no longer present or sufficiently hazardous to warrant the restrictions or prohibitions.

2.14.02 On receiving an order by the Fire Chief, the corporate officer may arrange for providing additional notice and related information to the public using any means of communication the corporate officer considers appropriate in the circumstances.

2.15.00 Duty to Comply

2.15.01 Every person must observe the restrictions, prohibitions, conditions and requirements established by an order under section 2.12 or 2.13.

2.16.00 Inspection of Premises

2.16.01 A person must not obstruct or interfere with any Officer or other Member designated by the Fire Chief while they are carrying out any inspection or investigation pursuant to this Bylaw, the Fire Code, the *BC Building Code* or the *Fire Services Act*.

2.16.02 Every occupant of a property must provide all information and render any assistance requested by an Officer or Member in connection with an inspection or investigation of

the property pursuant to this Bylaw, the Fire Code, the *BC Building Code* or the *Fire Services Act.*

2.16.03 If a Member designated as a Fire Inspector:

(a) has received a request from the occupant of a premises;

(b) has received a complaint about a premises relating to fire safety or hazard conditions;

(c) is required to inspect, pursuant to a program of inspection or monitoring of hotels and public buildings; or

(d) otherwise considers a fire safety inspection is advisable,

then the Member may, at any reasonable time, enter the premises for either or both of the following purposes:

(e) to inspect for conditions that may cause a fire, increase the danger of a fire or increase the danger to persons or property from a fire;

(f) to determine whether the requirements of the Fire Code and applicable enactments are being met.

If the premises to be inspected is occupied as a private dwelling and consent to entry by the occupant is refused, the Member may seek and execute a warrant to enter for the inspection.

2.16.04 An occupant who has been delivered a notice of a fire safety inspection must attend to provide access to the subject premises by a fire inspector at the date and time specified in the notice, or, if the occupant cannot attend at that time and promptly informs the fire inspector, at another date and time agreed to by the fire inspector.

2.16.05 The occupant of a premises that is subject to a fire safety inspection must pay the applicable fee set out in the *Fees and Charges Bylaw* for that inspection.

2.16.06 If the occupant of a premises to be inspected does not attend at the time and date set out in the notice or as otherwise arranged, the occupant must pay a fee for that inspection attempt, and a re-inspection fee for each additional attempt to inspect, in the amounts established in the *Fees and Charges Bylaw.*

2.17.00 Remedial Orders

2.17.01 If a Member designated as a Fire Inspector observes any contravention of the Fire Code while conducting a fire safety inspection, the Member may issue an order to the occupant of the premises requiring the contravention to be corrected or remedied within a specified time period, and may advise of a return date for re-inspection to determine whether the correction or remedy has been completed in compliance with this Bylaw or other enactment.

2.17.02 An occupant to whom an order under subsection 2.17.01 has been delivered must, at his or her own expense, comply with the order within the time specified.

2.17.03 If a contravention has not been corrected or remedied pursuant to an order under subsection 2.17.01, within the time specified:

(a) the occupant must pay the Township a fee for re-inspection, and for each and every re-inspection that the Member deems necessary, in the amounts established in the *Fees and Charges Bylaw;* and

(b) the Fire Chief may arrange for the requirement to be fulfilled at the expense of the owner, and any cost incurred by the Township in so doing, along with inspection and re-inspection fees, if not paid in full by December 31st, may be collected in the same manner as for property taxes in arrear.

2.18.00 Fire Investigations

2.18.01 The occupant of a premises must immediately report a fire that has occurred at the premises to the Fire Chief or to a police officer in the Township.

2.18.02 A Member designated as a Fire Investigator may at any time enter the land or premises on which a fire has occurred or has been reported, to determine whether a fire has occurred that destroyed or damaged property or resulted in injury or death, and where so determined, to conduct an investigation into the cause, origin and circumstances of the fire and prepare a report to be submitted to the fire commissioner.

2.18.03 The Occupant of a premises that is the subject of a fire investigation must allow a Fire Investigator and any persons accompanying the Fire Investigator access to the premises and must not obstruct, hinder or impede a Fire Investigator in conducting the investigation.

2.18.04 The occupant of a premises where a fire has resulted in damage or destruction of a structure to a value of $5,000 or more must pay the fee for a fire investigation in the amount established in the *Fees and Charges Bylaw.*

2.19.00 Fire Emergency Planning

2.19.01 The owner of any building, site, storage area or other premises must have a fire safety plan prepared for that property as required by the Fire Code, and must produce and submit the plan to the Fire Department for review.

2.19.02 Every fire safety plan must be submitted in the form and on the diagram template acceptable to the Fire Chief, including all revisions to the original fire safety plan submitted to the Fire Department.

2.19.03 Every owner of a property where a fire safety plan is required must ensure their fire safety plan is reviewed annually by a qualified person, and must submit updated plans to the Fire Department for review.

2.20.00 Civic Address - Signage

2.20.01 Every owner of real property must ensure that the civic street address assigned to that property by the Township is displayed in accordance with the following requirements:

(a) the address must be legible from a minimum distance of 15 metres, with each address number assigned to each building being not less than the minimum size specified in Table 1 of section 2.21.01;

(b) where the property includes multiple buildings with separate addresses assigned to each building, the building address must be displayed on each building in accordance with paragraph (e);

(c) where a building is set back from the street or roadway fronting the property such that the assigned civic address is not clearly identifiable due to the distance from the street or roadway, or where landscaping or architectural appendages or other objects would obstruct the visibility of the address, the assigned civic addresses must be displayed at the driveway entrance from the street or roadway serving the building, as well as on the building itself;

(d) the address must be displayed on a weather-resistant sign, permanently mounted, and must be clearly visible from all directions of traffic flow;

(e) where the Fire Chief considers it necessary in the circumstances of a particular property, the Fire Chief may require the owner to provide a direction indicator or other means of readily identifying and locating a building;

(f) letters or numbers must be of a colour that contrasts with the background colour of the building;

(g) if an emergency access route is from a street or route other than that to which has been assigned a civic address, a sign must be posted indicating the civic address in a location approved by the Fire Chief; and

(h) the civic address must conform to the prescriptions set out in Table 1 of section 2.21.01.

2.21.00 Table 1 – Sign Type and Size

2.21.01 A civic address must include a sign in accordance with the following Table 1:

Table 1

Building Type	Sign Type and Minimum Size
Residential Rural	Reflective, 5 inches /127 mm
Residential Urban	5 inches / 127 mm
Residential Multi-Tenant	10 inches / 254 mm
Commercial / Institutional, 4 metres or less	10 inches / 254 mm
Commercial / Institutional, over 4 metres	18 inches / 457.2 mm

2.21.02 Other than for a Residential Rural building, the letters and digits of a civic address must be written in horizontal form.

2.22.00 Use of Property – General

2.22.01 The owner and other occupants of a premises must ensure the use and occupancy of the premises are compliant with the Fire Code.

2.23.00 Property Fire Safety

2.23.01 Without limiting the generality of subsection 2.22.01, or other requirements of this Bylaw, the owner and occupants of a building must ensure:

(a) signage required by the Fire Code is maintained in visible, legible condition, including without limitation for no-smoking areas, use of exit stairway, manual fire alarm pull stations, identifying floor levels, and prohibiting parking in access routes;

(b) all fire doors or separation devices are kept in good operating condition and repair;

(c) all exit doors are kept in good operating condition and repair and open freely without any special knowledge or devices;

(d) underground parking exit doors are not altered or fitted with any locking device except as expressly authorized in writing by a Member who is a Fire Inspector;

(e) all required fire detection and suppression equipment and emergency systems within a building are kept in good operating condition, including all smoke alarms, fire alarms and sprinkler systems;

(f) emergency access routes to the premises are kept clear for access by Fire Department vehicles, and unobstructed by any vehicle, fence or other structure, hedge, tree, or other vegetation or thing;

(g) commercial cooking exhaust systems and chimney stove pipes or flues are maintained on a regular basis so that the exhaust systems, pipes or flues do not catch fire through normal usage; and

(h) portable fire extinguishers required by regulation are provided and maintained in good working order, and are available and accessible at all times for emergency use.

2.24.00 Smoke Alarms

2.24.01 The owner and occupant of a premises for which smoke alarms are required by the Fire Code or B.C. Building Code must ensure they are installed, inspected and maintained so that they meet the standards established in those regulations and are in good working condition at all times.

2.25.00 Private Fire Hydrants

2.25.01 The owner of any premises with any private fire hydrants must ensure each hydrant:

(a) is located, installed and maintained in accordance with the Fire Code;

(b) is kept free of obstructions to at least one metre in all directions and 3 metres to a road or Fire Department emergency access route;

(c) is painted in accordance with Township colours for fire hydrants; and

(d) is serviced and maintained annually to ensure it is capable of providing the water flow and pressure it was designed to provide.

2.25.02 The owner or occupant of a premises with any private fire hydrant must:

(a) submit a copy of the annual service record for each hydrant to the Fire Prevention Division of the Fire Department no later than December 31st of each calendar year; and

(b) advise the Fire Department of any construction, servicing or repair to any fire hydrant that may detrimentally affect its functioning so as to reduce water volume or pressure, temporarily disable the hydrant, or otherwise affect fire safety.

2.26.00 Township Fire Hydrants and Connections

2.26.01 A person must not:

(a) other than as an employee of the Township acting within the scope of their duties, open, operate, connect to or use water from a fire hydrant, standpipe or valve that is the property of the Township, except strictly in accordance with a permit from the Township's Engineering Department and the *Langley Waterworks Regulation Bylaw 2008, No. 4697*; or

(b) plant vegetation or place structures or objects so as to obstruct or interfere with a fire hydrant, standpipe or valve that is the property of the Township, or with access by the Fire Department to any source of water designated for firefighting.

2.27.00 Premises Under Construction

2.27.01 The owner of a premises that is undergoing construction must ensure compliance with fire safety regulations established in the Fire Code and the BC Building Code, and without limitation, must ensure:

(a) every required emergency access route is finished to a minimum of good compacted gravel or other surface materials approved for roadways under the *Township of Langley Subdivision and Development Control Bylaw 2011, No. 4861*, and clearly designated as an emergency access route;

(b) the access route is secured with a gate, bollard, chain or other structure or assembly approved in writing by the Fire Chief prior to installation;

(c) water supplies for Fire Protection are installed and accessible by the Fire Department when construction commences or as otherwise approved in writing by the Fire Chief;

(d) before installation, any fire hydrants installed are tested and approved by the Fire Department; and

(e) during construction, servicing or repairs of private fire hydrants and water supply systems, conditions affecting fire safety, such as low water volumes or pressures, or fire hydrants being out of service, are immediately made known to the Fire Department.

2.28.00 Vacant or Unoccupied Premises

2.28.01 An owner of vacant premises or premises that are unoccupied permanently or for an indefinite period must:

(a) remove and prevent any accumulation of combustible material or flammable substances on the premises; and

(b) keep the premises secure against unauthorized entry and occupation by one or more of the following methods:
   i. affixing structural barriers to windows, doorways and other points of ingress to a vacant building;
   ii. installing security fencing or other perimeter barriers;
   iii. installing a security lighting system, so long as such lighting does not impact any neighbouring premises;
   iv. employing security or guard patrols.

2.29.00 Fire Damaged Building

2.29.01 The owner and other occupants of a building that has been damaged by fire must ensure that the building is made secure against unauthorized access or occupation, and if so directed by an Officer, must employ security or guard patrols for that purpose.

2.30.00 Order to Secure Property

2.30.01 An Officer who determines that any vacant property, permanently or indefinitely unoccupied property, or a fire-damaged building is not adequately secured may order an owner or other occupant of the property to take measures to secure the property against unauthorized access.

2.30.02 If a person to whom an order is issued under subsection 2.30.01 does not complete all measures required within the time set out in the order, or if not specified, within 24 hours of its being delivered, the Officer may arrange for the order to be carried out by a contractor, at the expense of the owner. If the costs incurred by the Township are not fully paid by December 31st of that year, the amount may be recovered in the same manner as for collection of property taxes in arrears.

2.31.00 Fire Sprinkler and Alarm Systems

2.31.01 The occupant of a premise having an automatic fire sprinkler system or fire alarm system must:

(a) notify the Fire Department prior to any installation, testing, service, repair, maintenance, adjustment or alteration of the system that may result in response by the Fire Department as if to a fire or other emergency;

(b) ensure the system is installed, maintained and tested in accordance with the Fire Code;

(c) retain records of testing, maintenance and service of the system on site;

(d) if the property is to be demolished, maintain the sprinkler system in operation subject to sequential elimination until the demolition work is completed; and

(e) promptly correct any deficiency identified by a Member where the system has been activated without proper cause.

2.31.02 The occupant of any premises must pay fees established in the *Fees and Charges Bylaw* for attendance at the premises by the Fire Department, in any circumstances of a false alarm, including:

(a) where the Fire Department was not notified in advance of an automatic fire sprinkler or fire alarm system being activated for installation, testing, service, repair, maintenance, adjustment or alteration;

(b) where an automatic fire sprinkler or fire alarm system was activated due to a malfunction or human error; or

(c) the Members attending at the premises have found no fire or other emergency and the Officer in Charge determines there was no reasonable basis to call for attendance by the Fire Department.

2.31.03 The occupant of a premises that includes an automatic fire sprinkler system or a fire alarm system must designate at least 2 adult individuals who may be contacted by the Fire Department regarding an alarm or incident at the premises, who are capable and available at any time to:

(a) receive telephone calls from the Fire Department in the event of an incident;

(b) attend at the premises within 45 minutes if requested to do so by the Fire Department;

(c) afford access to the Fire Department at the premises;

(d) operate the alarm system and secure the premises; and

(e) take control of the premises from the Fire Department on completion of their attendance at an incident.

2.31.04 The occupant of a premises must submit the names, current addresses and telephone numbers of the designated contact persons on a form approved by the Fire Chief, which must include the written consent of each designated person. The occupant must notify the Fire Department of any contact person who is not available, whose contact information has changed, or whose designation is no longer effective, and of any person designated to replace or substitute for a listed contact person.

2.32.00 Fire Watch

2.32.01 The owner or other occupant of an occupied public building in which any of the fire alarm system, fire sprinkler system, or emergency power system is not operating must institute and maintain in that building a Fire Watch until the system is operating, that includes all of the following:

(a) posting of written notices at all entrances and exits on each floor stating that a fire watch is in effect, and its expected duration;

(b) a physical inspection of all public areas equipped with a fire alarm detection device;

(c) notation in an entry book at least every hour of the conditions in the building by the person performing the fire watch;

(d) a communication device on site capable of making a 9-1-1 call; and

(e) posting of instructions in the building as to the alternate actions to be taken in the case of an emergency.

2.33.00 Flammable or Combustible Materials

2.33.01 The owner and occupant of a premises must ensure that all dangerous goods, and all flammable or combustible liquids, gases and other products or materials are handled and stored in accordance with the Fire Code and so as to avoid a fire hazard.

2.33.02 Without limiting subsection 2.33.01:

(a) hazardous or flammable liquids or gases must be stored only in a locker that has been approved by the Fire Chief or a Fire Inspector for that purpose;

(b) flammable and combustible products must not be stored in underground parkades unless contained in a room specifically designed for such storage;

(c) parking stalls must be used only for parking a motor vehicle or motor cycle, and kept clear from oil and automotive fluids and any debris;

(d) balconies must not be used to store tires, unused appliances, boxes, rags, or chemicals; and

(e) flammable and combustible products must not be situated so as to obstruct entry or exit from a building.

2.33.03 The occupant of any premises within any of the following areas, as shown in Schedule 8 (*Map of Designated Areas for the Purpose of Portable Fuel Tanks in Excess of 25 Litres*):

(a) Regional Parks;

(b) Designated Urban Growth;

(c) Salmon River Uplands; or

(d) Comprehensive Rural Estates,

must not store more than 25 litres of a flammable or combustible liquid in a portable container on the premises.

2.33.04 The occupant of any premises and the operator of any business that involves the production, use, control or storage of combustible materials such as bags, boxes, excelsior, litter, rags, rubbish, sacks, shavings, straw or waste paper must, at the close of each day, cause all such material to be compactly baled or stacked in a safe manner, or stored in closed, non-combustible containers with non-combustible lids.

2.34.00 Refuse Containers

2.34.01 The owner of a building used for any apartment, commercial, industrial or assembly occupancies must provide the occupants with suitable, non-combustible refuse containers in accordance with the Fire Code.

2.35.00 Storage of Tires

2.35.01 The occupant of premises where tires are stored must ensure the tires are stored in accordance with the Fire Code and without limitation, must:

(a) ensure a clear space between aisles of accumulated tires that is wide enough to facilitate access by firefighters; and

(b) install and maintain a security fence where tires are stored outdoors to prevent unauthorized entry.

2.36.00 Chimneys and Heating Appliances

2.36.01 The owner or occupant of a premises that contains a chimney, smokestack or similar device for conveying smoke or hot gases to the outer air must ensure those items, and any stoves, furnaces, fire boxes and boilers to which they are connected, are installed and maintained in accordance with the Fire Code.

2.37.00 Obligation to Report Hazard

2.37.01 The occupant of a premises, or owner or operator of a motor vehicle, trailer, vessel or container, or any place where dangerous goods or hazardous substances are used or stored must immediately report to the Fire Chief the potential or actual occurrence of an explosion, discharge, emission, escape or spill of the dangerous goods or hazardous substance.

2.38.00 Fireworks

2.38.01 A person must not handle or discharge fireworks, or possess fireworks for any such purpose, except as specifically authorized by a Fireworks Event Permit issued by the Fire Chief and in the form set out in Schedule 3.

2.38.02 Without limiting section 2.38.01, a person must not handle, store, discharge or otherwise use any fireworks in an unsafe manner, and without limitation, must not aim or direct any fireworks at any person, animal, structure, vehicle or other object when handling, discharging or otherwise using any fireworks.

2.39.00 Fireworks Event Permit

2.39.01 A person may apply for a permit to use or discharge fireworks for a celebratory, ceremonial, religious or commercial purpose by completing a Fireworks Event Application in the form set out in Schedule 2, and submitting it, along with the permit fee established in the *Fees and Charges Bylaw*, to the Fire Chief at least 10 business days before the proposed activity is to occur.

2.39.02 An applicant for a Fireworks Event Permit (Schedule 3) and a holder of such permit must, as a condition of the permit:

(a) meet the insurance requirements set out in Schedule 4;

(b) if required by the Fire Chief, provide a fire safety plan and a site plan;

(c) provide evidence that the applicant or other person who will conduct the proposed activity is currently certified by the Explosives Regulatory Division of Natural Resources Canada to carry out that activity;

(d) provide written agreement of the property owner if the proposed activity is to occur on property other than that owned by the applicant or by the Township, in the form set out in Schedule 5;

(e) if the proposed activity is being organized or sponsored by a person other than the applicant, provide written agreement of the organizer or sponsor in the form set out in Schedule 6;

(f) present the permit to the seller of the fireworks;

(g) use or discharge only those fireworks specified in the permit;

(h) use or discharge the fireworks strictly in accordance with the terms and conditions of the permit and, if required by the Fire Chief, with an approved fire safety plan;

(i) ensure the fireworks are only used or discharged by or under the direct supervision of a person certified by Natural Resources Canada for that activity; and

(j) ensure that the purchase, possession, use, handling, discharge, and storage of the fireworks complies in every respect to this Bylaw, the Fire Code, the *Explosives Act* and its regulations, and the current *Display Fireworks Manual* published by Natural Resources Canada.

2.40.00 Film Production Pyrotechnics

2.40.01 A person must not carry out any film production activity that involves the use or discharge of Fireworks or that involves other pyrotechnical effects anywhere in the Township without first applying for and obtaining a Film Production Pyrotechnics Permit from the Fire Chief in a form approved by the Fire Chief.

2.40.02 A person applying for a Film Production Pyrotechnics Permit under subsection 2.40.01 must, at the sole expense of the applicant and in addition to meeting the requirements in this Bylaw for a Fireworks Event Permit (Schedule 3):

(a) provide a description of the proposed use and a fire safety plan;

(b) provide a site plan, drawn to scale, showing the position of ramps, motors, traffic patterns, location of emergency vehicle, and any and all
   i. significant ground features;
   ii. rights of way;
   iii. buildings or other structures;
   iv. overhead obstructions; and
   v. parking areas;

(c) provide any further information requested by the Fire Chief in relation to the proposed use of fireworks or other pyrotechnical products and methods;

(d) provide for a fire safety inspection of the proposed site by a Fire Inspector, and a fireworks operator or pyrotechnician currently certified by Natural Resources Canada for carrying out or supervising the proposed activity;

(e) ensure the proposed activity is carried out by a fireworks operator or a pyrotechnician currently certified by Natural Resources Canada for carrying out or supervising the proposed activity;

(f) if required by the Fire Chief, provide for Members to be present on site, with Fire Department apparatus, during the proposed activity;

(g) comply with any further restrictions, conditions and requirements imposed by the Fire Chief in relation to the proposed activity; and

(h) submit, along with a complete application for a Fireworks Event Permit (Schedule 3), permit fees, fees for special effects site inspections, and fees for staff time and apparatus in an amount estimated by the Fire Chief for the proposed activity, based on the rates set out in the *Fees and Charges Bylaw*.

2.41.00 Sale of Fireworks

2.41.01 A person must not sell, offer for sale, give, dispose of or distribute Fireworks unless the person:

(a) holds a current business licence under the Township of Langley Licencing Bylaw 2016 No. 5192;

(b) is currently certified as a Fireworks Operator or Pyrotechnician by the Explosives Regulatory Division of Natural Resources Canada for the types of Fireworks proposed to be dealt with;

(c) has obtained insurance as required under Schedule 4, and provides the Fire Chief with a copy of the policy;

(d) has applied for and been issued a Fireworks Sales Permit in the form set out in Schedule 1;

(e) has paid the application fees established in the Fees and Charges Bylaw; and

(f) deals with the Fireworks strictly in accordance with the terms of the Fireworks Sales Permit (Schedule 1) and any further conditions imposed by the Fire Chief for the protection of persons and property in relation to the proposed activity.

2.42.00 Open Burning

2.42.01 Except as provided in subsections 2.42.02 and 2.42.03, a person must not light, ignite, start or burn any fire in the open air or in any portable incinerator, outdoor fireplace, oven or other portable appliance or device in the open air except in accordance with this Bylaw and having first obtained one of the following burning permits, as applicable to the intended open burning, issued by the Fire Chief:

(a) an Outdoor Burning Permit (Schedule 9);

(b) a Land Clearing Burning Permit (Schedule 10);

(c) a Special Burning Permit (Schedule 11).

2.42.02 The following open fires do not require a burning permit under this Bylaw:

(a) a fire for cooking or aesthetics using charcoal, natural gas or propane fuel, that is contained within an appliance designed for that purpose and meeting a standard approved by the Canadian Standard Association;

(b) a fire ignited by a Member for the purposes of Fire Department training and practice, fire investigation procedures or eliminating hazards;

(c) a fire conducted for resource management under the *Wildfire Act*.

2.42.03 A person who has been issued a permit or approval by a director authorized under the *Environmental Management Act* for a purpose under the *Open Burning Smoke Control Regulation 152/2019* is not required to obtain a permit for the same purpose under this Bylaw, but must:

(a) provide the Fire Chief with documented evidence of the permit or approval issued by the director; and

(b) notify the Fire Chief:
   i. no later than 24 hours in advance of starting the open burning;
   ii. of any loss of control or inability to carry out conditions of the permit or approval; and
   iii. when all conditions of the permit or approval have been completed and the fire has been extinguished.

2.42.04 A person applying for a burning permit must, as a condition of the permit being issued, provide information and meet other conditions and requirements established in Schedule 9, Schedule 10 or Schedule 11, as applicable to the type of burning permit required for the proposed activity; and pay the applicable fees established under the *Fees and Charges Bylaw*.

2.42.05 The Fire Chief may issue an Outdoor Burning Permit (Schedule 9) for a fire where the material may be piled by hand and does not exceed 5 cubic metres in diameter at any time, if satisfied that the conditions and requirements established in Schedule 9 can and will be met by the applicant.

2.42.06 The Fire Chief may issue a Land Clearing Burning Permit (Schedule 10) for an agricultural purpose or otherwise to clear land if satisfied that the conditions and requirements established in Schedule 10 can and will be met by the applicant.

2.42.07 The Fire Chief may issue a Special Burning Permit (Schedule 11) to an applicant in the following circumstances:

(a) the fire is for an agricultural purpose, to eradicate grass, weeds, pests, or damaged or diseased crops;

(b) the fire is part of a religious or ceremonial event; or

(c) the fire is a campfire not exceeding 0.6 metres in height and 0.49 metres in width at any time, in which only dry wood, branches, twigs and pine cones are burned, set in a campfire pit and maintained solely for the purpose of cooking food, providing warmth and recreational enjoyment in an authorized campground managed by a licensed operator.

2.42.08 A person must not ignite or burn in the open air or in any type of container or enclosure:

(a) construction or demolition materials or waste, unless specifically authorized by a person authorized by Metro Vancouver Regional District to issue a permit for such burning, and as approved in writing by the Fire Chief;

(b) animal carcasses, hides, manure or waste from animal slaughtering;

(c) asphalt or asphalt products; tar papers, rubber, tires, plastics, polystyrene foam; batteries, fiberglass or other fibre-reinforced polymers;

(d) carpets, furniture or appliances;

(e) domestic waste;

(f) electrical wire;

(g) paint, varnish, used oil, fuel or lubricant, or their containers;

(h) dangerous goods or hazardous waste, as defined in the Hazardous Waste Regulation, or any other materials prohibited under the *Environmental Management Act or* its regulations;

(i) railway ties or treated or painted wood products; or

(j) any vegetative matter not grown naturally or cultivated on the site where the burning occurs,

and must meet any further requirements of the Fire Code, the *Open Burning Smoke Control Regulation 152/2019,* and other enactments that apply in the circumstances.

2.43.00 Fuel Dispensing Stations

2.43.01 A person must not operate a fuel dispensing station or install any storage tank, pump or measuring device used or intended to be used for dispensing flammable or combustible liquids except in compliance with the Fire Code, the Environmental Code of Practice for Aboveground and Underground Storage Tank Systems, this Bylaw, and a Fuel Dispensing / Tank Permit in the form set out in Schedule 7 issued by the Fire Chief.

2.43.02 A person applying for a Fuel Dispensing / Tank Permit (Schedule 7) must pay the applicable fee established in the *Fees and Charges Bylaw* and must provide the following information to the Fire Chief:

(a) the name, address and telephone number of the applicant and the contractor;

(b) the location of the proposed installation; and

(c) three (3) copies of specifications and scaled plans, prepared by a qualified professional engineer, showing:
   i. the location of storage tanks in relation to adjacent tanks, buildings, fuel dispensing devices, property lines and fencing;
   ii. the location of all major piping, valves, pumps and associated appurtenances;
   iii. the location of the fuel dispensing system;
   iv. the location of existing and proposed buildings and other structures;
   v. the size, capacity and use of the storage tanks to be installed;
   vi. the standard to which the storage tanks have been constructed; and
   vii. the type and trade names of the pumps and measuring devices to be installed.

2.43.03 A person operating a fuel dispensing station or on whose premises a fuel tank is located must ensure that:

(a) all station attendants have successfully completed a fire safety training program recognized by the fire commissioner prior to dispensing any fuel;

(b) prior to causing any adjustment or relocation of a fuel tank, all fuel within the tank has been removed; and

(c) permission in writing from the Fire Chief or an Officer is obtained before any fuel storage tank, or associated piping or appurtenances are covered.

2.44.00 Propane Dispensing Facilities

2.44.01 A person must not cause, direct or allow the dispensing, fueling, filling, re-fuelling or refilling or propane cylinders, bottles or other containers or any type except at a service station, recreational vehicle centre or industrial location:

(a) that has been inspected and licensed by the B.C. Safety Authority; and

(b) where a person licensed by the B.C. Safety Authority to dispense propane is in attendance.

2.45.00 General Conditions of Permits

2.45.01 A person who has been issued a permit under this Bylaw:

(a) must carry out the activity strictly in accordance with the permit and with any additional restrictions, requirements and conditions imposed or as directed by the Fire Chief for fire prevention and life safety;

(b) must comply with any further restrictions, requirements and conditions applicable to the activity under other bylaws of the Township, any bylaws of Metro Vancouver Regional District, and any Provincial or Federal enactments;

(c) must not carry out any activity under the permit on property that is owned by another person except with the written permission of the registered owner or their authorized representative;

(d) must not transfer or assign the permit to another person unless expressly and specifically permitted in writing by the Fire Chief;

(e) must keep the permit on site and readily available to produce for inspection by any Member at all times while carrying out activity;

(f) must immediately notify the Fire Chief or an Officer of any change in information provided on the permit, or of any conditions, requirements or restrictions applicable to the activity that cannot be met or continue to be met; and

(g) must promptly comply with a requirement by the Fire Chief or an Officer for a fire safety inspection to ensure applicable requirements of the Fire Code, this Bylaw and the permit are being met, and pay the applicable fees for each inspection as established in the *Fees and Charges Bylaw*.

2.45.02 A person holding a permit under this Bylaw is solely and fully responsible to ensure that the activity under the permit complies with all conditions, restrictions and requirements applicable to the activity under any enactment or at common law. The issuance of a permit under this Bylaw is not a representation or warranty by the Fire Chief or the Township that any or all such conditions, restrictions and requirements have been or are being met.

2.46.00 Refusal, Suspension or Cancellation of Permits

2.46.01 In considering an application for a permit under this Bylaw, the Fire Chief may impose such conditions, restrictions and requirements as the Fire Chief deems to be warranted in light of the application and related conditions and circumstances; and may in writing refuse to issue a permit, or suspend or cancel a permit that has been issued, if the information on the application is inaccurate or misleading, or the Fire Chief believes the proposed or permitted activity cannot be or is not being carried out

safely and in accordance with this Bylaw or other applicable enactments or any or all further conditions, restrictions and requirements imposed by the Fire Chief.

2.46.02 Without limiting the authority of the Fire Chief under subsection 2.46.01, an Officer may suspend or cancel any permit under this Bylaw where the Officer believes there is an unsafe condition or non-compliance with the permit, any provision of this Bylaw, the Fire Code, or other applicable enactment, and may refer the matter to the Fire Chief for review or further direction.

2.46.03 A person who has been ordered to suspend or cease activity under subsection 2.46.01 or 2.46.02 must immediately do so, and in a safe manner carry out all measures and comply with all conditions and restrictions for ceasing or resuming the activity as directed by the Fire Chief.

PART III FEES AND COST RECOVERY

3.01.00 Fees

3.01.01 Services of the Fire Department provided under this Bylaw, including inspections, permit issuance, attendance at properties or events, and pursuant to permitted activities and the use of its apparatus, are subject to fees, charges and rates established in the *Fees and Charges Bylaw*.

3.01.02 In addition to fees and rates charged under other provisions of this Bylaw, services provided by Fire Department personnel and the use of its apparatus, and any auxiliary equipment, are subject to charges to cover the actual costs to the Township, at rates established in the *Fees and Charges Bylaw*, in any one or more of the following circumstances:

(a) a fire that has been ignited, set or continued in contravention of this Bylaw or another enactment has been attended as an incident by the Fire Department;

(b) a fire that has occurred as a result of or in connection with the commission of an offence under the *Criminal Code* (Canada), the *Controlled Drugs and Substances Act* (Canada) or the *Cannabis Act* (Canada) or of a statute or regulation of British Columbia;

(c) an incident that has caused damage in excess of $5,000 and must be investigated and reported in accordance with a Provincial enactment;

(d) a gathering of people, special event or other activity is held for which the Fire Department provides standby time, apparatus, assistance response or fire protection services before, during or after such gathering, special event or activity;

(e) the Fire Department has employed external personnel or used specialized equipment in providing a service, for which employment or use the Township has incurred costs or charges;

(f) damage or contamination has occurred to Fire Department apparatus or auxiliary equipment while Members attend an incident, where the contamination or damage results from the unlawful presence of a dangerous good or hazardous substance;

(g) material is burned without obtaining a required permit or in contravention of any restrictions, conditions or requirements of a permit or this Bylaw, where the Fire Department has attended for Fire Protection or assistance response;

(h) where a permit has been suspended or cancelled, and the occupant or permit holder is required, but has refused or neglected to extinguish the fire or cease activity as directed, resulting in the Fire Department attending to extinguish the fire or address any fire safety concerns;

(i) a fire education lecture, fire extinguisher demonstration, or any other training related to fire and life safety education by a Member or person engaged by the Fire Chief for such purposes.

3.01.03 Fees, charges or rates owed under this Bylaw become a debt owing to the Township, and if unpaid may be recovered by any method authorized by law.

3.01.04 If unpaid by December 31st of the year in which they became due, fees, charges and rates imposed under this Bylaw for inspections, work done or other services provided to a property, or for attendance at false alarms, may be collected from the property owner in the same manner and with the same remedies as for property taxes.

PART IV ENFORCEMENT

4.01.00 Offence and Penalty

4.01.01 A person who:

(a) contravenes, violates or fails to comply with this Bylaw;

(b) causes or allows any act or thing to be done in contravention of this Bylaw; or

(c) fails or neglects to do anything required under this Bylaw,

commits an offence, and where the offence is a continuing one, each day that the offence continues amounts to a separate offence.

4.01.02 A person found guilty of committing an offence under this Bylaw is liable:

(a) if proceedings are brought under the *Offence Act,* to pay a minimum fine of $2,000 and a maximum fine of $50,000, and such other amounts as may be ordered by the court for the costs of investigation and prosecution, and to compensate the Township or another person for damages or loss sustained resulting from the commission of the offence; or

(b) if a bylaw notice is issued under the *Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703*, to pay a penalty in an amount established in the *Local Government Bylaw Notice Enforcement Act.*

PART V SCHEDULES AND REPEAL

5.01.01 Schedules 1 through 11 are attached to and form part of this Bylaw.

5.01.02 The Township of Langley *Fire Prevention Bylaw 2013 No. 4956*, and all amendments thereto, are hereby repealed.

READ A FIRST TIME the	22	day of	March	, 2021
READ A SECOND TIME the	22	day of	March	, 2021
READ A THIRD TIME the	22	day of	March	, 2021
ADOPTED the	12	day of	April	, 2021

Mayor

Township Clerk

Township of Langley
Est. 1873

Firework Sales Permit

1 Applicant Information

Applicant's name			
Mailing address			
City	Postal code	Home phone	Alternate phone
Contact name (if any)		Business license number	

The applicant hereby applies to sell, offer for sale, or otherwise dispose of fireworks at the following location(s):

2 Terms and Conditions

As per Fire Prevention Bylaw 2021 No. 5690, Section 2.41.00 (Sale of Fireworks)

The Applicant certifies that the Applicant understands and will be governed by the provisions of the Township's Fire Prevention Bylaw and all applicable provincial and federal laws and regulations in force from time to time and any conditions or restrictions imposed in this permit by the Fire Chief.

In consideration of the Township issuing a Fireworks Sales Permit, the Applicant covenants and agrees that the Applicant will save harmless, release and indemnify the Township and its elected officials, employees, officers, agents, and contractors from and against any and all manner of actions or causes of action, damages, costs, losses and expenses of whatever kind expenses of whatever kind (including, without limitation, legal fees) which the Township or its elected officials, employees, officers, agents, or contractors may sustain, incur, or be put to by reason of or arising out of:

1. the issuance of this permit;
2. the sale, offering for sale or any other disposal, distribution, or giving of fireworks to any person by or on behalf of the Applicant; or
3. any act or omission of the Applicant or any person for whom the Applicant is at law, responsible, including, without limitation, the non-observance or non-performance of any obligation imposed by federal or provincial law.

3 Signatures

Applicant's signature	Print name	Date (mm/dd/yyyy)
Fire Chief's signature	Print name	Date (mm/dd/yyyy)

Office use only
❑ Hold valid business licence
❑ Certified by Natural Resources Canada
❑ Insurance Form (Schedule 4)

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 foi@tol.ca 604.532.7396

Township of Langley
Est. 1873

Fireworks Event Application

1 Contact Information

Applicant's name			
Mailing address			
City	Postal code	Home phone	Alternate phone
Fireworks supervisor name		Fireworks Operator Certificate number	

☐ Copy of Operator's Certificate (front and back) attached

2 Event Details

The applicant hereby applies to fire, set off, or explode fireworks on property within the Township of Langley as follows:

Location			
Date (mm/dd/yyyy)	Start time	End time	Estimated number of spectators
Description of event			

Type of Fireworks	Quantity of fireworks

2 Event Details continued

Indicate safety precautions you will use	
Event organizer/sponsor contact name	Phone
Property owner name	Phone

3 Signature

Applicant's signature	Print name	Date (mm/dd/yyyy)

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Township of Langley
Est. 1873

Fireworks Event Permit

1 Contact Information

Applicant's name			
Mailing address			
City	Postal code	Home phone	Alternate phone
Fireworks supervisor name		Fireworks Operator Certificate number	

2 Registered Property Owner

If the applicant is not the registered owner of the property where the fireworks event will occur, please complete:

Registered owner's name			
Address			
City	Postal code	Home phone	Alternate phone

3 Event Details

Fireworks event location	Event date (mm/dd/yyyy)

Type of Fireworks	Quantity of fireworks

☐ Detailed list attached. List indicates type and quantity of fireworks to be used at event.

Indicate safety precautions you will use

1 **White Copy** - Fire **Yellow Copy** - Customer **Pink Copy** - Batch

SEE NEXT

4 Terms and Conditions

Permission is granted to the Applicant to possess, use, or discharge fireworks in the quantity, type, and location as set out in the Fireworks Event Application.

No later than ten (10 days) prior to the fireworks event, the Applicant promises to obtain Comprehensive General Liability insurance policy with an inclusive limit of not less than $5,000,000 per occurrence for bodily injury and property damage, and otherwise as required by the Township's fire prevention bylaw, and provide evidence of the same to the Fire Chief.

The Applicant certifies that the Applicant understands and will be governed by the provisions of the Township's fire prevention bylaw, in force from time to time, and all applicable provincial and federal laws and regulations in force from time to time, and any conditions or restrictions imposed in this permit.

The applicant further certifies that the Applicant is authorized by Natural Resources Canada to possess and use or discharge fireworks.

In consideration of the Township issuing a Fireworks Event Permit, the Applicant covenants and agrees to save harmless, indemnify and release, the Township and its elected officials, employees, officers, agents, and contractors from and against any and all manner of actions or causes of action, damages, costs, losses, and expenses of whatever kind (including, without limitation, legal fees) which the Township or its elected officials, employees, officers, agents, or contractors may sustain, incur, or be put to by reason of or arising out of:

1. the issuance of this permit;
2. the fireworks event, including, without limitation, the possession, handling, storage, firing, setting off, exploding, discharge or other use of fireworks in connection therewith;
3. the Applicant's use or occupation of the location upon which the fireworks event is to occur; or
4. any act or omission of the Applicant or any person for whom the Applicant is at law, responsible, including, without limitation, the non-observance or non-performance of any obligation imposed by federal or provincial law.

5 Signatures

Applicant's signature	Print name	Date (mm/dd/yyyy)
Fire Chief's signature	Print name	Date (mm/dd/yyyy)

Office use only		
Received	N/A	
☐	☐	Agreement of Property Owner for Fireworks Event (schedule 5)
☐	☐	Agreement of Organizer or Sponsor of Fireworks Event (schedule 6)
☐	☐	Fireworks Operators Certificate issued by Natural Resources Canada
☐	☐	Insurance Form (schedule 4)

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Township of Langley
Est. 1873

Insurance Requirements for Fireworks Event or Fireworks Sales

1 Event Information

Location of Fireworks Event/Fireworks Sales	Event date (mm/dd/yyyy)

2 Terms and Conditions

1. A permit holder for a fireworks event or fireworks sales shall, at his or her own expense, for the duration of the fireworks event or fireworks sales, secure and maintain a Comprehensive General Liability insurance policy with an inclusive limit of not less than $5,000,000 per occurrence for bodily injury and property damage.
2. The Comprehensive General Liability insurance policy shall:
   a. include pyrotechnic operations;
   b. include "Broad Form" Property Damage coverage on an occurrence basis including loss of use of property;
   c. include, but not necessarily be limited to, the following coverages:
      i. Contingent Employers Liability;
      ii. Owners and Contractors Protective Liability;
      iii. Contractual Liability assumed with respect to the event or sales, as applicable;
      iv. Non-Owned and Hired Auto; and
      v. Personal Injury Liability;
   d. include the Township, its elected officials, officers, agents and employees, and contractors acting on behalf of the Township, as additional insureds;
   e. be primary and non-contributing with respect to any insurance carried by the Township;
   f. not include a deductible greater than $5,000 per occurrence (unless the Township advises in writing that it has determined that a greater deductible is acceptable);
   g. include a Cross Liability clause;
   h. preclude subrogation claims by the insurer against any of the insureds;
   i. include a provision requiring the insurer to give the Township 30 days prior written notice before making any material change to the insurance coverage, or the termination or cancellation thereof;
   j. provide that the Township, its elected officials, officers, agents and employees, and contractors acting on behalf of the Township are protected notwithstanding any act, neglect or misrepresentation of the permit holder which might otherwise result in the avoidance of a claim and that such policy is not affected or invalidated by any act, omission or negligence of any third party which is not within the knowledge or control of the insured; and
   k. be underwritten by a responsible insurance company or companies licensed to do business in the Province of British Columbia and that meet with the reasonable approval of the Township.
3. Seven days prior to the fireworks event or fireworks sales, as applicable, and upon the Township's written requirements from time to time, the permit holder shall furnish the Township with a certificate or certificates of insurance as evidence that the required insurance is in force.
4. Maintenance of the insurance required herein and the performance by the permit holder of his or her obligations under this clause shall not relieve the permit holder from liability under any covenant to indemnify the Township.
5. It shall be the sole responsibility of the permit holder to determine his or her own additional insurance coverages, if any, including workers' compensation, that are necessary and advisable for his or her own protection or to fulfil his or her obligations with respect to the fireworks event or fireworks sales, as applicable. Any such additional insurance shall be secured and maintained by the permit holder at his or her own expense.
6. The foregoing insurance provisions shall not limit the insurance the permit holder is required to secure and maintain by provincial or federal law.
7. If the permit holder fails to secure or maintain insurance as required herein, then the Township shall have the right, but not the duty or obligation, to secure and maintain such insurance and give evidence thereof to the permit holder. The permit holder shall pay the cost thereof to the Township on demand or the Township may deduct such cost from any amount that is due or may become due to the permit holder from the Township.

3 Signature

I hereby agree to all of the terms and conditions of the Township of Langley Fire Prevention Bylaw 2021 No. 5690 and agree to have the above insurance requirements (as on page 1 of this form).

Applicant's signature	Print name	Date (mm/dd/yyyy)

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2

FD21-049

Township of Langley
Est. 1873

Agreement of Property Owner for Fireworks Event

1 Event Information

Applicant's name			
Fireworks event organizer/sponsor's name			
Address of fireworks event		City	Postal code
Event date(s) (mm/dd/yyyy)	Event start time(s)	Event end time(s)	

2 Property Owner Information

Registered owner's name			
Address			
City	Postal code	Home phone	Alternate phone
Contact name (if any)			

3 Terms and Conditions

The property owner has agreed and consented to the organizer/sponsor holding and the applicant performing a fireworks event on the date and at the location and time described above. The applicant has completed and submitted to the Township of Langley a "Fireworks Event Application" for a permit to perform such fireworks event.

In consideration of, among others, the Township of Langley issuing a permit for a fireworks event at the property owner's property, and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged by the property owner), the property owner hereby remises, releases, and forever discharges the Township of Langley and its elected officials, employees, officers, agents, and contractors from and against any and all manner of actions, damages, causes of action, suits, debts, claims, demands, losses, costs and expenses, of any nature or kind whatsoever which the property owner may at any time have against the Township of Langley or its elected officials, employees, officers, agents, or contractors arising out of any cause, matter, or thing in respect of or arising out of:

1. the issuance of the permit for the fireworks event;
2. the fireworks event, including, without limitation, the possession, handling, storage, firing, setting off, exploding, discharge or other use of fireworks in connection therewith;
3. the use or occupation of the location upon which the fireworks event is to occur; or
4. any act or omission of the property owner, the applicant or the organizer/sponsor or any person for whom any thereof is, at law, responsible, including, without limitation, the non-observance or non-performance of any obligation imposed by federal or provincial law

The property owner acknowledges that he or she had the opportunity to seek independent legal advice as to the contents of this agreement and that he or she is not under any legal disability.

4 Signatures

Applicant's signature	Print name	Date (mm/dd/yyyy)
Property owner's signature	Print name	Date (mm/dd/yyyy)

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Township of Langley
Est. 1873

Agreement of Organizer or Sponsor for Fireworks Event

1 Event Information

Applicant's name			
Address of fireworks event		City	Postal code
Event date(s) (mm/dd/yyyy)	Event start time(s)	Event end time(s)	

2 Organizer/Sponsor Information

Fireworks event organizer/sponsor's name			
Address			
City	Postal code	Home phone	Alternate phone
Contact name (if any)			

3 Terms and Conditions

The organizer/sponsor has engaged the applicant to perform a fireworks event on the date and at the location and time described above. The applicant has completed and submitted to the Township of Langley a "Fireworks Event Application" for a permit to perform such fireworks event.

In consideration of, among others, the Township of Langley issuing a permit for a Fireworks Event of the organizer/sponsor, and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged by the organizer/sponsor), the organizer/sponsor hereby covenants to save harmless, indemnify and release the Township of Langley and its elected officials, employees, officers, agents, and contractors from and against any and all manner of actions or causes of action, damages, costs, losses, and expenses of whatever kind (including, without limitation, legal fees) which the Township of Langley or its elected officials, employees, officers, agents, or contractors may sustain, incur, or be put to by reason of or arising out of:

1. the issuance of the permit for the fireworks event;
2. the fireworks event, including without limitation, the possession, handling, storage, firing, setting off, exploding, discharge or other use of fireworks in connection therewith;
3. the use or occupation of the location of the fireworks event; or
4. any act or omission of the property owner, the applicant, the organizer/sponsor, or any person for whom any of the property owner, applicant or organizer/sponsor is, at law, responsible, including, without limitation, the non-observance or non-performance of any obligation imposed by federal or provincial law.

The organizer/sponsor acknowledges that he or she had the opportunity to seek independent legal advice as to the contents of this agreement and that he or she is not under any legal disability.

4 Signatures

Applicant's signature	Print name	Date (mm/dd/yyyy)
Organizer/Sponsor's signature	Print name	Date (mm/dd/yyyy)
Fire Chief's signature	Print name	Date (mm/dd/yyyy)

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Township of Langley
Est. 1873

Fuel Dispensing/Tank Permit

Date (mm/dd/yyyy)	Permit number	Expiry date (mm/dd/yyyy)

Permit Conditions

Removal and installation of fuel tanks must be carried out as per:

- Ministry of Environment's recommendations on tank removal
- Remediation as per MOE Guidelines Part 9 of Environmental Code of Practice for Aboveground and Underground Storage Tank Systems
- BC Fire Code

1 Applicant Information

Address of work to be conducted			
Applicant's name			
Address			
City	Postal code	Home phone	Alternate phone

If the applicant is not the registered owner of the property where the fireworks event will occur, please complete:

Registered owner's name	Home phone	Alternate phone

2 Work to be Completed

❑ New tank installation ❑ Gas station being decomissioned

❑ Other; description of work

3 Tank and Fuel Type

Underground	❑ Gasoline	❑ Oil	❑ Diesel	❑ Jet fuel	❑ Other (provide description)
Above Ground	❑ Gasoline	❑ Oil	❑ Diesel	❑ Jet fuel	
Interior Tanks	❑ Gasoline	❑ Oil	❑ Diesel	❑ Jet fuel	

4 Contact Information

Contractor's name	Business License number	Expiry date (mm/dd/yyyy)
Address	City	Postal code
Email	Phone	Fax
Registered professional/Professional engineer's name overseeing the project		Phone

5 Signatures

Applicant's signature	Print name	Date (mm/dd/yyyy)
Issuer's signature	Print name	Date (mm/dd/yyyy)

Office use only	
❑ Site plan c/w all buildings, structures, covenants, and easements	❑ Soil investigation (required)
❑ Site safety plan	❑ Review by P.L.I.
❑ Schedule B from structural engineer	❑ Remediation report forwarded to Development and Planning

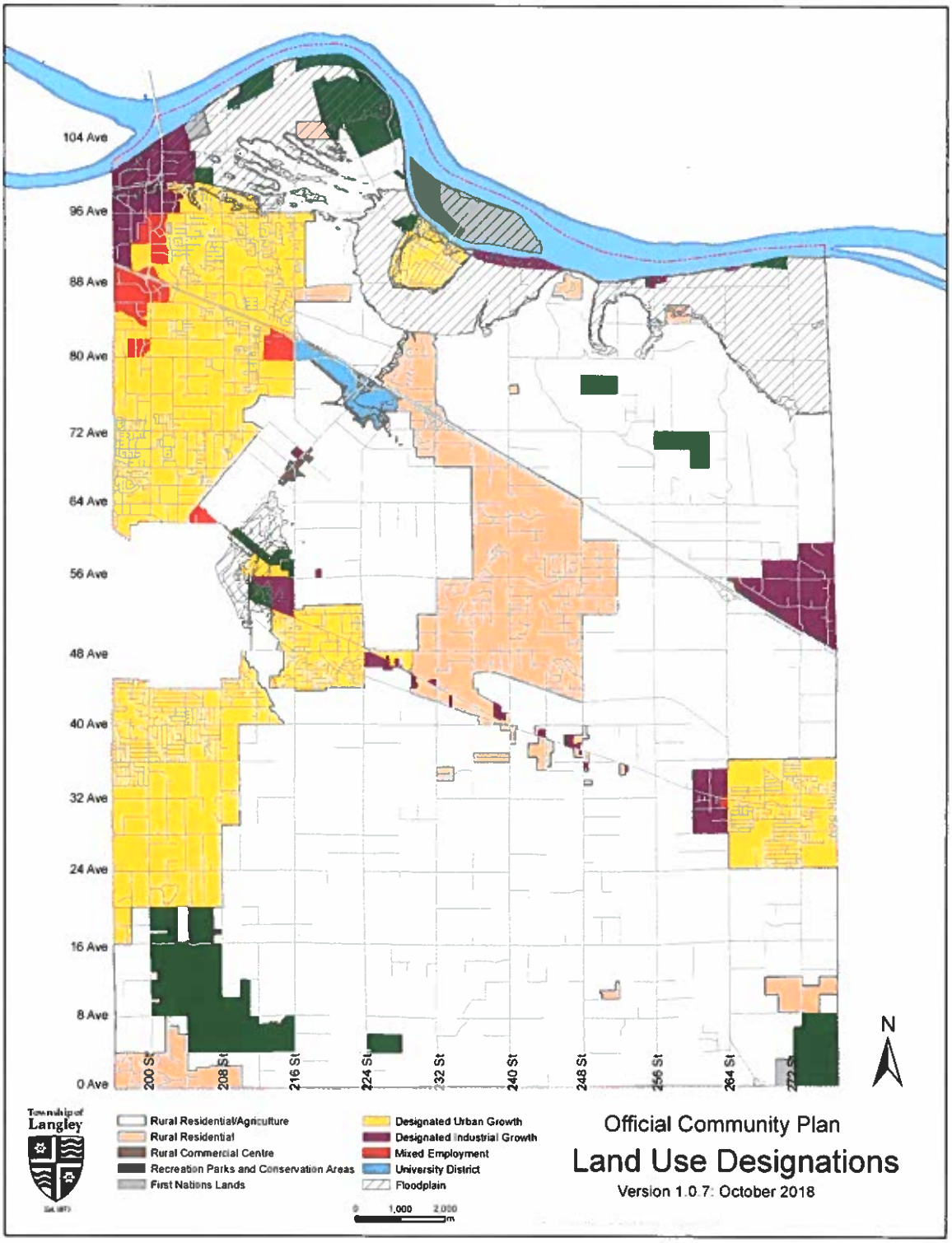
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FD21-049

Township of Langley
Est. 1873

Map of Designated Areas
For the Purpose of Portable Fuel Tanks in Excess of 25 litres.



1

FD21-049

Township of Langley
Est. 1873

Outdoor Burning Permit

1 Contact Information

Address of fire location			
Applicant's name			
Address			
City	Postal code	Home phone	Alternate phone

If the applicant is not the registered owner of the property where the burning will occur, please complete:

Registered owner's name			
Address			
City	Postal code	Home phone	Alternate phone

I have read, understand, and agree to comply with the terms and conditions in the Fire Prevention Bylaw and those set out on the reverse of this permit. I accept full responsibility for any fire started under this permit including all fines, costs, damages, and claims arising from this permit.

Note: This permit must be kept on site and accessible to Fire Department personnel while burning is taking place. Permits are non-refundable.

THIS PERMIT IS NOT VALID FOR BURNING LAND CLEARING DEBRIS.

Applicant's signature _____ Print name _____

Issuer's signature _____ Print name _____ Issue date (mm/dd/yyyy) _____

Outdoor Burning Permit in effect from _____ **, 20** ____ **to** _____ **, 20** ____

1 **White Copy** - Fire **Yellow Copy** - Customer **Pink Copy** - Batch SEE NEXT

2 Terms and Conditions

As per Township's Fire Prevention Bylaw 2021 No. 5690, Section 2.42.00 (Open Burning), the following conditions apply to outdoor burning under this Permit:

1. the applicant owns the property on which the fire is to occur, or produces written consent by the owner to light, ignite, start and burn a fire on the property as proposed;
2. the property on which the burning is to occur is at least 0.2 hectares (0.5 acres) in size;
3. a minimum clearance of 15 metres (50 feet) will be provided between the fire and all structures and property lines;
4. the material to be burned is indigenous to the property, comprised of piled brush, slash, grass or other organic or agricultural material originating from that property, and excluding material prohibited under subsection 2.42.08 of the Township's Fire Prevention Bylaw;
5. material to be burned is piled by hand and does not exceed 5 cubic metres (2m x 2m x 1.2m, or 6 feet x 6 feet x 3 feet) at any time during the burn;
6. only one (1) burning pile at time is permitted on the property;
7. the applicant agrees to be fully responsible for the fire, to remain in constant supervision, care and control of the burn, to take measures and observe every precaution to prevent the fire from spreading, to avoid ashes or smoke presenting a nuisance;
8. a hose connected to a pressurized water supply, of sufficient length to reach the fire, is readily available to extinguish or restrict the fire size; and
9. the fire must be extinguished by dusk of the same day it is started.

I have read the above information and accept full responsibility for all terms and conditions of this permit.

Applicant's signature	Print name	Date (mm/dd/yyyy)

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2 **White Copy** - Fire **Yellow Copy** - Customer **Pink Copy** - Batch

Township of Langley
Est. 1873

Land Clearing Burning Permit

1 Contact Information

Address of fire location			
Applicant's name			
Applicant's address			
City	Postal code	Home phone	Alternate phone
Contractor's name			Phone

If the applicant is not the registered owner of the property where the burning will occur, please complete:

Registered owner's name			
Address			
City	Postal code	Home phone	Alternate phone

I have read, understand, and agree to comply with the terms and conditions in the Fire Prevention Bylaw and those set out on the reverse of this permit. I accept full responsibility for any fire started under this permit including all fines, costs, damages, and claims arising from this permit.

Note: This permit must be kept on site and accessible to Fire Department personnel while burning is taking place. Permits are non-refundable.

THIS PERMIT IS NOT VALID FOR INDIGENOUS MATERIAL.

Applicant's signature | Print name | Date (mm/dd/yyyy)

❑ 72 hour burn only ❑ Metro Vancouver air quality approval required ❑ Machine required on site (as per Fire department) ❑ Fans required on site **You must call the Fire Department prior to lighting the fire.** **Monday to Friday, 8:30am - 4:30pm: 604.532.7500** **After hours: 604.534.3496**	Inspection Notes:

Issuer's signature | Print name | Date (mm/dd/yyyy)

Land Clearing Burning Permit in effect from _____ **, 20** ____ **to** _____ **, 20** ____

1 **White Copy** - Fire **Yellow Copy** - Customer **Pink Copy** - Batch

SEE NEXT

2 Terms and Conditions

As per the Township of Langley Fire Prevention Bylaw 2021 No. 5690.

The following terms and conditions apply to outdoor burning for land clearance under this permit:

1. the applicant owns the property on which the fire is to occur, or produces written consent by the property owner to light, ignite, start and burn a fire on the property as proposed;
2. the property on which the burning will occur is at least 1.7 hectares (4.2 acres) in size or consolidated properties greater than 1.7 hectares (4.2 acres);
3. the material to be burned is indigenous to the property, comprised of piled brush, slash, grass or other organic or agricultural material originating from that property, and does not include material prohibited under subsection 2.42.08 of the fire prevention bylaw;
4. a forced combustion air supply may be required, of not less than 4,700 cubic metres (18,000 cubic feet) per minute, to accelerate the burn and minimize the impact of smoke or ashes on neighbouring properties;
5. a fire watch is maintained on site during the burn until it is completely extinguished, with a qualified machine operator engaged as a watch and sufficient personnel, appliances and equipment to prevent the fire from becoming dangerous to life or property;
6. the burning must be restricted to at least 30 metres from any on-site structures and:
   a. 500 metres from all neighbouring buildings that are residences or that contain businesses; and
   b. 1000 metres from the nearest property line of all schools, hospitals and community care facilities,

   except that if all conditions set out in section 13 (2) of the Open Burning Smoke Control Regulation 152/2019 are met, the setback of subparagraph a) may be reduced to 100 metres, and the setback of subparagraph b) may be reduced to 500 metres, as long as all other conditions of the Fire Prevention Bylaw are also met;
7. the burn pile must not exceed the size determined by the Fire Chief for reducing the impact of the burning on neighbours;
8. the burn must be carried out in accordance with a required permit or approval under Metro Vancouver Regional District's Air Quality Management Bylaw 1082, 2008;
9. the burn must not be carried out when, due to atmospheric conditions or other hazards, it would be unsafe to do so;
10. if applicable, a fifteen (15) day break must occur between and each 72 hour burning period; and
11. other conditions and requirements that the Fire Chief considers advisable to protect life and property in light of the location and size of the property, the amount of material to be burned, the time of year, atmospheric conditions, local events or activity, directives from a government body, a fire ban or otherwise.

I have read the above information and accept full responsibility for all terms and conditions of this permit.

NOTE: This burning permit must be kept on site and accessible to Fire Department personnel while burning is taking place.

Applicant's signature	Print name	Date (mm/dd/yyyy)

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 foi@tol.ca 604.532.7396

2 **White Copy** - Fire **Yellow Copy** - Customer **Pink Copy** - Batch

Township of Langley
Est. 1873

Special Burning Permit

1 Contact Information

Address of fire location			
Applicant's name		Home phone	Alternate phone

If the applicant is not the registered owner of the property where the burning will occur, please complete:

Registered owner's name			
Address			
City	Postal code	Home phone	Alternate phone
What is the nature of your Special Burning Permit?			

I have read, understand, and agree to comply with the terms and conditions in the Fire Prevention Bylaw and those set out on the reverse of this permit. I accept full responsibility for any fire started under this permit including all fines, costs, damages, and claims arising from this permit.

Note: This permit must be kept on site and accessible to Fire Department personnel while burning is taking place. Permits are non-refundable.

THIS PERMIT IS NOT VALID FOR BURNING LAND CLEARING DEBRIS.

Applicant's signature	Print name	Date (mm/dd/yyyy)
Issuer's signature	Print name	Date (mm/dd/yyyy)

Special Burning Permit in effect from _____ **, 20** ____ **to** _____ **, 20** ____

1 **White Copy** - Fire **Yellow Copy** - Customer **Pink Copy** - Batch SEE NEXT

2 Terms and Conditions

As per the Township's Fire Prevention Bylaw 2021 No.5690, this Special Burning Permit is issued only in the following circumstances and is subject to the following terms and conditions:

1. The fire is:
    a. for an agricultural purpose, to eradicate grass, weeds, pests, or damaged or diseased crops;
    b. part of a religious or ceremonial event; or
    c. a campfire, and is conducted only under the following conditions:
        i. the campfire is in an authorized campground managed by a licensed operator;
        ii. the size of the pile to be burned does not exceed 0.6 metres in height and 0.49 metres in width at any time;
        iii. the material to be burned may only be dry wood, branches, twigs and pine cones;
        iv. the fire is set and contained in a campfire pit suitable for the size and capable of preventing the spread of fire; and
        v. the campfire is maintained solely for the purpose of cooking food, providing warmth and recreational enjoyment.
2. The fire must be supervised at all times by a responsible adult and fully extinguished before the site is vacated.

I have read the above information and accept full responsibility for all terms and conditions of this permit.

Applicant's signature	Print name	Date (mm/dd/yyyy)

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 foi@tol.ca 604.532.7396

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 25, 2022 - REGULAR MEETING	**REPORT:**	22-41
FROM:	MUNICIPAL ADMINISTRATION	**FILE:**	6125-20
SUBJECT:	WILLOUGHBY COMMUNITY PARK PUBLIC SPACE		

RECOMMENDATION(S):

That Council direct staff to apply for a grant from Canadian Heritage through the "Building Communities through Arts and Heritage - Legacy Fund" for an amount of up to $500,000; and

That Council approve the grant application funds, if successful, be applied towards enhancing the public space within Willoughby Community Park, to commemorate the Township of Langley's 150th anniversary of incorporation and to recognize the traditional territories of interested local Land-Based Nations.

EXECUTIVE SUMMARY:

On April 26, 2023, the Township of Langley will commemorate it's 150th anniversary of incorporation. In response to this significant community anniversary there will be numerous opportunities for celebration. One such opportunity that staff propose is the enhancement of the public space within Willoughby Community Park.

The area identified in the northwest corner of the Park is within the Township's Arts, Sports and Entertainment District (ASED). The space is a central connection between the Langley Events Centre, the playground, the water park, the amphitheatre (which recognizes Canada's 150th), the picnic shelter, and the new northwest playing field and it's future seating structure.

The park area is currently a combination of twenty-six parking stalls and underutilized grass or paved spaces. The proposed transformation could see staff work in partnership with interested local land-based Nations (beginning with q̓ʷɑ:ƛ̓ən̓ (Kwantlen) First Nation and progressing to include q̓ićəy̓ (Katzie), se'mya'me (Semiahmoo), and Máthekwi (Matsqui)) and park user groups to transform the space into a public space that would commemorate the Township's 150th with features recognizing and respecting the past and future of local indigenous culture.

The Government of Canada, through Canadian Heritage, offers grant funding of 50% of eligible project costs to a maximum of $500,000 to communities for capital projects commemorating significant community anniversaries. Leveraging the Township's approved funding envelope for the Willoughby field seating project for it's share of project costs, the Township will be able to complete construction of the proposed public space without additional Township funding, if successful in this grant application.

PURPOSE:

The purpose of this report is to request Council's approval to apply to Canadian Heritage's Building Communities through Arts and Heritage fund in the amount of up to $500,000 for design and construction of a public space in Willoughby Community Park.

BACKGROUND/HISTORY:

Canadian Heritage offers grant funding to communities celebrating significant anniversaries through the "Building Communities through Arts and Heritage - Legacy Fund". The Legacy Fund offers funding of up to $500,000 of matching funding for capital projects that are linked to the celebration of a 100th anniversary or greater, in increments of 25 years of a significant local historical event or local historical personality.

The project must involve the restoration, renovation or transformation of existing buildings or exterior spaces that are accessible to the local community. Eligible projects also include the purchase, commissioning, restoration, and/or installation of objects that will transform an existing building and/or exterior space intended for community use (for example murals, monuments, and sculptures).

Applications to the Legacy Fund must be made by April 30th in the calendar year proceeding the community anniversary. Only one project per community commemorating a significant event is accepted.

DISCUSSION/ANALYSIS:

The Township of Langley is often referred to as the 'Birthplace of British Columbia' due to the establishment of Fort Langley by the Hudson Bay Company in 1827 and was issued letters of patent on April 26, 1873. On April 26th, 2023, the Township of Langley will be commemorating it's 150th anniversary of incorporation.

Over the past 150 years, the Township of Langley has spent a significant amount of time celebrating the early settlers that have contributed to the growth of the Township; but comparably less time recognizing our indigenous partners who have been present prior to Fort Langley's establishment in 1827. This anniversary is important to point towards our shared history; and how in particular the four land-based Nations have been integral to the growth of the Township in the past and the future.

In response, staff are proposing the enhancement of public space within the ASED and the Park to commemorate the special relationship with the Nations for whose traditional territories the Township was established upon, that respects the past, present, and future. The Park space will serve as a hub for the various public uses in that area of the park, and as an entrance to the proposed northwest field seating. Early thoughts and research indicate the use of house posts of various sizes, painted and stamped concrete, indigenous plantings, and interpretative panels of our shared history could be included. Upon approval, further consultation will be undertaken, and will see staff work in partnership with interested local land-based Nations (beginning with q̓ʷɑ:ƛ̓ə̓ (Kwantlen) First Nation and progressing to include q̓ic̓əy̓ (Katzie), se'mya'me (Semiahmoo), and Máthekwi (Matsqui)) and park user groups to refine the area plans and concepts leading to construction.

FINANCIAL IMPLICATIONS:

Existing funding is available for Willoughby Community Park Infrastructure and the northwest field seating that can be leveraged to provide the Township's matching share of $500,000 for design and construction of the public space. If successful in this grant application, the Township is eligible to receive up to 50% of the project costs. This will allow the project to be completed without any additional financial impacts to existing capital budgets.

Respectfully submitted,

Jason Winslade and Mark Bakken
GENERAL MANAGER, MUNICIPAL ADMINISTRATION AND COMMUNITY SERVICES AND CHIEF ADMINISTRATIVE OFFICER
for
MUNICIPAL ADMINSTRATION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Engineering Division	R.Chapman
Engineering Division	C. Marshall
Engineering Division	H.Chohan
Arts, Culture, and Community Initiatives	P. Tulumello
Finance Division	S. Ruff

ATTACHMENT A Willoughby Community Park – Public Space, Area of Enhancement

WCP Public Space



Township of Langley BC
Est. 1873

0 10 20 40 Meters

1:500

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose, and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Map printed on: Tuesday, April 19, 2022 Township of Langley

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	APRIL 25, 2022 – REGULAR MEETING	**REPORT:**	22-35
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-10-0056
SUBJECT:	LIQUOR LICENCE AMENDMENT APPLICATION NO. 000057 (CAMP BEER CO. / 110, 19664 – 64 AVENUE)		

PROPOSAL:

Request for Council endorsement (to the Liquor and Cannabis Regulation Branch) for a structural change to add a patio (addition of a new licenced area) and an increase in person capacity at Camp Beer Co. located at 110, 19664 – 64 Avenue.

RECOMMENDATION SUMMARY:

That Council consider the request to endorse the structural change to add a patio (addition of a new licenced area) and an increase in person capacity application including input received in accordance with Council's Liquor Licencing Policy.

RATIONALE:

Council's consideration of the structural change to add a patio (addition of a new licenced area) and an increase in person capacity request is required in accordance with Council's Liquor Licencing Policy and Liquor and Cannabis Regulation Branch regulations.



RECOMMENDATIONS:

That Council consider the endorsement request for structural change to add a patio (addition of a new licenced area) and an increase in person capacity for Camp Beer Co. located at 19664 – 64 Avenue; and further

That Council adopt the following resolution, should it decide to endorse Camp Beer Co.'s request:

> *"That Council has considered and ENDORSED the request by Camp Beer Co. for the structural change (addition of a new licenced area) and an increase in the person capacity to 200 (80 person indoor lounge (existing), 80 person patio (existing), 40 person patio (additional secondary patio)) for the existing brewery lounge serving Camp Beer Co. located at 110, 19664 – 64 Avenue, Langley.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise and the impact on the community if the application is approved.*
>
> *In ENDORSING this request, Council has considered the views of area residents expressed to Council through written submission opportunity prior to the April 25, 2022 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.*
>
> *ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."*

EXECUTIVE SUMMARY:

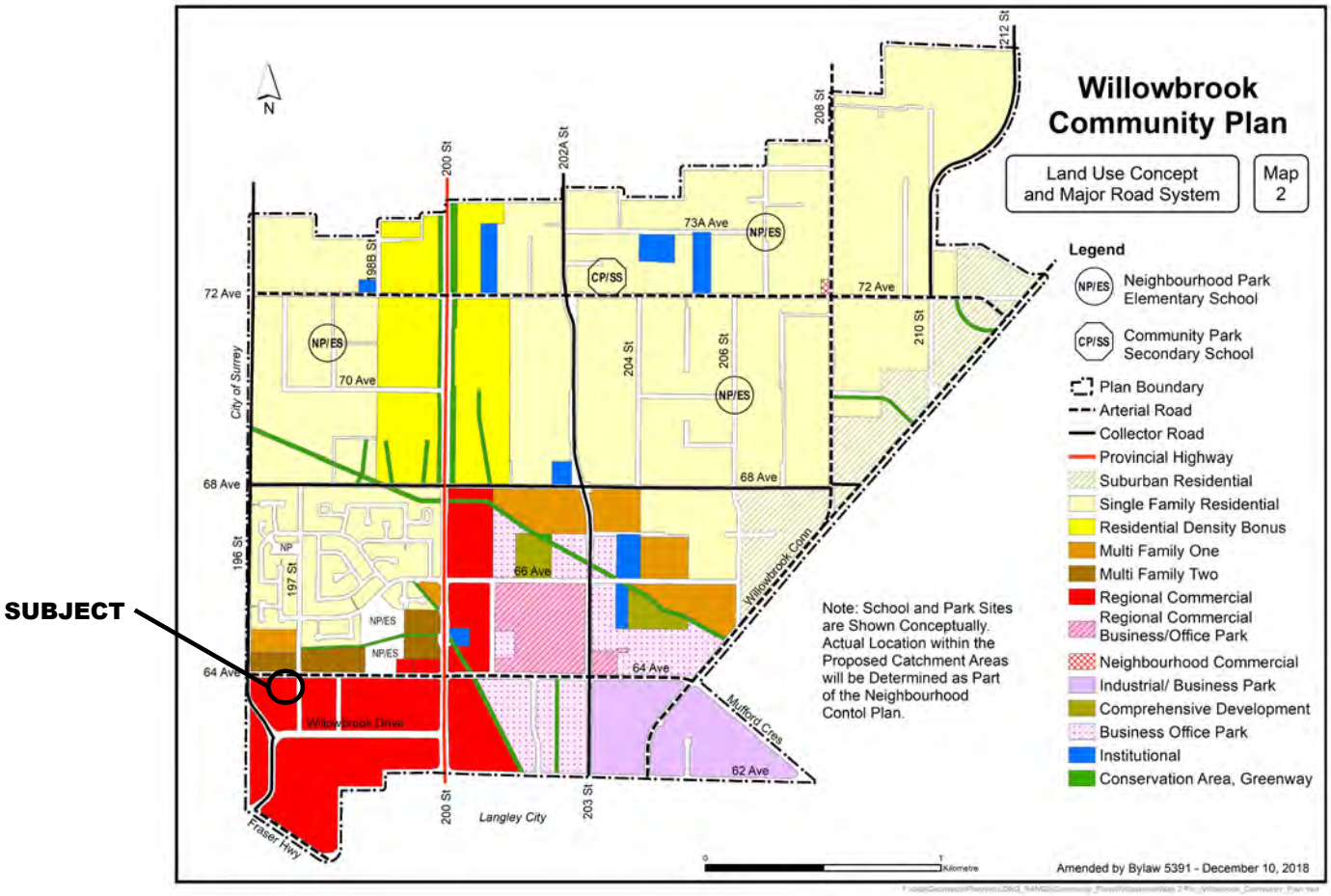
Camp Beer Co. has made an application to Council to endorse a structural change to add a patio (addition of a new licenced area) and an increase in person capacity for Camp Beer Co.

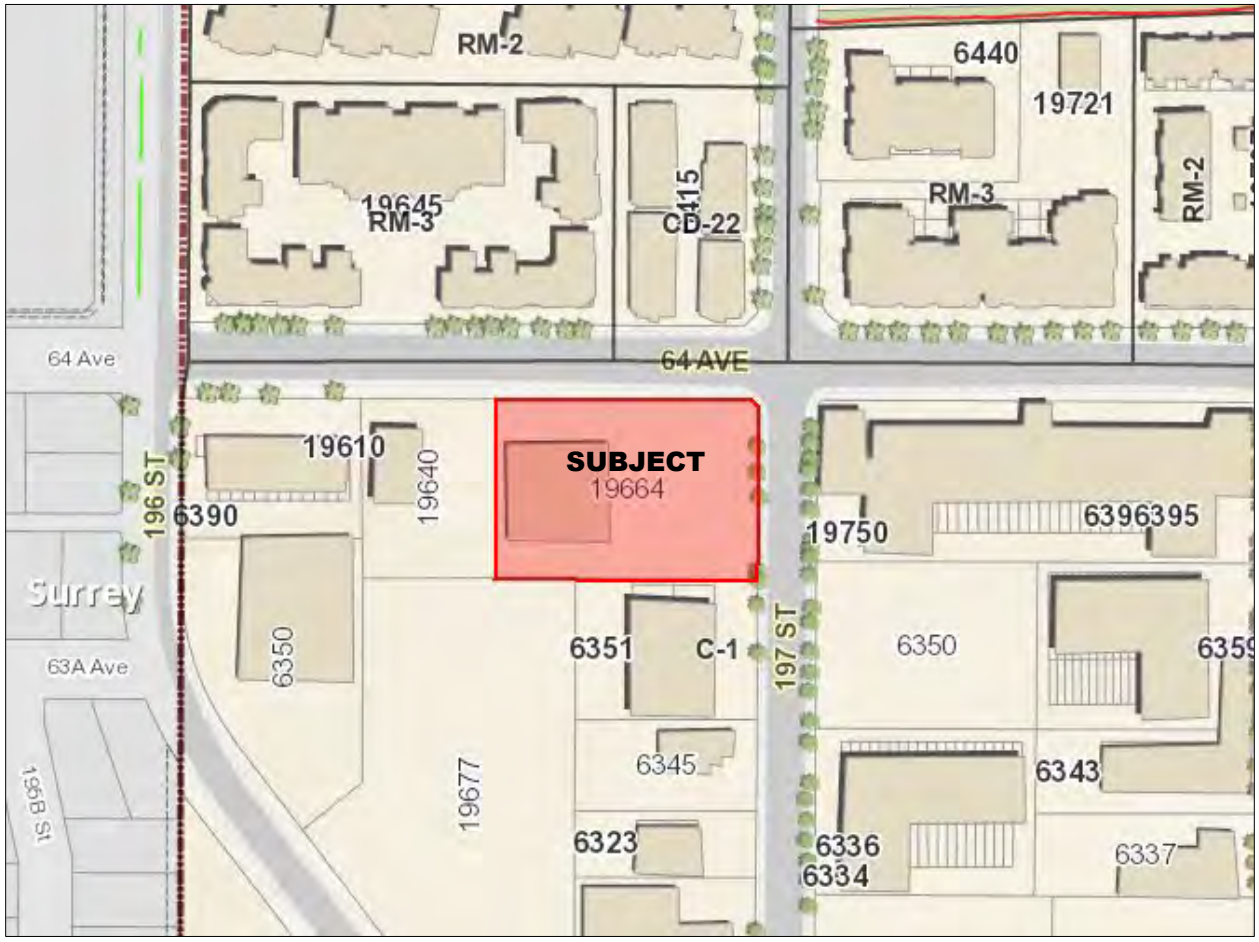
The subject application proposes an increase in the overall occupant load from 160 to 200 people through the addition of a new 112.31 m² (1,208.9 ft²) licensed area (40 person patio). No changes are proposed to the permitted hours of operation of the establishment.

Although the issuance of structural changes (including the addition of a new licenced area) is Provincial jurisdiction, the Liquor and Cannabis Regulation Branch (LCRB) provides Council with the opportunity to "endorse" or "not endorse" applications for the addition of a new licenced area. Council through its Liquor Licencing Policy has chosen to participate in the endorsement process involving the permanent addition of a patio and increase in the person capacity to existing manufacturer licences. Accordingly, Council may consider public input prior to consideration of the endorsement request.

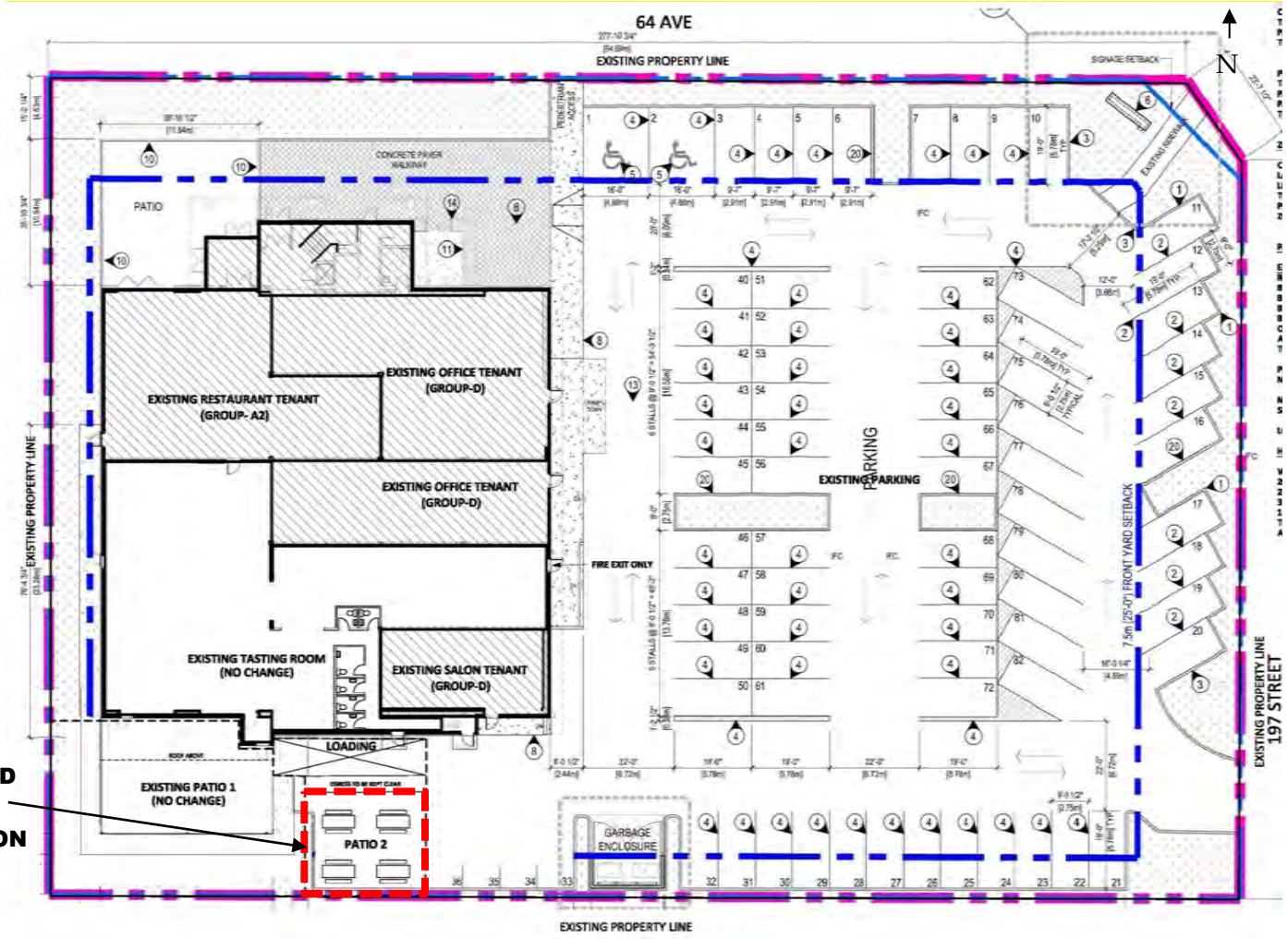
PURPOSE:

The purpose of this report is to provide Council with information and recommendations with respect to the endorsement request for a structural change to add a patio (addition of a new licenced area) and an increase in person capacity for Camp Beer Co. located at 19664 – 64 Avenue.


SUBJECT
Willowbrook Community Plan
Land Use Concept and Major Road System
Map 2
Legend
Neighbourhood Park Elementary School
Community Park Secondary School
Plan Boundary
Arterial Road
Collector Road
Provincial Highway
Suburban Residential
Single Family Residential
Residential Density Bonus
Multi Family One
Multi Family Two
Regional Commercial
Regional Commercial Business/Office Park
Neighbourhood Commercial
Industrial/ Business Park
Comprehensive Development
Business Office Park
Institutional
Conservation Area, Greenway
Note: School and Park Sites are Shown Conceptually. Actual Location within the Proposed Catchment Areas will be Determined as Part of the Neighbourhood Contol Plan.
Amended by Bylaw 5391 - December 10, 2018
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
62 Ave
73A Ave
200 St
202A St
203 St
204 St
206 St
208 St
210 St
212 St
98B St
196 St
197 St
Willowbrook Drive
Willowbrook Conn
Mufford Cres
Fraser Hwy
Langley City
City of Surrey



ZONING BYLAW NO. 2500



PROPOSED PATIO EXPANSION AREA

SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Jackpot Properties Ltd. 135, 19664 – 64 Avenue Langley BC V2Y 3J6
Agent:	Camp Beer Co 110, 19664 – 64 Avenue Langley BC V2Y 3J6
Legal Description:	Parcel One Section 10 Township 8 New Westminster District Plan NWP87979, Except Part in Plan BCP45002
Civic Address:	19664 – 64 Avenue
Area:	0.52 ha (1.28 ac)
Willowbrook Community Plan:	Regional Commercial
Existing Zoning:	Regional Commercial Zone C-1

BACKGROUND / HISTORY:

The subject property is designated Regional Commercial in the Willowbrook Community Plan and is zoned Regional Commercial Zone C-1. At its April 1, 2019 meeting, Council endorsed the request from Camp Beer Co. for a 110 person brewery lounge (55 person interior and 55 person patio) at the subject site. At its June 14, 2021, meeting, Council endorsed the request from Camp Beer Co. to increase the overall occupancy load from 110 to 160 by expanding their indoor lounge area and increasing the occupancy load for their existing patio (80 person interior and 80 person patio).

As a result of the impacts of the COVID-19 pandemic, provincial health requirements shifted to allow for new temporary outdoor expanded service areas (TESA). Consistent with the revised permissions, the applicant added the new outdoor seating area that is the subject of this application.

On June 15, 2021, the LCRB approved Policy Directive 21 – 09 *Temporary Expanded Service Area Authorization*, *extension of provisions and application deadline* that indicates all TESA provisions will expire on June 1, 2022. Camp Beer Co. has been operating a TESA since 2021 and is now seeking Council's endorsement to convert the TESA into a permanent licenced area (40 person patio).

The structural change endorsement to add a licenced patio and increase the person capacity request is being considered pursuant to Policy No. 07-407 - Liquor Licencing Policy (Attachment A). The policy requires Council to hold a "Liquor Licencing Hearing" prior to considering endorsement (to the LCRB) of the request for a structural change.

DISCUSSION / ANALYSIS:

Camp Beer Co. has applied to the LCRB for a structural change (addition of a new licenced area) to permanently add a 112.31 m² (1208.9 ft²) patio and increase the occupancy load by 40 people. The proposed patio addition removes three parking stalls from the existing 82 stalls. Per the Zoning Bylaw requirements, 58 stalls are required on site and 79 stalls will remain. If

approved, the establishment would have a total occupant load of 200 people (*80 person indoor lounge (existing), 80 person patio (existing), 40 person patio (additional secondary patio)*). Although the approval of structural change applications is a Provincial jurisdiction, the LCRB provides Council with the opportunity to "endorse" or "not endorse" applications for permanent increases in the person capacity of service areas. Council through its Liquor Licencing Policy has chosen to participate in the endorsement process involving permanent increases in the person capacity of a service area for existing manufacturer licences. Accordingly, Council may consider public input prior to consideration of the endorsement request.

The current licence for the brewery lounge specifies permitted hours of operation from 11:00am to 11:00pm Monday to Thursday, 11:00am to 12:00am Friday to Saturday, and 11:00am to 9:00pm on Sunday (Attachment F) though the applicant notes that their current hours of operations are 12:00pm to 9:00pm Sunday to Wednesday, and 11:00am to 11:00pm Thursday to Saturday.

Adjacent Uses:

North:	64 Avenue, beyond which are properties designated Multi Family Two in the Willowbrook Community Plan and zoned Multiple Family Residential Zone RM-3 and Comprehensive Development Zone CD-22;
South:	Properties designated Regional Commercial in the Willowbrook Community Plan and currently designated Service Commercial in Land Use Contract No. 74;
East:	197 Street, beyond which are properties designated Regional Commercial in the Willowbrook Community Plan and currently designated Service Commercial in Land Use Contract No. 74; and
West:	Properties designated Regional Commercial in the Willowbrook Community Plan and currently designated Service Commercial in Land Use Contract No. 74.

Liquor Licencing Policy:

Council adopted its Liquor Licence Endorsement Policy in 2004, and approved revisions to the policy in 2017 (Attachment A). The policy requires that Council be consulted with respect to applications for the permanent addition of a patio and a permanent increase in the person capacity of a service area to an existing Manufacturer Licence. It also requires Council to hold a "Liquor Licencing Hearing" when it considers an endorsement request. Staff note that consistent with the Public Health Official's orders and in accordance with Council direction, the current process has been amended to include written submissions opportunities in place of "Liquor Licencing Hearings" due to the COVID-19 Pandemic.

Liquor and Cannabis Regulation Branch Application Summary:

The proponent has submitted a structural change application for the permanent addition of a patio and a permanent increase in the person capacity of a service area to the LCRB (Attachment B). According to LCRB regulations, the resolution is to comment on the following criteria:

a) the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement;
b) the general impact on the community;
c) the view of residents; and
d) the Local Government recommendations and the reasons on which they are based.

The proponent's application form to the LCRB, including a letter of intent (Attachment B), provides more detailed information with respect to the proposal.

Locational Criteria for Brewery Lounge Endorsements:

Council's Liquor Licencing Policy contains locational criteria intended to guide consideration of "Liquor Primary" endorsement requests. However, the Policy does not contain any locational criteria for brewery-related endorsement requests.

RCMP Comments:

RCMP comments (Attachment D & E) do not identify any concerns that would impact the granting of the licence.

Parking:

The patio addition will result in the removal of three existing parking stalls. Staff note that on an overall site basis, 58 parking stalls are required per the Zoning Bylaw requirements with 79 available as indicated on the site plan (Attachment C).

Policy Considerations:

Although the issuance of Liquor Licences is a Provincial jurisdiction, the LCRB provides Council with the opportunity to "endorse" or "not endorse" applications for the permanent addition of a patio and permanent increase in the person capacity of a service area. Council through the Liquor Licencing Policy has chosen to participate in the endorsement process as it pertains to applications for the permanent increase in person capacity of a service area of manufacturer licences.

Pursuant to Council's Liquor Licencing Policy, staff have advertised the proposal in area newspapers and mailed notices to nearby residents for a written submission opportunity providing an opportunity for public comment consistent with LCRB requirements.

Following the written submission opportunity, Council has the option of endorsing the application as submitted; endorsing the application subject to conditions; or not endorsing the application. Assuming Council is supportive of the application, the resolution must be consistent with LCRB requirements. Accordingly, a resolution similar to the following will need to be adopted.

Required Council Resolution:

"That Council has considered and ENDORSED the request by Camp Beer Co. for the structural change to an approved lounge endorsement and increase in the person capacity to 200 (80 person indoor lounge (existing), 80 person patio (existing), 40 person patio (additional secondary patio)) for the existing brewery lounge serving Camp Beer Co. located at 110, 19664 – 64 Avenue, Langley.

In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council through a written submission opportunity

prior to the April 25, 2022 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

Council may of course add to or expand upon the items referenced in the resolution however, according to the LCRB, all items in the resolution must be referenced.

Respectfully submitted,

Alexandra Heinen
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Policy No. 07-407 Liquor Licencing
ATTACHMENT B	Liquor and Cannabis Regulation Branch Application Summary including Proponent's Application Form and Letter of Intent
ATTACHMENT C	Site Plan
ATTACHMENT D	RCMP Comments (April 5, 2022)
ATTACHMENT E	RCMP Comments (June 2, 2021)
ATTACHMENT F	Hours of Sale for Lounge Area Endorsement

ATTACHMENT A

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Liquor Licencing

Policy No:	**07-407**
Previous Policy No:	**07-615**
Approved by Council:	**2004-06-14**
Revised by Council:	**2016-05-30**
Revised by Council:	**2017-07-10**
Revised by Council:	

1. Purpose

1.1 To define the scope of the Township of Langley's (the "Township") involvement in applications before the Provincial Liquor Control and Licensing Branch ("LCLB"), of which the Township of Langley may receive notice pursuant to the *Liquor Control and Licensing Act* (the "Act") and the *Liquor Control and Licensing Regulation* (the "Regulation").

2. Background

2.1 In 2013, the Province initiated a comprehensive process to review legislation governing liquor. As a result of this process, new legislation was enacted by the Province in January 2017. This Policy is in response to applicable legislation.

3. Related Bylaws

3.1 Zoning Bylaw 1987 No. 2500 and Licencing Bylaw 2016 No. 5192.

4. Notice of Liquor Licence Applications

4.1 The Township wishes to receive notice of the following applications pursuant to Section 38(1) of the Act, unless the Township expressly states otherwise:

4.1.1 an application for a new Liquor Primary Licence;

4.1.2 an application for an amendment to an existing Liquor Primary Licence for:

4.1.2.1 converting a Liquor Primary Club Licence (a subclass of a Liquor Primary Licence) into a Liquor Primary Licence;

4.1.2.2 adding or amending a temporary use area endorsement;

4.1.2.3 a permanent extension of hours of liquor service beyond 1:00 A.M.;

4.1.2.4 a permanent increase in the person capacity of a service area;

4.1.2.5 the permanent addition of a patio;

4.1.2.6 the permanent relocation of an existing Liquor Primary Licence establishment to a new location, unless the LCLB is satisfied that the residents who will be affected by the new location are substantially the same residents who are affected by the existing Liquor Primary Licence establishment;

4.1.3 subject to Section 71(5) of the Regulation, an application for a new Manufacturer Licence (i.e. a brewery licence, a distillery licence or a winery licence), if the application requests a lounge endorsement and/or a special event area endorsement;

4.1.4 subject to Section 71(5) of the Regulation, an application to add a lounge endorsement and/or a special event area endorsement to an existing Manufacturer Licence;

4.1.5 subject to Section 71(5) of the Regulation, an application for any of the following amendments to a Manufacturer Licence endorsed with a lounge endorsement or a special event area endorsement:

4.1.5.1 a permanent extension of hours of liquor service for the service area under the endorsement;

4.1.5.2 a permanent increase in the person capacity of the service area under the endorsement; and

4.1.5.3 the permanent addition of a patio;

4.1.6 an application for a new Food Primary Licence, if the applicant requests one or more of the following:

4.1.6.1 a temporary use area endorsement;

4.1.6.2 hours of liquor service that extend past 1:00 A.M., and

4.1.6.3 dancing, karaoke or other types of entertainment that involve patron participation in the service area;

4.1.7 an application for any of the following amendments to an existing Food Primary Licence:

4.1.7.1 adding or amending a temporary use area endorsement;

4.1.7.2 a permanent extension of hours of liquor service if the new hours extend past 1:00 A.M.; and

4.1.7.3 permanently allowing, in a service area, dancing, karaoke or other types of entertainment that involve patron participation.

4.2 Notice of an application must be submitted to the Township's Director of Development Services and must include the information and records required pursuant to Section 71(6) of the Regulation, and the following, where applicable:

4.2.1 a complete Development Application Form (see Schedule "A" of the Development Application and Fee Bylaw 1987 No. 2470, as amended);

4.2.2 a state of title certificate or title search which was requested from the Land Title Office within the last 30 days;

4.2.3 application fees in accordance with Section 4 of the Development Application and Fee Bylaw 1987 No. 2470;

4.2.4 a plan of existing and proposed building floor space including outside patio(s), existing and proposed number of seats and occupant load;

4.2.5 a site plan indicating the location and size of all buildings on the lot, patio areas, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points;

4.2.6 existing and/or proposed entertainment type;

4.2.7 existing and/or proposed hours of liquor service;

4.2.8 a rationale or explanation by the proponent of the character of the proposed establishment and the market area and population it is intended to service; and

4.2.9 other details of the proposed establishment as may be required by Council to facilitate its review.

4.3 Council hereby delegates to the Director of Development Services its power under Section 38(3) of the Act to provide comments and recommendations to the LCLB with respect to applications relating to new and existing Food Primary Licences.

5. Review and Consideration

5.1 Notice of a Liquor Licence application received pursuant to Section 4.2 above:

5.1.1 will first be referred to the Township's Fire, Engineering, and Permit, Licence and Inspection Services Departments, the R.C.M.P, and other relevant outside agencies, to obtain comments in respect of the application; and

5.1.2 will subsequently be submitted to Council to obtain Council's comments and recommendations in respect of the application.

5.2 Notice of a Liquor Licence application received pursuant to Section 4.2 must include a "public consultation process", either in conjunction with an accompanying rezoning, development permit or development variance permit application, or, if a rezoning/development permit/development variance permit is not required, in accordance with the rezoning "public process" which includes individual hearing notice mail outs, newspaper notice and a "Liquor Licencing Hearing" where affected persons may express their views to Council.

5.3 Licencing Bylaw 2016 No. 5192 prohibits exotic performances in all Liquor Licence establishments, except in a hotel holding a valid and subsistent Class "A" Liquor Licence issued on or before December 16, 1991.

5.4 In considering whether to recommend the rejection or approval of an application for a new or relocated Liquor Primary Licence to the LCLB, Council will consider the following locational criteria:

5.4.1 Generally, a new or relocated Liquor Primary establishment should not be located within 0.5 km of an existing or proposed elementary school, secondary school, church, neighbourhood park, or sub-neighbourhood park. This distance may be revised by Council if the establishment is located within a community centre or other facility owned or operated by or on behalf of the Township, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.

5.4.2 Generally, a new or relocated Liquor Primary establishment should not directly abut single or multi-family residential uses or zones, or existing or proposed park sites, unless adequate buffer mechanisms are incorporated into site development plans specifically approved by Council as part of a rezoning or development permit process, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.

5.4.3 A new or relocated Liquor Primary establishment may be located on the same site as a hotel or community recreational use (such as an arena or golf course) subject to adequate access and parking being provided in accordance with Township Bylaws and Policies.

5.5 Notice of Liquor Licence applications received pursuant to Section 4.2 must comply with:

5.5.1 all applicable Township bylaws including, but not limited to the following bylaws as amended from time to time:

5.5.1.1 Fire Prevention Bylaw 2013 No. 4956;

5.5.1.2 Langley Building Bylaw 2008 No. 4642;

5.5.1.3 Licencing Bylaw 2016 No. 5192;

5.5.1.4 Noise Control Bylaw 2015 No. 5172;

5.5.1.5 Subdivision and Development Servicing Bylaw 2011 No. 4861;

5.5.1.6 Highway and Traffic Bylaw 2010 No. 4758; and

5.5.1.7 Zoning Bylaw 1987 No. 2500;

5.5.2 all applicable Township policies including, but not limited to, Exterior Lighting Impact Policy No. 07-156;

5.5.3 Crime Prevention Through Environmental Design (CPTED) criteria;

5.5.4 requirements and conditions imposed by Council in connection with:

5.5.4.1 the approval of a zoning or official community plan amendment bylaw;

5.5.4.2 the issuance of a development permit, development variance permit, or building permit; or

5.5.4.3 the application review process outlined in this Section 5; and

5.5.5 requirements and conditions imposed by the LCLB pursuant to the Act or the Regulation.

6. Comments and Recommendations Provided to the LCLB

6.1 Comments provided to the LCLB in respect of a Liquor Licence application must be in writing and must include:

6.1.1 the Township's views on all of the following matters:

6.1.1.1 the impact of noise on the community in the immediate vicinity of the establishment, unless Section 6.1.1.2 or Section 6.1.1.3 applies;

6.1.1.2 in the case of an application that involves a temporary use area endorsement, the impact of noise on the community in the immediate vicinity of the proposed locations of event sites under corresponding temporary use area authorizations;

6.1.1.3 in the case of an application that involves a lounge or special event area endorsement, the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement;

6.1.1.4 the general impact on the community;

6.1.1.5 if the application is to amend a Food Primary Licence to extend the hours of liquor service past 1:00 A.M., or to allow entertainment that involves patron participation in a service area, whether the amendment may result in the service area being operated in a manner that is contrary to section 18(1)(a) of the Regulation (which states that the primary purpose of the business carried on in the service area when liquor is being sold or served must be the service of food); and

6.1.2 the views of Township residents on the application and a description of the method used to gather those views.

6.2 Recommendations provided to the LCLB in respect of a Liquor Licence application must be in writing, must specify whether the application should be approved or rejected, and must include the reasons on which they are based.

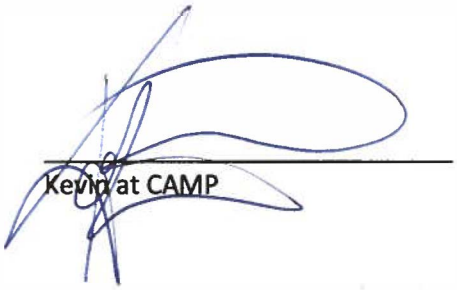
6.3 The Township must give the LCLB its comments and recommendations in respect of a Liquor Licence application within 90 days after it receives notice of the application, or within any further period authorized by the LCLB.

RE: Development Permit Application – Camp Beer Co. patio expansion

To whom it may concern,

We are requesting to make our covid-19 temporary patio area into a permanent part of our available seating area. There will be no change to our existing hours of operation or our use of the area. It will remain as it is now with no structure on it. There will be 3 large wooden picnic tables to be used with patio umbrellas. The 3 parking stalls that the patio sits on have not been used now for 18 months and they were of not much use before that because of the close position to the building. We are not requesting any increase to our occupant load, but rather to remain as it is currently. Where the inside occupant load of 80 can be split between these two areas as required by our customers desire to chase sunshine. The max occupant load for this new patio area will be 40 and be mostly used during the summer months. We have found that the option of sitting outside is much sought after. For health reasons, as well as for our customers with dogs and the relaxed feelings being outside provides, the current patio has been very well received by our customers. At CAMP our main goal is to make an experience for all of our customers and we feel this permanent patio area will be a very positive addition to both our business and community.

Thank you for your time and consideration



Kevin at CAMP

RECEIVED
JAN 10 2022
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

(http://www2.gov.bc.ca/)

Kevin Larsen
CAMP BEER CO. LLP

Liquor and Cannabis Licensing

New Outdoor Patio (Manufacturer) Application

The patio structural change application has recently been updated. As at May 13, 2021, the updated form is now available in the Liquor and Cannabis Licensing Portal. Applicants that have already applied using the previous application form are not required to resubmit. An LCRB representative will be in contact with you directly to collect any additional information if required.

If you have any questions about this change or need help accessing, or using the new portal at any time, please email our client support team at LCRBLiquor@gov.bc.ca (mailto:LCRBLiquor@gov.bc.ca), or call 1-866-209-2111 (toll-free in Canada) or 250-952-5787 (in Victoria).

Use this form to apply for a new outdoor patio area for your Lounge Area. If you do not already have a Lounge Area Endorsement on your Manufacturer Licence, you must apply for that separately.

The application fee is $440.

If you leave this page, the information you input will be saved. You can continue later from the dashboard.

BEFORE STARTING THE APPLICATION

The term "local government" is a defined term in our Act and may also include: municipal government, city hall, regional district, local trust, etc. governing the geographic area where your proposed establishment is located. In certain areas, the approving authority may be First Nation. For the purpose of this guide we will use the short form "LG/IN".

A new outdoor patio application only applies to Approved Lounge or Special Event Area Endorsements. You must submit those applications first if you wish to add a patio for the first time.

The layout and features of your patio area directly impact your ability to meet your responsibilities as a licensee. These include:

- Controlling patron entry and exit;
- Ensuring intoxicated persons do not enter or remain in your establishment;
- Preventing liquor from being removed from the service areas, or allowing unlawful liquor to enter the service area;
- Ensuring that minors are not allowed to purchase or consume liquor; and

Expand Guide

Prior to payment, your application will be submitted to your local government/Indigenous Nation for their comment and assessment. Please ensure you have reviewed their policy (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf)) to ensure your successful submission.

If you have any questions about this application, call the Liquor and Cannabis Regulation Branch (LCRB) toll-free at: 1 866 209 2111.

Please review the information at https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf) to ensure you have met the requirements of this application with your local government.

ESTABLISHMENT DETAILS

Establishment Name

Camp Beer Co. (308552)

MANUFACTURER LOCATION ADDRESS

The licensed establishment is currently located at the following address:

Address

19664 64 Avenue

City

LANGLEY

Province

British Columbia

Postal Code

V2Y1H3

Country

Canada

Parcel Identifier (PID)

LOCAL GOVERNMENT/INDIGENOUS NATION AND POLICE JURISDICTION

Enter the local government (or Indigenous Nation) and police jurisdiction where the establishment will be located. Suggestions will be provided after you type the first three characters of the name.

Local Government/Indigenous Nation

Langley - Township

Selected Local Government/Indigenous Nation

Name: Langley - Township

Website: https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf)

Please review the information at https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf) to ensure you meet the requirements of this application with your local government. You may need to contact them prior to submitting to ensure your successful submission.

Police Jurisdiction

Langley RCMP

Selected Police Jurisdiction

Name: Langley RCMP

ESTABLISHMENT CONTACT DETAILS

The phone and email address used to contact your establishment:

Establishment Email

kevin@campbeer.ca

Establishment Phone

(604) 427-4287

APPLICATION DETAILS

You confirm that the patio service area(s) bounding is sufficient:

- [x] * For you to monitor and control patron entry and exit, and
- [x] * To visually and physically define the service area.

In opening this patio area you confirm that:

- [x] * You will take appropriate measures to maintain care and control over the service area and conduct.

Describe the location of the patio in relationship to the interior service area. *

We currently have an 80 seat lounge & 80 seat patio area. The new patio will be making our current TESA a permanent patio.
This expanded patio area will be out the front of our interior service area and adjacent to our existing patio.

What is the status of the patio area construction? *

Ready to Operate | In Progress | Not Started

If construction has not yet started or is in progress, when do you expect it to be complete?

yyyy-mm-dd

- [ ] The patio is currently the subject of a Temporary Expanded Service Area (TESA) Authorization

Indicate the months you expect to operate the patio (note: if approved, your patio will be licensed for the full year, within the limits of LG/IN bylaws and permits):

- [x] January
- [x] February
- [x] March
- [x] April
- [x] May
- [x] June
- [x] July
- [x] August
- [x] September
- [x] October

☑ November

☑ December

Describe how patrons will access the patio (ie. from interior). *

Customers will walk past the patio area on the way to the interior main entrance. A staff member will greet and seat guests. The new patio will have clear boundaries to monitor capacity levels.

New patio will not increase total capacity, but allow us to use our existing indoor capacity, on the expanded patio, particularly in good weather months.

Will servers have to carry liquor through any unlicensed areas to get to the patio?

☐ Liquor will be carried through any unlicensed area to get to the patio.

If yes, please explain. Only servers are permitted to carry liquor through unlicensed areas.

Liquor will primarily be served from: *

Fixed service bar(s) on patio | Portable service bar(s) on patio | ✓ The interior service bar(s)

Floor Plan

Attach a high-quality copy of the proposed patio floor plan(s).

The floor plan(s) must be stamped with an occupant load for each proposed service area. The occupant load stamp must be signed and dated by the issuing authority within 1 year prior to the date of submission of this application.

Occupant load is the maximum number of persons (patrons plus staff) permitted in the service area and is generally determined by the Local Government (LG) / Indigenous nation (IN) fire and/or building authorities. If the LG/IN authority will not provide the occupant load, you must request they provide a letter confirming they do not issue occupant load and submit it with this application. The Branch will then accept your floor plan(s) with the occupant load calculation determined, and stamped/dated/signed, by a registered professional architect or engineer.

To avoid unnecessary delays in processing, do not submit this application without a current (within the last 12 months) occupant load stamp.

The applicant is responsible for complying with any local bylaws related to licensed establishment patios. Note: Patios on grass, earth or gravel require a permit from the local Health Authority. Sidewalk patios require a permit from LG/IN.

Floor plans must show all proposed patio service area(s) and have sufficient detail including:

- liquor service bars
- stairs, entrances and exits
- relation to the existing endorsement service areas, other liquor licences, unlicensed areas and other businesses

TO UPLOAD FLOOR PLANS, DRAG FILES HERE OR BROWSE.
FILE MUST BE IN PDF FORMAT.

MAX FILE SIZE: 25MB.

Floor Plan_1.pdf (api/file/d5c20c13-7754-ec11-b82e-005056838fcd/download-file/application/Floor Plan_1.pdf?serverRelativeUrl=%2Fadoxio_application%2F039437_D5C20C137754EC11B82E005056838FCD%2FFloor%20Plan_1.pdf&documentType=Floor Plan) 448kb Delete

SERVICE AREAS

Add Area

Total Requested Capacity:

Do you currently hold another manufacturer licence at the same site that is already endorsed for the same area? Yes No

Site Plan

A scaled site plan must show the following:

- location of the front entrance door of the proposed establishment
- any other buildings/businesses around the proposed establishment and the entrances to those buildings
- any relevant street names

TO UPLOAD SITE PLAN DOCUMENTS, DRAG FILES HERE OR BROWSE .
FILE MUST BE IN PDF FORMAT.
MAX FILE SIZE: 25MB.

HOURS OF SALE

Indicate the proposed hours of sales below.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	1	1	1	11:0	1	1	1
Close	2	2	2	23:0	2	0	0

MANUFACTURER OWNERSHIP DETAILS

Please provide the following details about your application:

- [x] The applicant is the owner of the business in respect of which the licence is to be issued or will become the owner before the licence is issued.
- [ ] At the time of this submission, the applicant is:
  - The owner of or has an agreement to purchase the place or premises that will form the proposed establishment, or
  - The lessee or has a binding offer to lease the place or premises that will form the proposed establishment
- [ ] At the time the licence is issued, the applicant will be:
  - The owner of the place or premises that forms the establishment, or
  - The lessee of the place or premises that forms the establishment (term no less than 12 months).

APPLICATION CONTACT DETAILS

Please provide contact information for the contact that the LCRB should communicate with regarding this application.

First Name *

Kevin

Last Name *

Larsen

Title/Position

GM / OWNER

Phone Number (main) *

6048661290

Email *

By submitting the email address, you agree that the Liquor and Cannabis Regulation Branch can use it to communicate with you about this application.

kevin@campbeer.ca

DECLARATIONS

The application must only be submitted by an individual with the authority to bind the applicant. The branch relies on the applicant to ensure that the individual who submits this application is authorized to do so. Typically, an appropriate individual in a corporation will be a duly authorized signatory who will usually be an officer or, in some cases, a director
Note: A lawyer or consultant, may NOT submit this application on behalf of the applicant.

☑ * I understand and affirm that I am authorized to submit the application

Section 20 (1) of the Liquor Control and Licensing Act states: "The general manager may refuse to issue, renew, transfer or amend a licence if the applicant fails to disclose a material fact required by the application or makes a false or misleading statement in the application."

☑ * I understand and affirm that all of the information provided for this application is true and complete

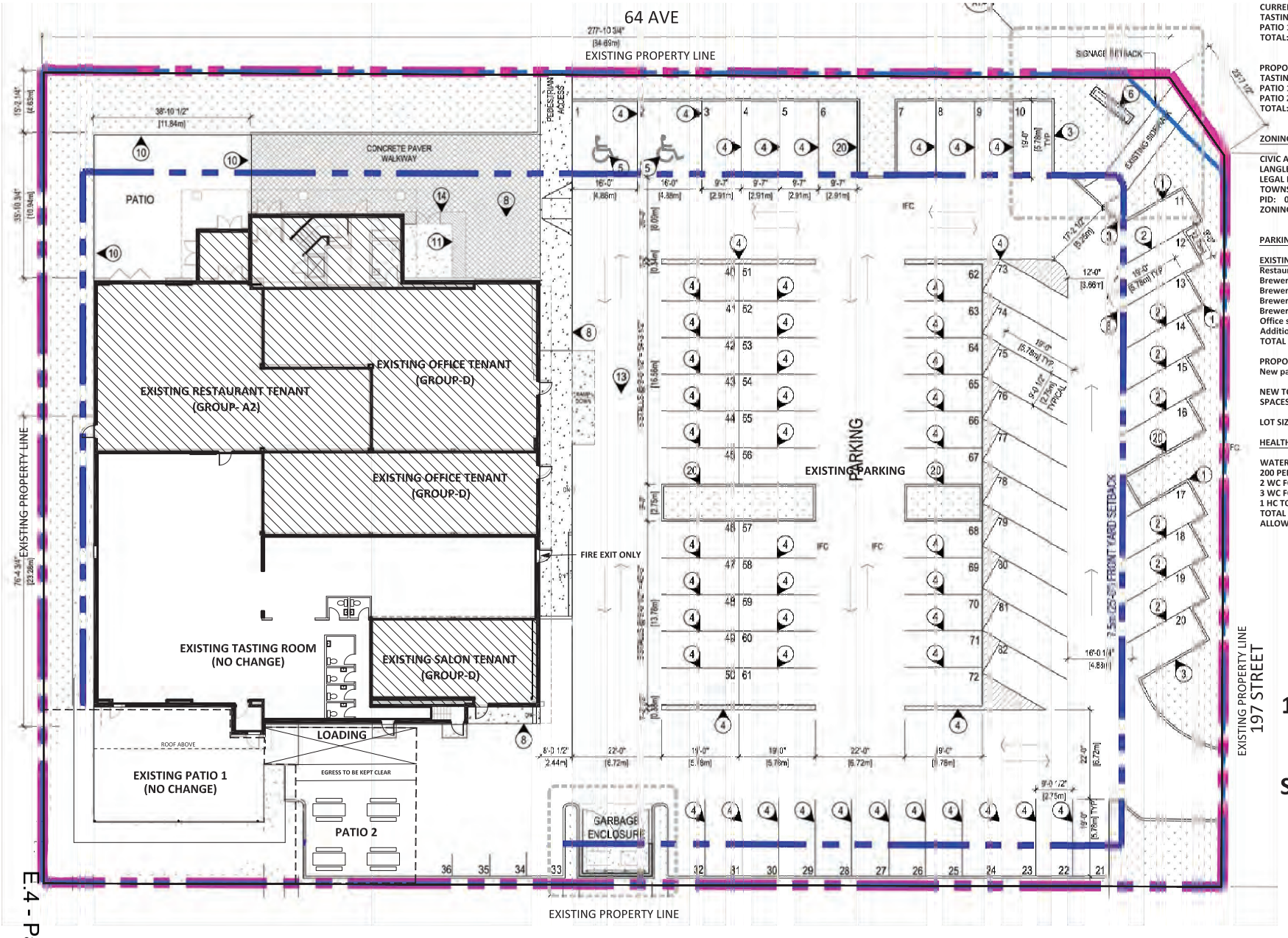
Submit for LG/IN Review

Your application will now be submitted to your local government/Indigenous Nation for their comment and assessment. Please ensure you have reviewed their policy (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf (https://webfiles.tol.ca/CommDev/Development%20Policies//07-407%20Liquor%20Licence%20Endorsement.pdf)) to ensure your successful submission.

If you leave this page, the information you input will be saved. You can continue later from the dashboard.

SAVE FOR LATER SUBMIT FOR LG/IN REVIEW OR COMMENT

CANCEL APPLICATION



CURRENT OCCUPANT LOAD:
TASTING AREA: 80
PATIO 1 AREA: 80
TOTAL: 160 PERSONS

PROPOSED OCCUPANT LOAD:
TASTING ROOM: 80
PATIO 1: 80
PATIO 2: 40
TOTAL: 200 PERSONS

ZONING/PARKING INFORMATION

CIVIC ADDRESS: 110 - 9664 - 64 STREET
LANGLEY, BC
LEGAL DESCRIPTION: LOT 1 SECTION 10
TOWNSHIP PLAN 8 PL NWP87979 NWD
PID: 017-029-449
ZONING: C-1

PARKING:

EXISTING
Restaurant – 407.6m2/35m2 = 11.6 (12) spaces required
Brewery lounge area – 126m2/35m2 = 3.6 (4)
Brewery service area = 194.4m2/186m2 = 1 space
Brewery Mezzanine = 59.7m2/186m2 = 0 spaces
Brewery patio = 123.9m2/35m2=3.54 (4) spaces
Office space = 1166.5m2/35m2=33.3 (33) spaces
Additional brewery area = 131.1m2/35m2 = 3.7 (4) spaces
TOTAL REQUIRED = 58 spaces

PROPOSED
New patio area = 112.31m2/35m2 = 3.2 (3) spaces

NEW TOTAL REQUIRED = 61 SPACES
SPACES PROVIDED = 81 LESS 3 FOR NEW PATIO - 79 SPACES

LOT SIZE: 55,969 SF (5,199.70 SM) 1.28 ACRES

HEALTH REQUIREMENTS

WATER CLOSET COUNT:
200 PERSONS = 100 MALE & 100 FEMALE
2 WC FOR MALES
3 WC FOR FEMALES
1 HC TOILET ROOM
TOTAL 5 WATER CLOSETS, + 1 HC PROVIDED
ALLOWABLE OCCUPANCY = 200 PERSONS

CAMP BEER CO.
110 - 19664 64 AVE
Langley, BC

SCALE = 3/32"=1'0"

3/18/2022

PAGE 1/1

ATTACHMENT C

From: Volk, Damian
To: Alexandra Heinen
Cc: Stephen Richardson; Clelland, Joelle; Van Herk, Craig; Sidhu, Bal; Mann, Peter; Halsey, Christine; Shillito, Jennifer
Subject: [EXTERNAL] Referral Comments for 08-10-056 - Liquor Endorsement for CAMP Beer
Date: Tuesday, April 05, 2022 11:44:29 AM

Good day,

I response to the Liquor Endorsement Application for Camp Beer at 104-19664 64 Avenue, I have reviewed the request, and done a check on recent calls for service. There are no calls of note since the prior report of Cpl. Van HERK in June, 2021. The request is to permanently expand the Camp Brewing outdoor patio area that had been used as a temporary space during Covid restrictions. I see no issues from a policing point of view and have no concerns with this proposal.

S/Sgt. Damian VOLK
Admin NCO Langley RCMP-GRC
604-532-3367

ATTACHMENT E

From: Van Herk, Craig
To: Joel Nagtegaal
Cc: Minhas, Suman
Subject: [EXTERNAL] RE: RCMP Comments on new Liquor Endorsement Application
Date: Wednesday, June 02, 2021 5:26:04 PM
Attachments: image001.png
image002.png

Good afternoon Joel,

I visited the location today in person and walked the area. In addition, I reviewed our recent calls for service relating to the Camp Brewery. Since 2020 we've had 15 calls for service and none of the calls involved anything of significance. The only call of note was a noise complaint from a neighbouring residence that was concluded in the first instance.

The parking appears adequate, lighting and traffic flow also appear to be good.

I don't foresee any glaring concerns with the requested increase.

Craig

Cpl. C.R. van Herk (Craig)
NCO i/c Youth Unit – Langley

Liquor and Cannabis Regulation Branch

Manufacturer #308552

Expires on March 31, 2023

Establishment Name: **Camp Beer Co. (308552)**
Licence Name: **Camp Beer Co. (308552)**
Location Address: 19664 64 Avenue
LANGLEY, B.C., V2Y1H3
Issued to: Camp Beer Co. LLP

TERMS AND CONDITIONS

HOURS OF SALE FOR LOUNGE AREA ENDORSEMENT

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Start	**11:00**	**11:00**	**11:00**	**11:00**	**11:00**	**11:00**	**11:00**
End	**23:00**	**23:00**	**23:00**	**23:00**	**00:00**	**00:00**	**21:00**

On-Site Store Endorsement Approved

- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- Subject to terms and conditions specified in the restriction or approval letter(s). A copy of restriction or approval letter(s) to be kept with current liquor licence.
- Liquor product sold in the on site store must be registered under the manufacturer licence.

YOUR CURRENT VALID LICENCE MUST BE PROMINENTLY DISPLAYED AT ALL TIMES. TAMPERING, ALTERING OR DEFACING THIS LICENCE IN ANY MANNER MAY RESULT IN THE LICENCE BEING CANCELLED.

Licence issued by the General Manager under the authority of the Liquor Control and Licensing Act.

Licence Printed: March 22, 2022

Township of Langley

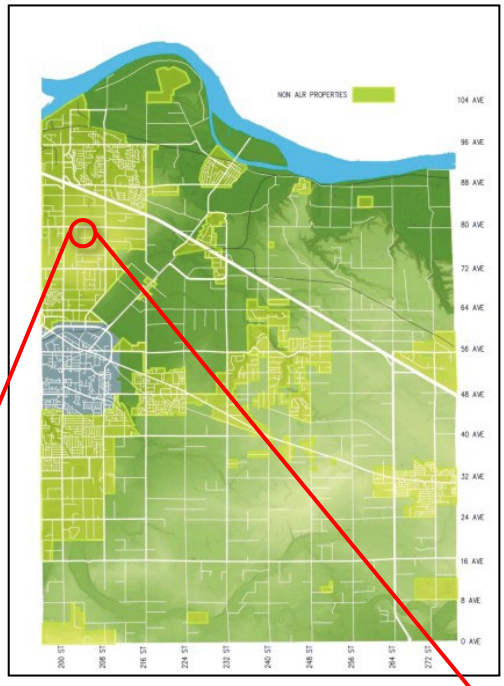
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 25, 2022 - REGULAR MEETING	**REPORT:**	22-40
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0136
SUBJECT:	REZONING APPLICATION NO. 100563 AND DEVELOPMENT PERMIT APPLICATION NO. 101072 (1135819 BC LTD. / DF ARCHITECTURE / 7848 – 204 STREET)		

PROPOSAL:

Application to rezone approximately 0.68 ha (1.67 ac) of land located at 7848 – 204 Street to Comprehensive Development Zone CD–77 and an accompanying development permit to facilitate development of 32 townhouse units in the Yorkson Neighbourhood Plan area.

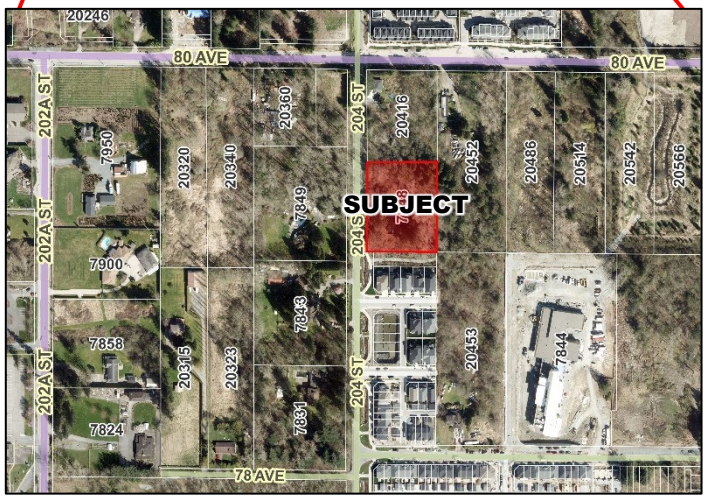


RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5758 subject to nine (9) development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5758) of Development Permit No. 101072 and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1135819 BC Ltd.) Bylaw No. 5758, rezoning 0.68 ha (1.67 ac) of land located at 7848 - 204 Street to Comprehensive Development Zone CD-77 to facilitate the development of 32 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 204 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
5. Compliance with Age Friendly Amenity Area requirements;
6. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;
    b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    c. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
    d. Streamside Protection and Enhancement Areas consistent with Map 2 (Watercourse Classification) of the Yorkson Neighbourhood Plan: 15 m wide SPEA along the south boundary and the 10 m wide SPEA along the east boundary.
7. Registration of a cross-access easement to and from the property to the north (20416 – 80 Avenue);
8. Compliance with the Community Amenity Contributions Policy and the requirements of the Yorkson Greenway Amenity Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5758 authorize issuance of Development Permit No. 101072 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5758 in conjunction with Development Permit No. 101072.

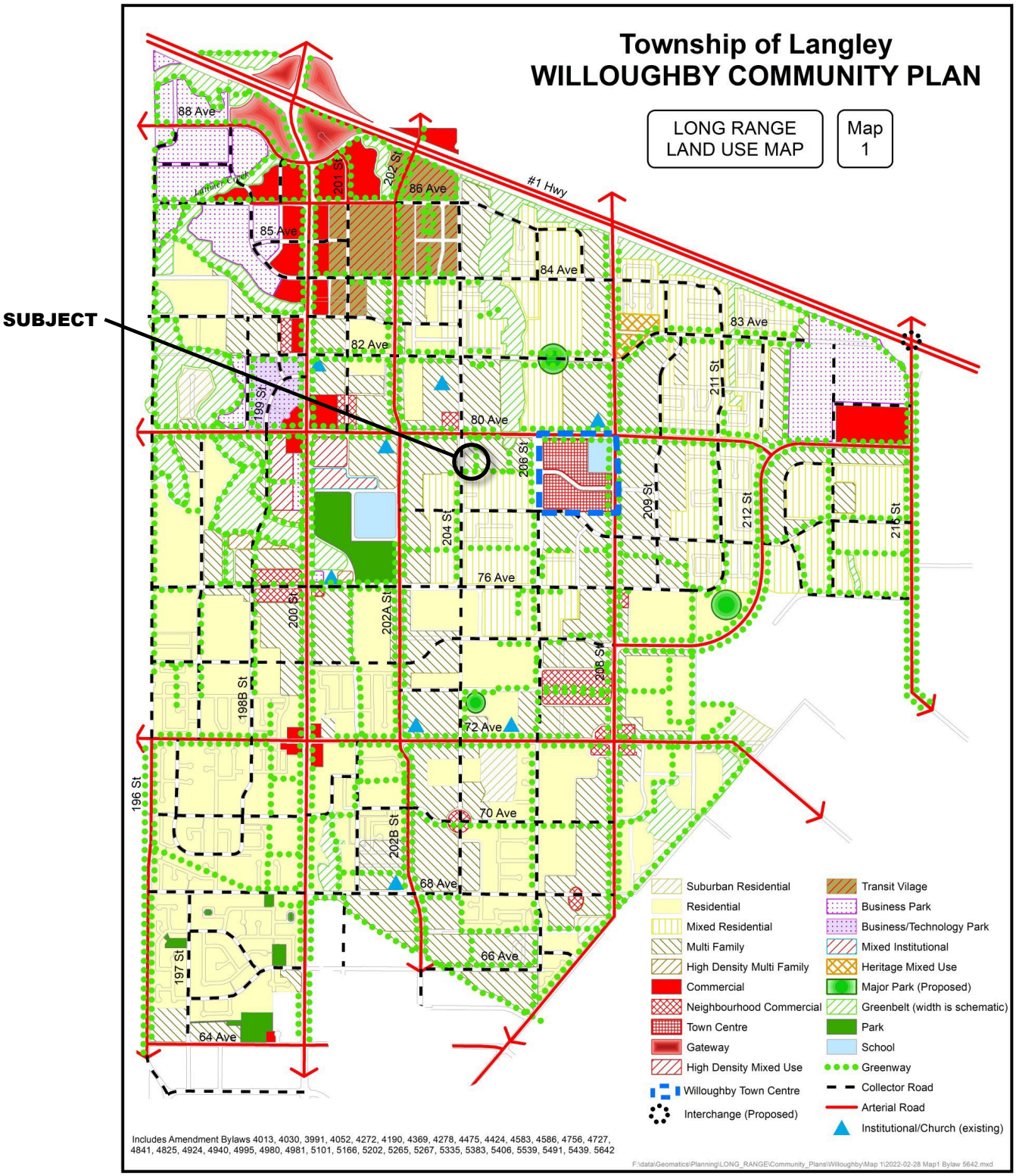
EXECUTIVE SUMMARY:

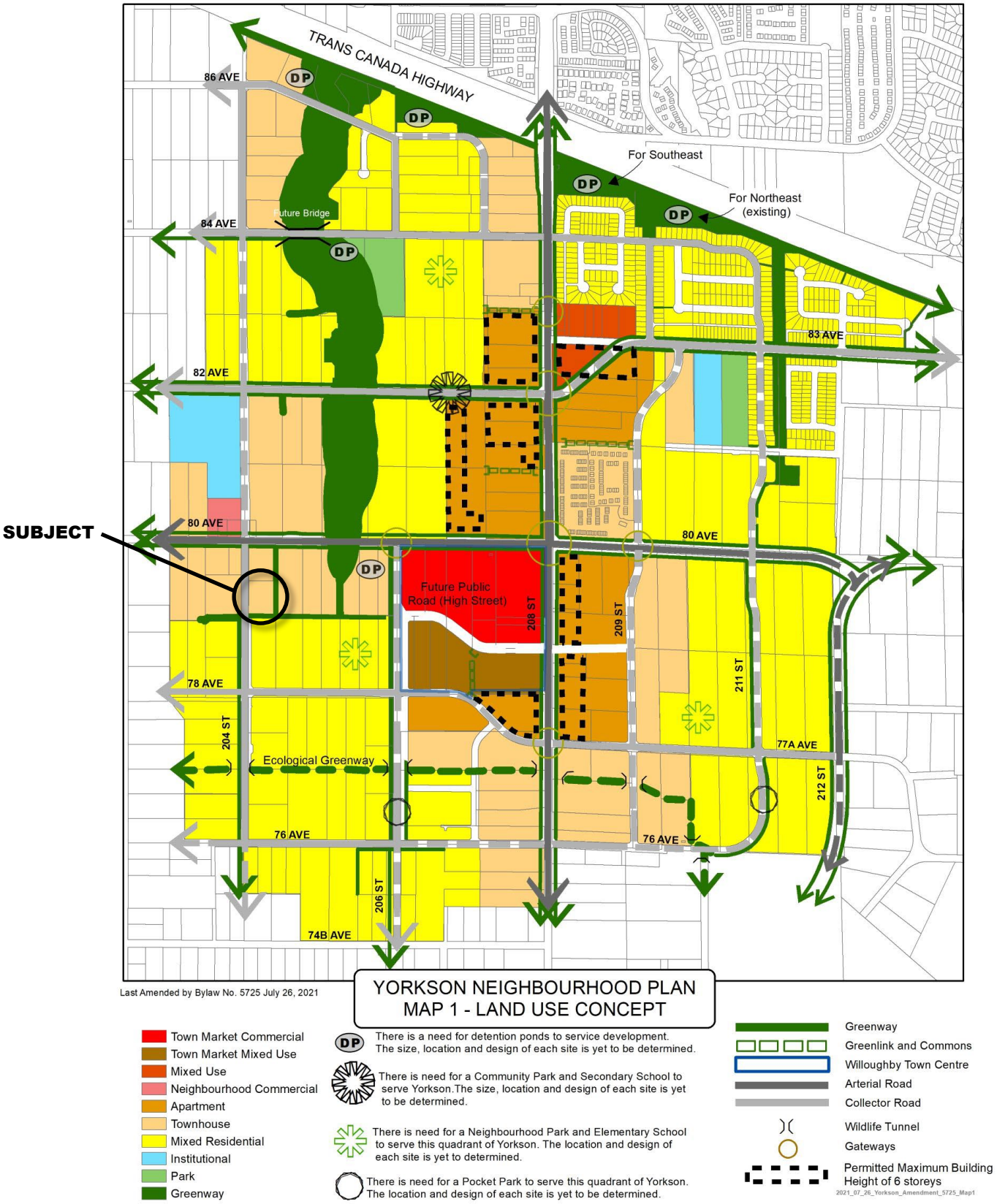
DF Architecture Inc. has applied on behalf of the owner to rezone approximately 0.68 ha (1.67 ac) of land located at 7848 - 204 Street to Comprehensive Development Zone CD-77 to facilitate the development of 32 townhouse units. The proponent's application also includes a development permit to provide Council the opportunity to review the form and character of the proposed development.

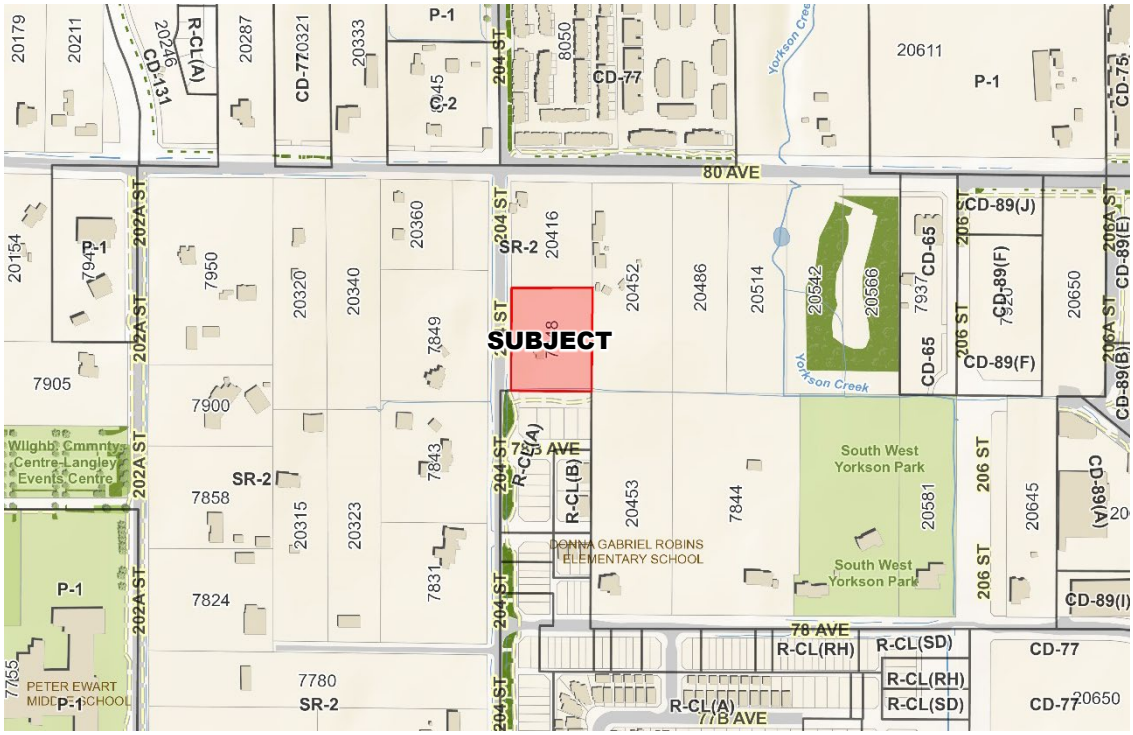
The proposed development complies with the land use and density provisions of the Willoughby Community Plan and the Yorkson Neighbourhood Plan as well as in staff's opinion, the applicable Development Permit Guidelines. The proposal also complies with the provisions of proposed Comprehensive Development Zone CD-77 in terms of siting, lot coverage, parking, height, use, and density. Staff recommend that Council support the rezoning request, subject to the completion of nine (9) development prerequisites. Staff also recommend that Council authorize issuance of Development Permit No. 101072 at time of final reading of Rezoning Bylaw No. 5758.

PURPOSE:

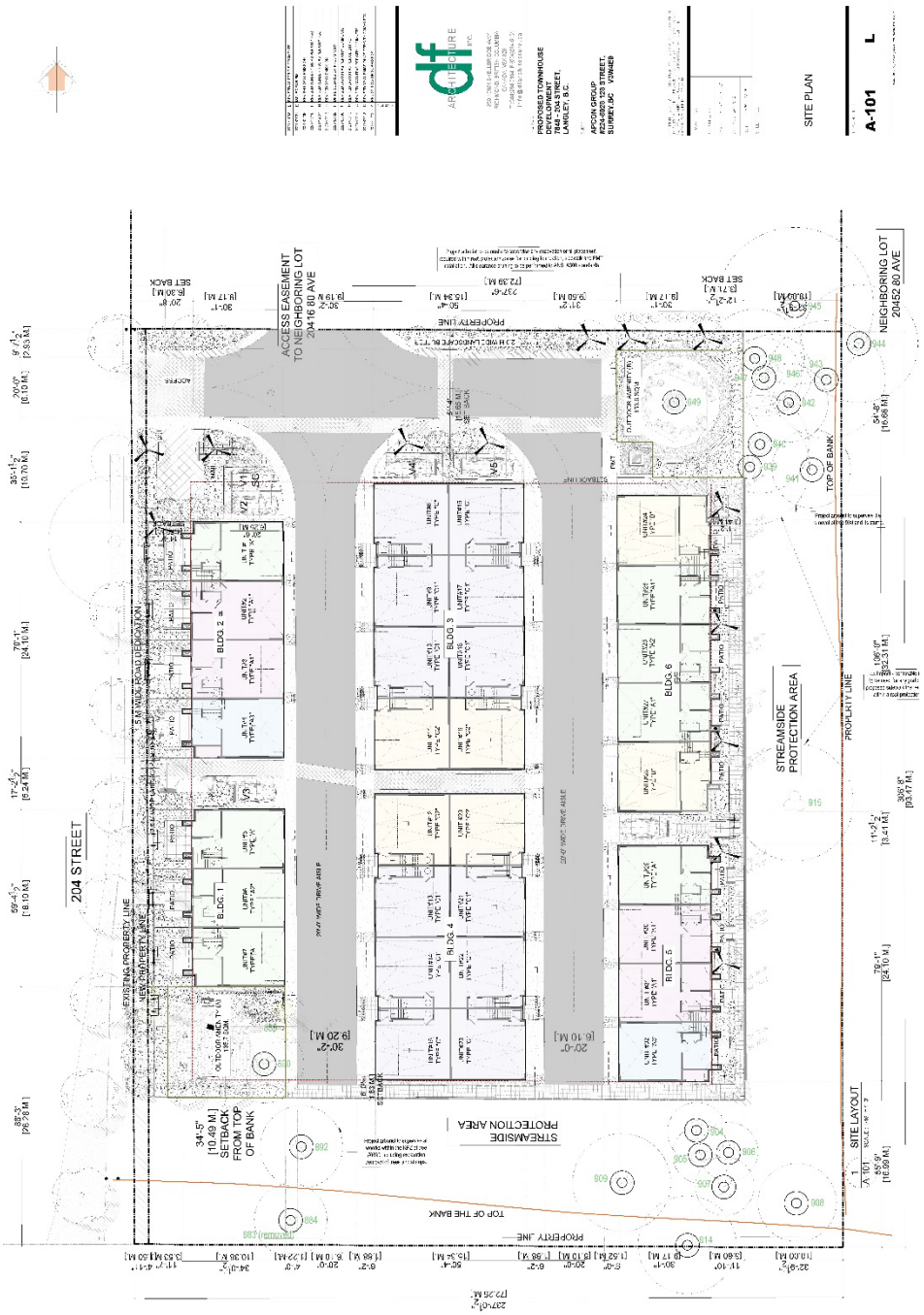
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5758 and Development Permit No. 101072.


SUBJECT
Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Lummer Creek
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439. 5642
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Willoughby\Map 1\2022-02-28 Map1 Bylaw 5642.mxd


SUBJECT
TRANS CANADA HIGHWAY
For Southeast
For Northeast
(existing)
Future Bridge
86 AVE
84 AVE
83 AVE
82 AVE
80 AVE
78 AVE
77A AVE
76 AVE
74B AVE
DP
Future Public
Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
Last Amended by Bylaw No. 5725 July 26, 2021
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial
Town Market Mixed Use
Mixed Use
Neighbourhood Commercial
Apartment
Townhouse
Mixed Residential
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
2021_07_26_Yorkson_Amendment_5725_Map1



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



2/350 VIEW-1 ALONG 204 STREET
SCALE: N.T.S



1/350 VIEW-1 ALONG 204 STREET
SCALE: N.T.S

RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1135819 B.C. Ltd 14363 - 28 Avenue Surrey, BC V4P 2H2
Agent:	DF Architecture 350, 10851 Shellbridge Way Richmond, BC V6X 2W9
Legal Description:	Lot 17 Section 23 Township 8 New Westminster District Plan 38151
Civic Address:	7848 – 204 Street
Area:	0.68 ha (1.67 ac)
Willoughby Community Plan:	Multi Family
Yorkson Neighbourhood Plan:	Townhouse (15 – 25 upa)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-77

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Townhouse (15 – 25 units per acre (upa) / 37 – 62 units per hectare (uph)) in the Yorkson Neighbourhood Plan. Currently there is a single family dwelling on the subject site.

DISCUSSION/ANALYSIS:

DF Architecture Inc. has applied on behalf of the owner to rezone 0.68 ha (1.67 ac) of land located at 7848 - 204 Street to Comprehensive Development Zone CD-77 to facilitate the development of 32 townhouse units. A development permit for the site has been applied for in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the townhouse units.

Adjacent Uses:

North:	Property designated Townhouse (15 – 25 upa) / 37 – 62 uph) in the Yorkson Neighbourhood Plan, zoned Suburban Residential Zone SR-2;
South:	Ecological greenway, beyond which are single family lots designated Mixed Residential (20 – 25 uph / 8 – 10 upa) in the Yorkson Neighbourhood Plan, zoned Residential Compact Zone R-CL(A).
East:	Property designated Townhouse (15 – 25 upa) / 37 – 62 uph) in the Yorkson Neighbourhood Plan, zoned Suburban Residential Zone SR-2 and currently under development application (ToL Project 08-23-0196); and
West:	204 Street, beyond which are properties designated Townhouse (15 – 25 upa) / 37 – 62 uph) in the Yorkson Neighbourhood Plan, zoned Suburban Residential

Zone SR-2 and currently under development application (ToL Project 08-23-0179).

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5758 proposes to rezone the site to Comprehensive Development Zone CD-77 to facilitate development of 32 townhouse units. The project complies with the provisions of the site's "Townhouse" land use designation in the Yorkson Neighbourhood Plan, and with the provisions of the proposed Comprehensive Development Zone CD-77 in terms of siting, lot coverage, parking, height, use and density (50 uph / 20 upa proposed).

Development Permit:

The site is designated a mandatory Development Permit Area to provide Council the opportunity to review the form, character, and siting of any proposed development. The site has been considered in accordance with the existing Residential Development Permit Area B guidelines included in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 101072 is attached to this report as Attachment A. The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing and architectural style, and massing of the proposed townhouse development for Council's consideration.

The proposed development consists of 32 3-storey townhouse units with rooftop decks in six buildings. Fronting 204 Street are two townhouse buildings comprised of three and four units. Two buildings in the central part of the site have eight units and are designed as 'back to back' units with four units fronting the northerly internal road and other four units fronting the southerly internal road. All proposed units have double garages. The floor area of the individual units ranges from 139 m^2 / 1,497 ft^2 to 184 m^2 / 1,978 ft^2.

According to the applicant, a total of five colour schemes are proposed to align with the contemporary west coast design of the budlings. Colour schemes are consistent in base materials such as brick, wood tone finish siding, and white and grey hardie plank siding. The applicant states that the use of five colour schemes and additional design features throughout development creates differentiation in buildings with a continuity in the overall design and in line with the Development Permit area guidelines.

The Yorkson Neighbourhood Plan allows for up to six units attached in a building. As noted above, two of the buildings are proposed to accommodate eight units. Staff have no objections to this proposal due to site limitation affected by the presence of a streamside protection and enhancement area, proposed building length of four units instead of typical six units in a townhouse building, and proposed building density (maximum 25 upa allowed / 20 upa proposed).

The proposed building heights (3-storeys), site coverage, and siting comply with the requirements of the Comprehensive Development Zone CD-77 and the Willoughby Development Permit Area "B" guidelines.

Access and Parking:

Ultimate vehicular access is proposed via 204 Street. As a condition of final reading, the applicant is required to register a cross access easement to and from the property to the north located at 20416 - 80 Avenue.

Per Zoning Bylaw requirements, 70 parking spaces are required with 70 parking spaces proposed, none of which are tandem.

	Parking Spaces Required	**Parking Spaces Provided**
32 townhouse units @ 2 spaces per unit	64	64
Visitor parking spaces @ 0.2 space per unit	6	6
Total	70	70

As a prerequisite of final reading, the applicant will be required to register a restrictive covenant prohibiting parking on the internal strata roadways and prohibiting garages from being developed for purposes other than the parking of vehicles.

Adaptable Housing:

In accordance with Section 4.2.1(9) of the Yorkson Neighbourhood Plan a minimum of 5% of the townhouse units in any residential development shall be adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and most recently amended on October 18, 2021) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development, which are $5,776 per townhouse unit for a total of $184,832.

Age Friendly Amenity Area:

Per Section 111.5 of the Township's Zoning Bylaw requires provision of age friendly amenity areas (8 m^2 / 86 ft^2 per townhouse) resulting in a requirement of 256 m^2 (2,755 ft^2) with 290 m^2 (3,121 ft^2) of outdoor amenity space proposed.

Final age friendly amenity area plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Landscaping:

The landscape plans propose planting trees, shrubs, and groundcovers around the perimeter of the site as well as along the internal roadways and the common areas. The streetscape landscaping includes low picket fencing fronting the streets and planting beds to define the private and public realm.

Tree Protection/Replacement:

The tree management plan submitted by the applicant indicates that 14 significant trees exist on the developable portion of the site with two trees identified for retention. Staff note that an additional 17 trees located within the required streamside protection area are to be retained.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 29 replacement trees are required and 32 are proposed. In addition, approximately eight street trees are required along the road frontages (in compliance with the Township's Street Tree and Boulevard Plantings Policy). Post development approximately 59 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Public Information Meeting:

Per Policy No. 07-164, the applicant held a Public Information Meeting on August 11, 2021. In accordance with the Policy, the applicant mailed notices to the surrounding area and posted notification in the local newspaper. The results are compiled and provided as Attachment D.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, ecological greenway, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and Yorkson Neighbourhood Plan. A community stormwater detention facility exists at 20542 and 20566 – 80 Avenue to support the proposed development and overall catchment area.

Road dedications, widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permit.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Class B (yellow-coded) and Class C (green-coded) watercourses are located along the south and east boundaries of the project site. The proposal provides Streamside Protection and Enhancement Areas in accordance with Map 2 of the Yorkson Neighbourhood Plan and protection of streamside areas in a restrictive covenant is a development prerequisite.

School Sites:

School District 35 has provided comments (see Attachment C) estimating that the proposed development will generate approximately nine new students for Donna Gabriel Robins Elementary School (located approximately 80 m southeast of the subject site), four students for Peter Ewart Middle School (located approximately 500 m southwest of the site), and eight students for RE Mountain Secondary School (located approximately 600 m southwest of the site).

Parks:

The closest existing park is Yorkson Community Park located approximately 125 m to the northeast of the site.

Transit:

Currently, transit service is provided along 208 Street (approximately 650 m from the subject site) via the 595 bus.

Policy Considerations:

The proposed rezoning and development permit will facilitate the development of 32 townhouse units and complies with the land use and density provisions of the Willoughby Community Plan and the Yorkson Neighbourhood Plan. In staff's opinion, the proposed development is in compliance with the Development Permit Guidelines of the Willoughby Community Plan and with the provisions of the proposed Comprehensive Development Zone CD-77 in terms of siting, site coverage, parking, height, use, and density.

Staff recommend that Council give first and second reading to Bylaw No. 5758 (subject to nine (9) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5758) of accompanying Development Permit No. 101072 and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101072
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 Comments
ATTACHMENT D	PIM Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101072

This Permit is issued this _____day of _____, 2022 to:

1. Name: 1135819 BC Ltd.

   Address: 14363 – 28 Avenue
   Surrey, BC
   V4P 2H2

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 17 Section 23 Township 8 New Westminster District Plan 38151

   CIVIC ADDRESS: 7848 – 204 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;

   Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

   a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
   b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   c. On-site landscaping to be secured by letter of credit at building permit stage;
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
   e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

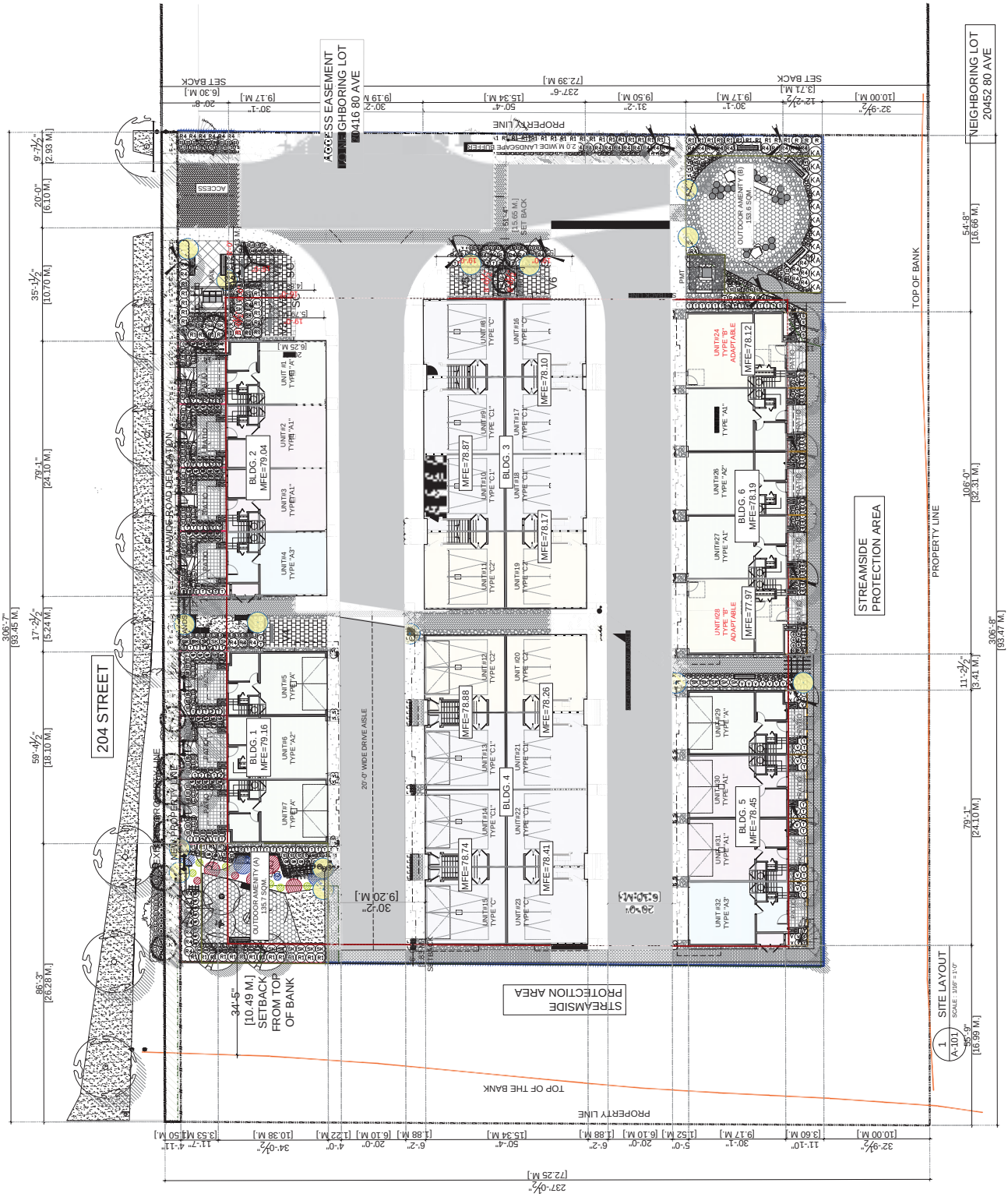
This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

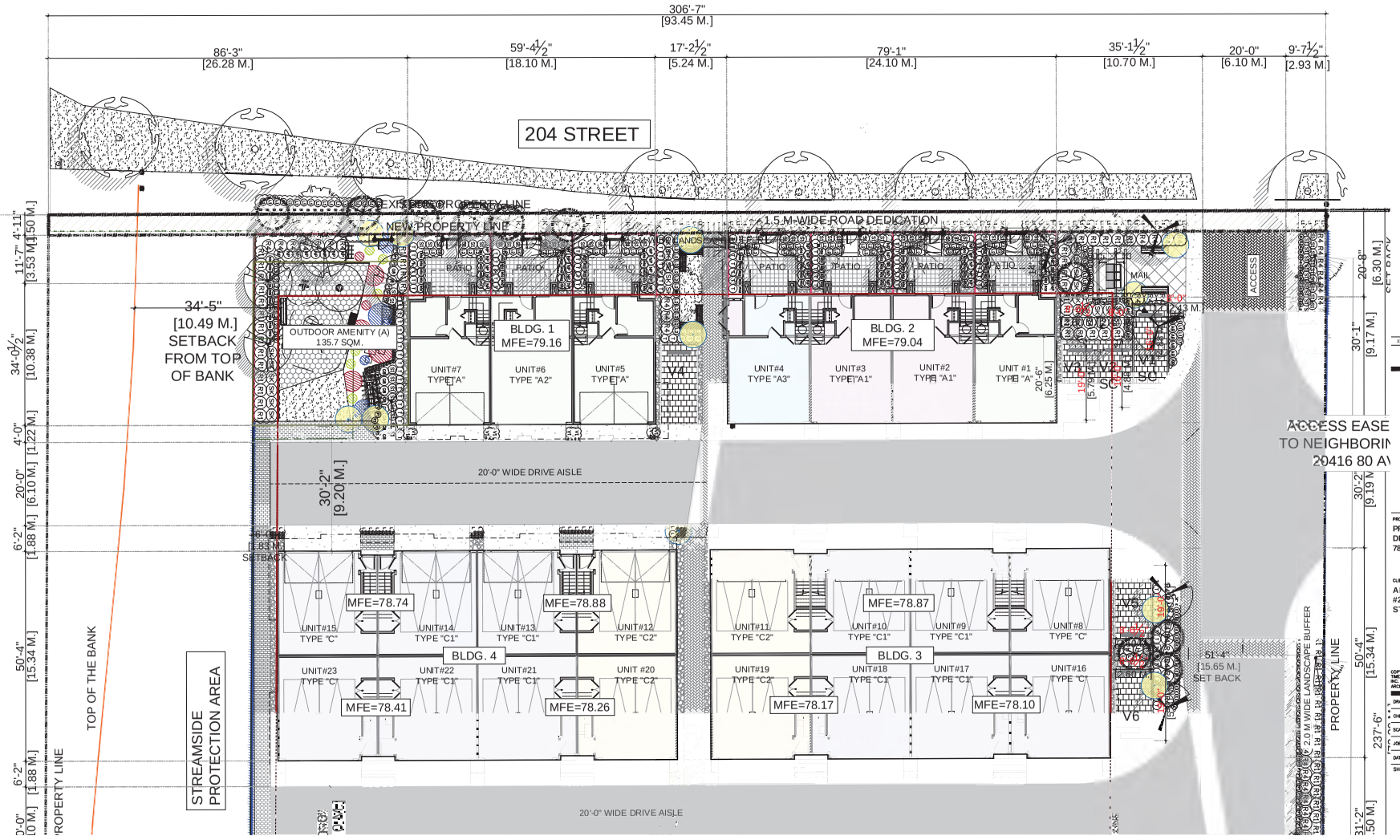
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

SCHEDULE A


SITE LAYOUT
SCALE: 1/16" = 1'-0"
SITE PLAN
A-101
DRAWING NO.:
PROPOSED TOWNHOUSE DEVELOPMENT
7848-204 STREET,LANGLEY,BC
APCON GROUP
#224-8028 128 STREET,SURREY,BC
df ARCHITECTURE inc.
NOTES:
NEIGHBORING LOT 20452 80 AVE
ACCESS EASEMENT FOR NEIGHBORING LOT 20416 80 AVE
204 STREET
STREAMSIDE PROTECTION AREA
PROPERTY LINE
TOP OF BANK
SET BACK
BLDG. 1 MFE=79.16
BLDG. 2 MFE=79.04
BLDG. 3 MFE=78.87
BLDG. 4 MFE=78.74
BLDG. 5 MFE=78.45
BLDG. 6 MFE=78.19
OUTDOOR AMENITY (A) 135.7 SQM.
OUTDOOR AMENITY (B) 193.6 SQM.
20'-0" WIDE DRIVE AISLE
34'-5" [10.49 M.] SETBACK FROM TOP OF BANK



1 A-102 PARTIAL SITE PLAN
SCALE : 3/32" = 1'-0"

NOTES:

REVISION		
2020/06/12	M	REVISED DP PACKAGE FOR COUNCIL

df ARCHITECTURE inc.
350-10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 2G6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
7848-204 STREET,LANGLEY,BC

CLIENT:
APCON GROUP
#224-8028 128 STREET,SURREY,BC

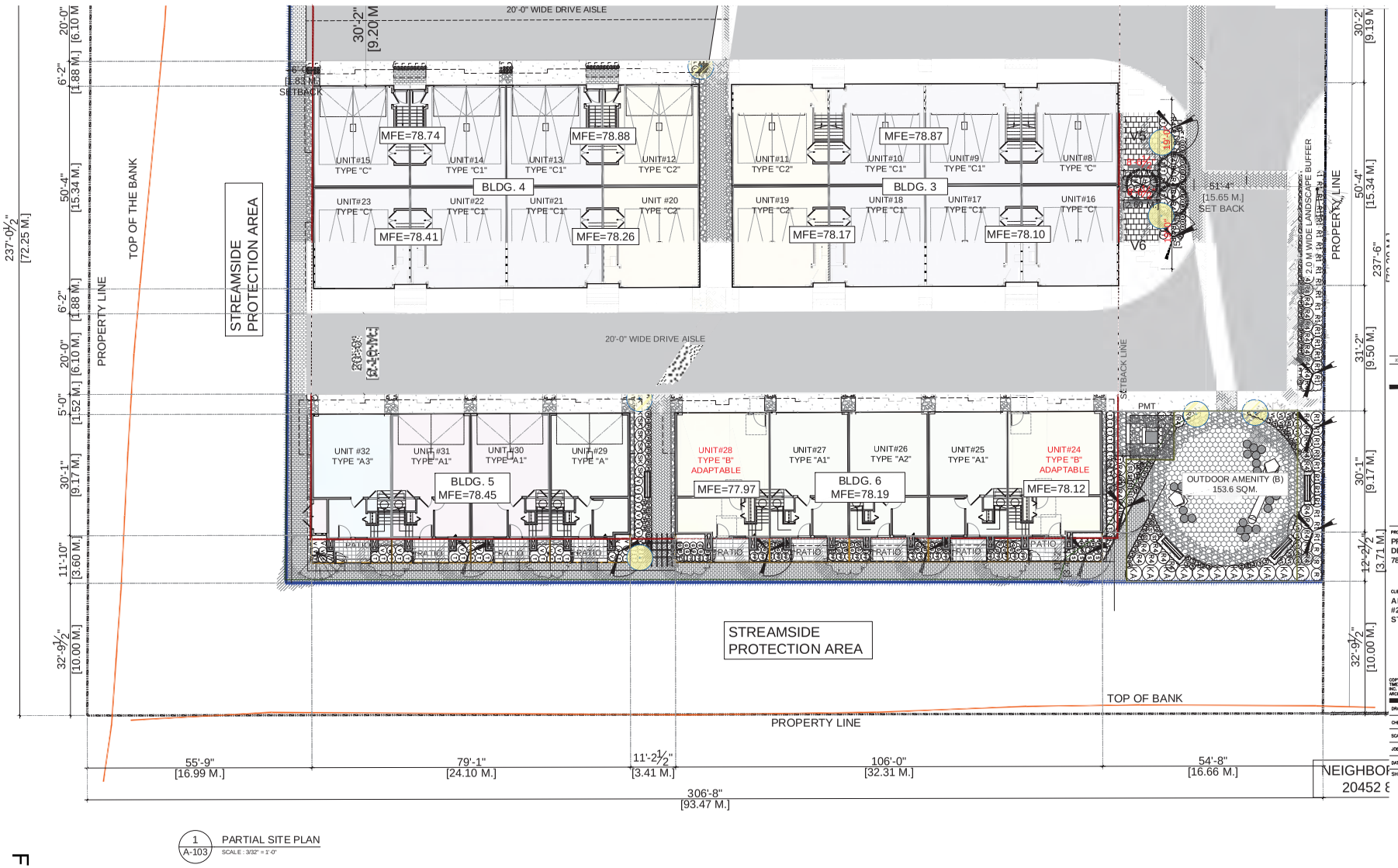
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DRAWN:	KN
CHECKED:	ZB
SCALE:	1/16" = 1'-0"
JOB No.:	LAN-018
DATE:	MARCH 2018

SHEET TITLE:
PARTIAL SITE PLAN

DRAWING NO.: **A-102** | **M**

F.1



1 / A-103 PARTIAL SITE PLAN
SCALE : 3/32" = 1'-0"

NOTES:

REVISION		
2020/06/12	M	REVISED DP PACKAGE FOR COUNCIL

df ARCHITECTURE inc.
350-10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 2Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
7848-204 STREET,LANGLEY,BC

CLIENT:
APCON GROUP
#224-8028 128 STREET,SURREY,BC

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DRAWN: MN
CHECKED: ZB
SCALE: 1/16" = 1'-0"
JOB No.: LAN-018
DATE: MARCH 2018
SHEET TITLE: PARTIAL SITE PLAN

DRAWING NO.: **A-103** | **M**

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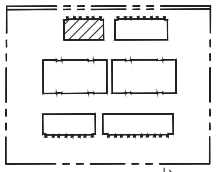


1/300 BLDG 1-EAST ELEVATION
SCALE : 1/4"=1'-0"

SCHEDULE OF FINISHES:

1. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR : TURKISH COFFEE
2. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : ARCTIC WHITE
3. ENDICOTT THIN BRICK COLOR : SIENNA IRONSPOT SIZE : 2½" X 7 5/8"
4. WOODTONE LP SMART SIDING COLOR: SUMMER WHEAT SIZE 8" 6"
5. 2*12 WOOD TRIM FASCIA COLOR TO MATCH SW 7674 PEPPERCORN.
6. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10
7. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE: ROSEMARY SPRING 2144-30
8. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
9. 2*10 WOOD TRIM COLOR TO MATCH BENJAMIN MOORE: ROSEMARY SPRING 2144-30
10. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
11. SOFFIT : WOODTONE SIDING COLOR: SUMMER WHEAT SIZE 8" 6"
12. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDI REVEAL SYSTEM VERSION 2.0 COLOR: ROSEMARY SPRING 2144-30

NOTES:



KEY PLAN

REVISION		
20230412	M	REVISED DP FOR ADA QE FOR COUNCIL

df ARCHITECTURE inc.
350-10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
7848-204 STREET,LANGLEY,BC

CLIENT:
APCON GROUP
#224-8028 128 STREET,SURREY,BC

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DRAWN:	MN
CHECKED:	JA
SCALE:	1/4"=1'-0"
JOB No.:	LAN-018
DATE:	APRIL 2021
SHEET TITLE:	

ELEVATION- BLDG 1

DRAWING NO.: **A-300** M

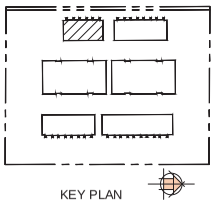
F.1

T:\LAN\018_7848_204A\E\LANGLEY\DRAWINGS\CURRENT



1/301 BLDG 1-WEST ELEVATION
SCALE : 1/4"= 1'-0"

NOTES:



KEY PLAN

SCHEDULE OF FINISHES:

1. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR : TURKISH COFFEE
2. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : ARCTIC WHITE
3. ENDICOTT THIN BRICK COLOR : SIENNA IRONSPOT SIZE : 2 ¼" X 7 5/8"
4. WOODTONE LP SMART SIDING COLOR: SUMMER WHEAT SIZE:$\frac{7}{16}$"6"
5. 2"12 WOOD TRIM FASCIA COLOR TO MATCH SW 7674 PEPPERCORN.
6. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10
7. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE: ROSEMARY SPRING 2144-30
8. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
9. 2"10 WOOD TRIM COLOR TO MATCH BENJAMIN MOORE: ROSEMARY SPRING 2144-30
10. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
11. SOFFIT :WOODTONE SIDING COLOR: SUMMER WHEAT SIZE:$\frac{7}{16}$"6"
12. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDI REVEAL SYSTEM VERSION 2.0 COLOR: ROSEMARY SPRING 2144-30

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PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
7848-204 STREET,LANGLEY,BC

CLIENT:
APCON GROUP
#224-8028 128 STREET,SURREY,BC

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ELEVATION- BLDG 1

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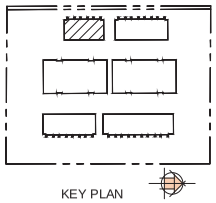
F.1



1/302 BLDG 1 NORTH ELEVATION
SCALE : 1/4"=1'-0"



2/302 BLDG 1 SOUTH ELEVATION
SCALE :1/4"=1'-0"



NOTES:

SCHEDULE OF FINISHES:

1. SMOOTH FINISH HARDIE SHIPLAP SIDING
COLOR : TURKISH COFFEE
2. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0
COLOR : ARCTIC WHITE
3. ENDICOTT THIN BRICK
COLOR : SIENNA IRONSPOT SIZE : 2 1/4" X 7 1/4"
4. WOODTONE LP SMART SIDING
COLOR: SUMMER WHEAT SIZE 6"
5. 2*12 WOOD TRIM FASCIA COLOR TO MATCH SW 7674 PEPPERCORN.
6. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10
7. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE ROSEMARY SPRING 2144-30
8. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
9. 2*10 WOOD TRIM COLOR TO MATCH BENJAMIN MOORE: ROSEMARY SPRING 2144-30
10. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
11. SOFFIT WOODTONE SIDING COLOR: SUMMER WHEAT SIZE 6"
12. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDI REVEAL SYSTEM VERSION 2.0
COLOR: ROSEMARY SPRING 21-44-30

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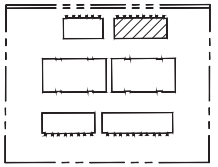
ELEVATION- BLDG 1

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F.1

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NOTES:



KEY PLAN



1/303 BLDG 2-EAST ELEVATION

SCALE : 1/4"=1'-0"

SCHEDULE OF FINISHES:

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : ARCTIC WHITE
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR : LIGHT MIST
3. ENDICOTT THIN BRICK COLOR : SIENNA IRONSPOT SIZE : 2 ¼" X 7 ⅝
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: BOOTHBAY BLUE
5. WOODTONE LP SMART SIDING COLOR: SUMMER WHEAT SIZE $\frac{7}{16}$"6"
6. 2"12 WOOD FASCIA COLOR TO MATCH SW 7674 PEPPERCORN
7. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10
8. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE : WOLF GRAY 2127-40
9. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE BLACK- 2132-10) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
10. 2"10 WOOD TRIM COLOR TO MATCH BENJAMIN MOORE: WOLF GRAY 2127-40
11. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
12. LONGBOARD TRUE PRIVACY SCREEN SYSTEM 1"3 BEAM/ SINGLE POST COLOR: DARK BROWN
13. SOFFIT: WOODTONE SMART SIDING COLOR: SUMMER WHEAT SIZE $\frac{7}{16}$" 6"

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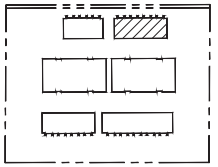
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ELEVATION- BLDG 2

DRAWING NO.: **A-303** | **M**

F.1

NOTES:



KEY PLAN



1
304
BLDG 2-WEST ELEVATION
SCALE : 1/4"=1'-0"

SCHEDULE OF FINISHES:

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : ARCTIC WHITE
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR : LIGHT MIST
3. ENDICOTT THIN BRICK COLOR : SIENNA IRONSPOT SIZE : 2 ¼" X 7 ⅝
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE TEVEAL PANEL SYSTEM VERSION 2.0 COLOR: BOOTHBAY BLUE
5. WOODTONE LP SMART SIDING COLOR: SUMMER WHEAT SIZE: $\frac{7}{16}$"6"
6. 2"12 WOOD FASCIA COLOR TO MATCH SW 7674 PEPPERCORN
7. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10
8. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE : WOLF GRAY 2127-40
9. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE BLACK- 2132-10) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
10. 2"10 WOOD TRIM COLOR TO MATCH BENJAMIN MOORE: WOLF GRAY 2127-40
11. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
12. LONGBOARD TRUE PRIVACY SCREEN SYSTEM 1"3 BEAM/ SINGLE POST COLOR: DARK BROWN
13. SOFFIT: WOODTONE SMART SIDING COLOR: SUMMER WHEAT SIZE $\frac{7}{16}$" 6"

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ELEVATION- BLDG 2

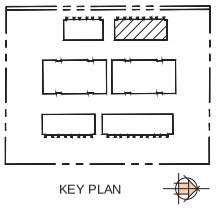
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1/305 BLDG 2-NORTH ELEVATION
SCALE : 1/4"=1'-0"



2/305 BLDG 2-SOUTH ELEVATION
SCALE : 1/4"=1'-0"



NOTES:

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : ARCTIC WHITE
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR : LIGHT MIST
3. BRICK TYPE THIN BRICK COLOR : SIENNA HERONPOINT SIZE : 1⅝" X 12⅝"
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE TRIM & PANEL SYSTEM VERSION 2.0 COLOR : MOODY NAVY BLUE
5. WOODTONE LP SMART SIDING COLOR : SUMMER WHEAT SIZE : 8" EXPOSURE
6. 2"x2" WOOD FASCIA COLOR TO MATCH SW 7674 PEPPERCORN
7. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE BLACK 2132-10
8. METAL OVERHEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE : MIDLOT GRAY 1127-40
9. POWDER COATED ALUMINUM RAILING COLOR TO MATCH BENJAMIN MOORE BLACK 2132-10 WITH SAFETY GLASS ELEVATIONS
10. 2"x6" WOOD TRIM COLOR TO MATCH BENJAMIN MOORE MIDLOT GRAY 1127-40
11. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
12. LON GIGARD TRUE PRIVACY SCREEN SYSTEM 2'0 BEAM SINGLE POST COLOR: DARK BROWN
13. SOFFIT WOODTONE SMART SIDING COLOR: SUMMER WHEAT SIZE: 8" EXPOSURE

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ELEVATION- BLDG 2

DRAWING NO.: **A-305** M

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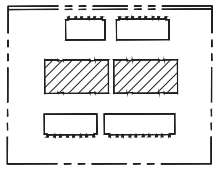


1
306
BLDG 3&4-EAST ELEVATION
SCALE : 1/4"=1'-0"

SCHEDULE OF FINISHES:

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0
COLOR : ARCTIC WHITE
2. SMOOTH FINISH HARDIE SHIPLAP SIDING
COLOR : LIGHT MIST
3. ENDICOTT THIN BRICK
COLOR : SIENNA IRONSPOT SIZE : 2¼" X 7⅝"
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE TEVEAL PANEL SYSTEM VERSION 2.0
COLOR: DEEP OCEAN
5. WOODTONE LP SMART SIDING
COLOR: SUMMER WHEAT SIZE: 7/16 "6"
6. 2*12 WOOD FASCIA COLOR TO MATCH SW 7674 PEPPERCORN
7. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10
8. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE :NORTH SEA CC 932
9. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
10. SOFFIT: WOODTONE SMART SIDING
COLOR: SUMMER WHEAT SIZE 7/16 6"
11. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE BLACK- 2132-10) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)

NOTES:



KEY PLAN

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ELEVATION- BLDG 3&4

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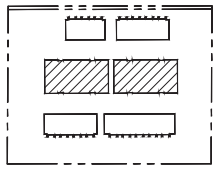


1/307 BLDG 3&4-WEST ELEVATION
SCALE : 1/4"=1'-0"

SCHEDULE OF FINISHES:

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0
   COLOR : ARCTIC WHITE
2. SMOOTH FINISH HARDIE SHIPLAP SIDING
   COLOR : LIGHT MIST
3. ENDICOTT THIN BRICK
   COLOR : SIENNA IRONSPOT SIZE : 2¼" X 7⅝"
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE TEVEAL PANEL SYSTEM VERSION 2.0
   COLOR: DEEP OCEAN
5. WOODTONE LP SMART SIDING
   COLOR: SUMMER WHEAT SIZE: 7/16 "6"
6. 2"12 WOOD FASCIA COLOR TO MATCH SW 7674 PEPPERCORN
7. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10
8. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE :NORTH SEA CC 932
9. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
10. SOFFIT: WOODTONE SMART SIDING
    COLOR: SUMMER WHEAT SIZE 7/16 6"
11. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE BLACK- 2132-10) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)

NOTES:



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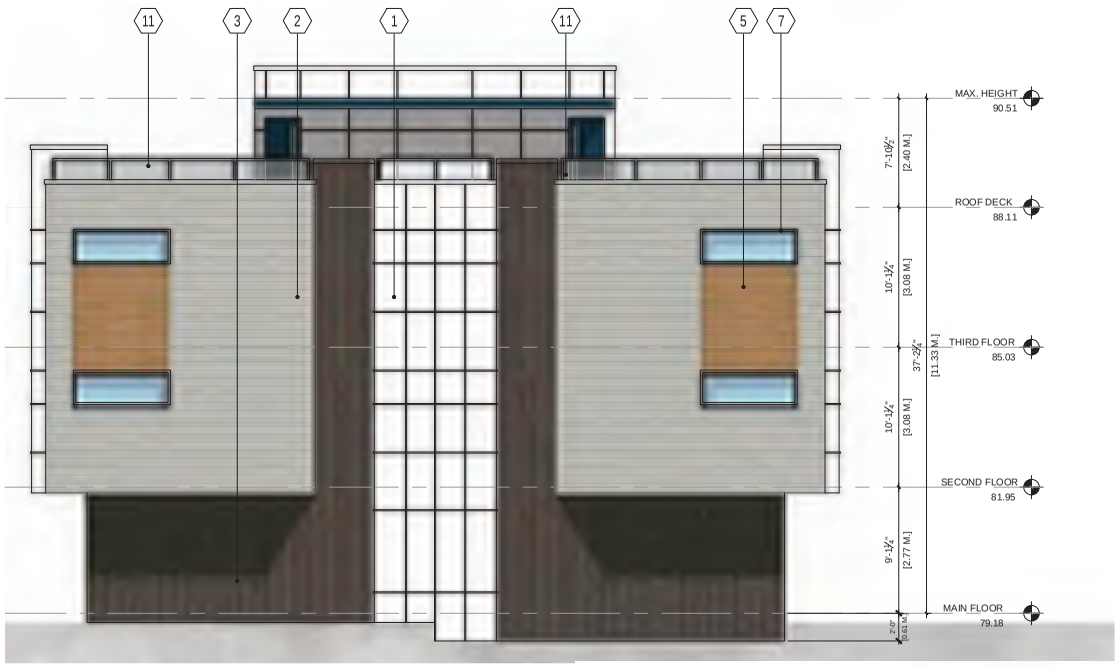
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ELEVATION- BLDG 3&4

DRAWING NO.: **A-307** M

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1/308 BLDG 3&4-NORTH ELEVATION
SCALE : 1/4"=1'-0"

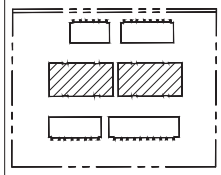
SCHEDULE OF FINISHES:

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : ARCTIC WHITE
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR : LIGHT MIST
3. ENDICOTT THIN BRICK COLOR : SIENNA IRONSPOT SIZE : 2 ¼" X 7 ⅝"
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE TEVEAL PANEL SYSTEM VERSION 2.0 COLOR : DEEP OCEAN
5. WOODTONE LP SMART SIDING COLOR: SUMMER WHEAT SIZE: 7/16 "6"
6. 2*12 WOOD FASCIA COLOR TO MATCH SW 7674 PEPPERCORN
7. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10
8. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE :NORTH SEA CC 932
9. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
10. SOFFIT: WOODTONE SMART SIDING COLOR: SUMMER WHEAT SIZE 7/16 6"
11. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE BLACK- 2132-10) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)



2/308 BLDG 3&4-SOUTH ELEVATION
SCALE : 1/4"=1'-0"

NOTES:



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ELEVATION- BLDG 3&4

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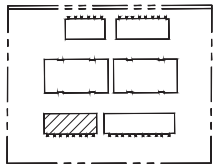


1/309 BLDG 5-WEST ELEVATION
SCALE : 1/4"=1'-0"

SCHEDULE OF FINISHES:

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : ARCTIC WHITE
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR : LIGHT MIST
3. ENDICOTT THIN BRICK COLOR : SIENNA IRONSPOT SIZE : 2 ¼" X 7 ⅝"
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE TEVEAL PANEL SYSTEM VERSION 2.0 COLOR: COUNTRYLANE RED
5. WOODTONE LP SMART SIDING COLOR: SUMMER WHEAT SIZE: 4" *6"
6. 2*12 WOOD FASCIA COLOR TO MATCH SW 7674 PEPPERCORN
7. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10
8. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE: LAURENTIAN RED CC 152
9. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE BLACK- 2132-10) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
10. 2*10 WOOD TRIM COLOR TO MATCH BENJAMIN MOORE: LAURENTIAN RED CC 152
11. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
12. LONGBOARD TRUE PRIVACY SCREEN SYSTEM 1"3/ BEAM SINGLE POST COLOR: DARK BROWN
13. SOFFIT: WOODTONE SMART SIDING COLOR: SUMMER WHEAT 4" *6"

NOTES:



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ELEVATION- BLDG 5

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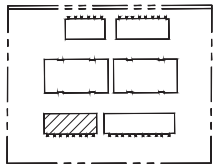


1/310 BLDG 5-EAST ELEVATION
SCALE : 1/4"=1'-0"

SCHEDULE OF FINISHES:

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : ARCTIC WHITE
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR : LIGHT MIST
3. ENDICOTT THIN BRICK COLOR : SIENNA IRONSPOT SIZE : 2½" X 7 5/8"
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE TEVEAL PANEL SYSTEM VERSION 2.0 COLOR: COUNTRYLANE RED
5. WOODTONE LP SMART SIDING COLOR: SUMMER WHEAT SIZE: 7/16 "6"
6. 2"12 WOOD FASCIA COLOR TO MATCH SW 7674 PEPPERCORN
7. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10
8. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE: LAURENTIAN RED CC 152
9. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE BLACK- 2132-10) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
10. 2"10 WOOD TRIM COLOR TO MATCH BENJAMIN MOORE: LAURENTIAN RED CC 152
11. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
12. LONGBOARD TRUE PRIVACY SCREEN SYSTEM 1"3/ BEAM SINGLE POST COLOR: DARK BROWN
13. SOFFIT: WOODTONE SMART SIDING COLOR: SUMMER WHEAT 7/16 "6"

NOTES:



KEY PLAN

REVISION		
2023.04.12	M	REVISED DP P ACKAGE FOR COUNCIL

df ARCHITECTURE inc.
350-10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
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info@dfarchitecture.ca

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
7848-204 STREET,LANGLEY,BC

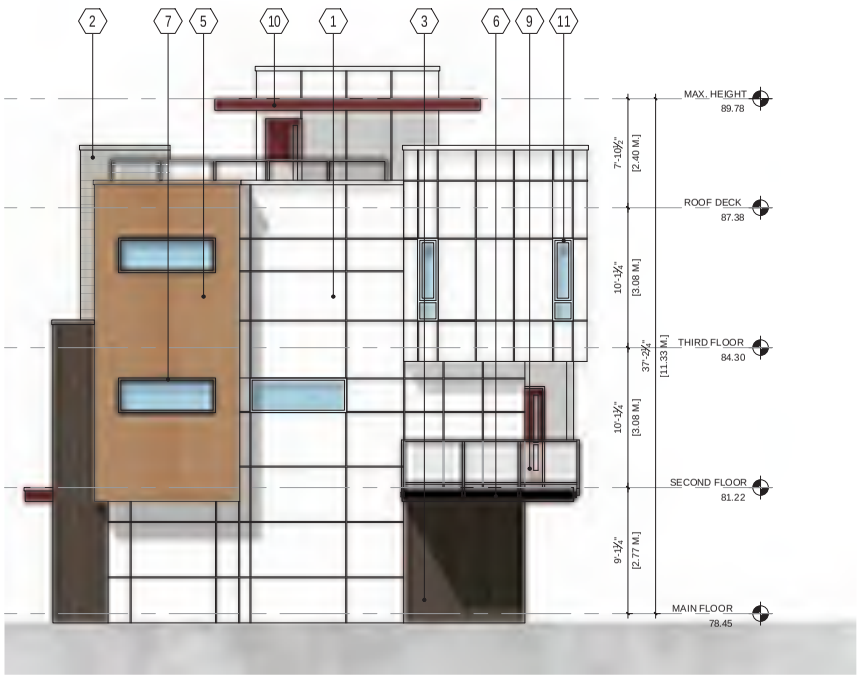
CLIENT:
APCON GROUP
#224-8028 128 STREET,SURREY,BC

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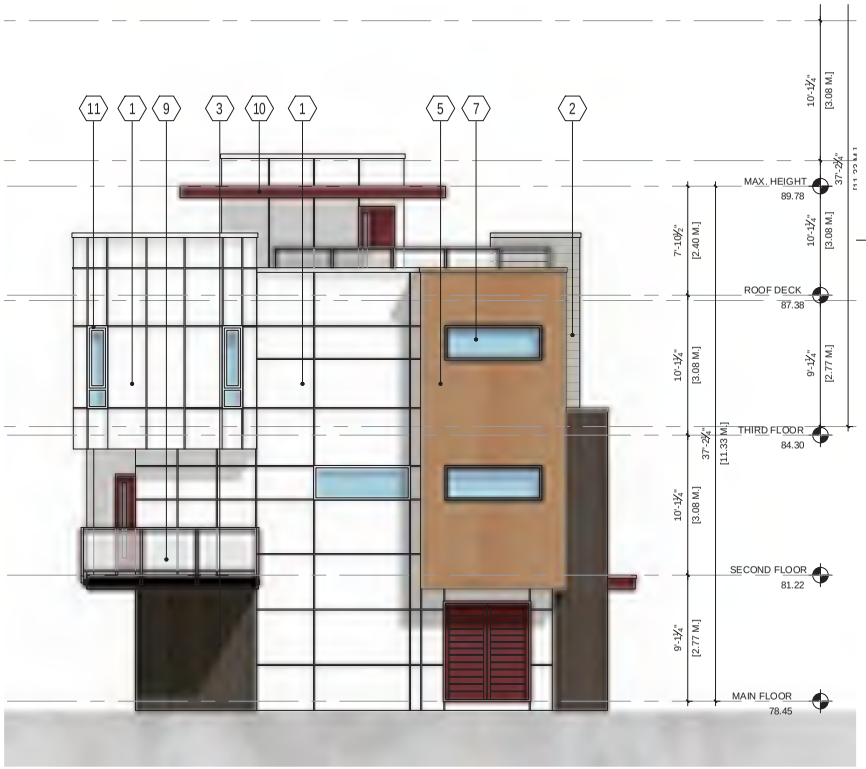
ELEVATION- BLDG 5

DRAWING NO.: **A-310** | **M** | **F.1**



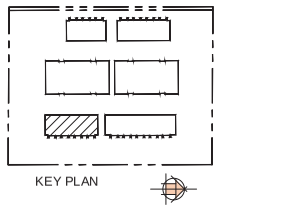
1/311 BLDG 5-NORTH ELEVATION

SCALE : 1/4"=1'-0"



2/311 BLDG 5-SOUTH ELEVATION

SCALE : 1/4"=1'-0"



NOTES:

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : ARCTIC WHITE
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR : LIGHT MIST
3. ENDICOTT THIN BRICK COLOR : SIENNA IRON SPOT SIZE : 3⅝" X 1⅞"
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE TEXTURE PANEL SYSTEM VERSION 2.0 COLOR : COUNTRY LANE RED
5. WOODTONE LP SMART SIDING COLOR : SUMMER WHEAT SIZE : 8" x 7/16"
6. 2"X2" WOOD FASCIA COLOR TO MATCH SW 7674 PEPPERCORN
7. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE BLACK 2130 30
8. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE LAURENTIAN RED CC 132
9. POWDER COATED COLOR TO MATCH BENJAMIN MOORE BLACK 2133 30 ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
10. 2"X2" WOOD TRIM COLOR TO MATCH BENJAMIN MOORE LAURENTIAN RED CC 132
11. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
12. LON BOARD TRUE PRIVACY SCREEN SYSTEM 1"X1" BEAM SINGLE POST COLOR : DARK BROWN
13. SOFIT WOODTONE SMART SIDING COLOR SUMMER WHEAT 8" X 7/16"

REVISION		
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PROJECT:

PROPOSED TOWNHOUSE DEVELOPMENT
7848-204 STREET,LANGLEY,BC

CLIENT:

APCON GROUP
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ELEVATION- BLDG 5

DRAWING NO.: **A-311** | **M**

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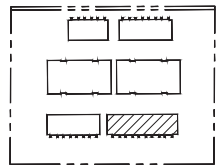


1/312 BLDG 6-WEST ELEVATION
SCALE : 1/4"=1'-0"

SCHEDULE OF FINISHES:

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : ARCTIC WHITE
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR : LIGHT MIST
3. ENDICOTT THIN BRICK COLOR : SIENNA IRONSPOT SIZE : 2 1/4" X 7 5/8"
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE TEVEAL PANEL SYSTEM VERSION 2.0 COLOR: MONTEREY TAUPE
5. WOODTONE LP SMART SIDING COLOR: SUMMER WHEAT SIZE: 7/16" *6"
6. 2*12 WOOD FASCIA COLOR TO MATCH SW 7674 PEPPERCORN
7. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10
8. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE : STAMPEDE CC540
9. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE BLACK- 2132-10) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
10. 2*10 WOOD TRIM COLOR TO MATCH BENJAMIN MOORE: MONTEREY TAUPE
11. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
12. LONGBOARD TRUE PRIVACY SCREEN SYSTEM 1"*3 BEAM/ SINGLE POST COLOR: DARK BROWN
13. SOFFIT: WOODTONE SMART SIDING COLOR:SUMMER WHEAT 7/16" * 6"

NOTES:



KEY PLAN

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PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
7848-204 STREET,LANGLEY,BC

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APCON GROUP
#224-8028 128 STREET,SURREY,BC

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ELEVATION- BLDG 6

DRAWING NO.: **A-312** M

F.1

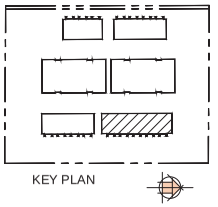


1/313 BLDG 6-EAST ELEVATION
SCALE : 1/4"=1'-0"

SCHEDULE OF FINISHES:

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : ARCTIC WHITE
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR : LIGHT MIST
3. ENDICOTT THIN BRICK COLOR : SIENNA IRONSPOT SIZE : 2 1/4" X 7 5/8"
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE TEVEAL PANEL SYSTEM VERSION 2.0 COLOR: MONTEREY TAUPE
5. WOODTONE LP SMART SIDING COLOR: SUMMER WHEAT SIZE: 7/16" * 6"
6. 2*12 WOOD FASCIA COLOR TO MATCH SW 7674 PEPPERCORN
7. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10
8. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE : STAMPEDE CC540
9. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE BLACK- 2132-10) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
10. 2*10 WOOD TRIM COLOR TO MATCH BENJAMIN MOORE: MONTEREY TAUPE
11. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
12. LONGBOARD TRUE PRIVACY SCREEN SYSTEM 1*3 BEAM/ SINGLE POST COLOR: DARK BROWN
13. SOFFIT: WOODTONE SMART SIDING COLOR:SUMMER WHEAT 7/16" * 6"

NOTES:



KEY PLAN

REVISION		
20230412	M	REVISED DP P ACKAGE FOR COUNCIL

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350-10851 SHELLBRIDGE WAY
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PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
7848-204 STREET,LANGLEY,BC

CLIENT:
APCON GROUP
#224-8028 128 STREET,SURREY,BC

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SHEET TITLE:	

ELEVATION- BLDG 6

DRAWING NO.: **A-313** M

F.1



1/314 BLDG 6-NORTH ELEVATION
SCALE : 1/4"=1'-0"

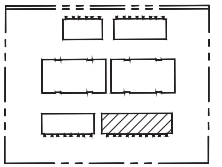


2/314 BLDG 6-SOUTH ELEVATION
SCALE : 1/4"=1'-0"

SCHEDULE OF FINISHES:

1. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR : ARCTIC WHITE
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR : LIGHT MIST
3. ENDICOTT THIN BRICK COLOR : SIENNA IRONSPOT SIZE : 2 1/4" X 7 5/8"
4. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE TEVEAL PANEL SYSTEM VERSION 2.0 COLOR: MONTEREY TAUPE
5. WOODTONE LP SMART SIDING COLOR: SUMMER WHEAT SIZE: 8" *6"
6. 2*12 WOOD FASCIA COLOR TO MATCH SW 7674 PEPPERCORN
7. PAINTED VINYL WINDOW COLOR TO MATCH BENJAMIN MOORE: BLACK 2132-10
8. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE : STAMPEDE CC540
9. POWDER COATED (COLOR TO MATCH BENJAMIN MOORE BLACK- 2132-10) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
10. 2*10 WOOD TRIM COLOR TO MATCH BENJAMIN MOORE: MONTEREY TAUPE
11. PAINTED VINYL WINDOW COLOR TO MATCH ARCTIC WHITE
12. LONGBOARD TRUE PRIVACY SCREEN SYSTEM 1*3 BEAM/ SINGLE POST COLOR: DARK BROWN
13. SOFFIT: WOODTONE SMART SIDING COLOR:SUMMER WHEAT 8" * 6"

NOTES:



KEY PLAN

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PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
7848-204 STREET,LANGLEY,BC

CLIENT:
APCON GROUP
#224-8028 128 STREET,SURREY,BC

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ELEVATION- BLDG 6

DRAWING NO.: **A-314** | **M** | **F.1**

1. SMOOTH FINISH HARDIE SHIPLAP SIDING
COLOR TO MATCH TURKISH COFFEE SW 6076

2. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL SYSTEM VERSION 2.0
COLOR: ARCTIC WHITE

3. ENDICOTT THIN BRICK
COLOR:SIENNA IRONSPOT SIZE: 2 1/4" x 7 5/8"

4. WOODTONE LP SMART SIDING
COLOR:SUMMER WHEAT SIZE: 7/16" x 6"

5. 2" X 12" WOOD TRIM FASCIA
COLOR TO PEPPERCORN SW 7674

6. 2" X 10" WOOD TRIM
COLOR TO MATCH ROSEMARY SPRING BM 2144-30

7. SOLID CORE WOOD DOORS PAINTED
COLOR TO MATCH TURKISH COFFEE SW 6076

8. SOLID CORE WOOD DOORS PAINTED
COLOR TO MATCH ROSEMARY SPRING BM 214430



NOTES

df ARCHITECTURE INC.

PROPOSED TOWNHOUSE DEVELOPMENT
7848 - 204 STREET,
LANGLEY, B.C.

APCOR GROUP
#224-9405 120 STREET,
SURREY, BC V3W 4G5

MATERIAL BOARD
COLOR SCHEME #1

A-351

F.1



1.SMOOTH FINISH HARDIE SHIPLAP SIDING
COLOR :LIGHT MIST

2.SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL SYSTEM VERSION 2.0
COLOR: ARCTIC WHITE



3.ENDICOTT THIN BRICK
COLOR:SIENNA IRONSPOT SIZE: 2 $\frac{1}{4}$" x 7 $\frac{5}{8}$"



4.WOODTONE LP SMART SIDING
COLOR:SUMMER WHEAT SIZE: $\frac{7}{16}$" x 6"



5. 2" X 12" WOOD TRIM FASCIA
COLOR TO PEPPERCORN SW 7674



6. 2" X 10" WOOD TRIM
COLOR:BOOTH BAY BLUE



7. SOLID CORE WOOD DOORS PAINTED
COLOR TO MATCH LIGHT MIST



8. SOLID CORE WOOD DOORS PAINTED
COLOR TO MATCH BOOTHBAY BLUE(WOLF GRAY BM 2127-40)



NOTES

df ARCHITECTURE INC.

PROPOSED TOWNHOUSE DEVELOPMENT
7848 -204 STREET,
LANGLEY, B.C.

APCOR GROUP

MATERIAL BOARD
COLOR SCHEME #2

A-352

F.1

1.SMOOTH FINISH HARDIE SHIPLAP SIDING
COLOR :LIGHT MIST

2.SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL SYSTEM VERSION 2.0
COLOR: ARCTIC WHITE

3.ENDICOTT THIN BRICK
COLOR:SIENNA IRONSPOT SIZE: 2 $\frac{1}{4}$" x 7 $\frac{5}{8}$"

4.WOODTONE LP SMART SIDING
COLOR:SUMMER WHEAT SIZE: $\frac{7}{16}$" x 6"

5. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL SYSTEM VERSION 2.0
COLOR: DEEP OCEAN

6. 2" X 10" WOOD TRIM
COLOR:DEEP OCEAN

7. SOLID CORE WOOD DOORS AND METAL OVER HEAD GARAGE DOOR PAINTED
COLOR TO MATCH NORTH SEA
CM [illegible] 932



NOTES:

PROPOSED TOWNHOUSE DEVELOPMENT
7588 - 204 STREET,
LANGLEY, B.C.

APCON GROUP
#204-8338 128 STREET,
SURREY, B.C V3W4E9

MATERIAL BOARD
COLOR SCHEME #3

A-353



1.SMOOTH FINISH HARDIE SHIPLAP SIDING
COLOR :LIGHT MIST

2.SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL SYSTEM VERSION 2.0
COLOR: ARCTIC WHITE



3.ENDICOTT THIN BRICK
COLOR:SIENNA IRONSPOT SIZE: 2 $\frac{1}{4}$" x 7 $\frac{5}{8}$"



4.WOODTONE LP SMART SIDING
COLOR:SUMMER WHEAT SIZE: $\frac{7}{16}$" x 6"



5. 2" X 12" WOOD TRIM FASCIA
COLOR TO PEPPERCORN SW 7674



6. 2" X 10" WOOD TRIM
COLOR:COUNTRYLANE RED



7. SOLID CORE WOOD DOORS PAINTED
COLOR TO MATCH LIGHT MIST



8. SOLID CORE WOOD DOORS PAINTED
COLOR TO MATCH COUNTRYLANE RED(LAURENTIAN RED CC 152)



NOTES

df ARCHITECTURE INC.

PROPOSED TOWNHOUSE DEVELOPMENT
7848 - 204 STREET,
LANGLEY, B.C.

APCOR GROUP
#224-8405 128 STREET,
SURREY,BC V3W4G5

MATERIAL BOARD
COLOR SCHEME #4

F.1

A-354

1. SMOOTH FINISH HARDIE SHIPLAP SIDING
COLOR :LIGHT MIST

2. SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL SYSTEM VERSION 2.0
COLOR: ARCTIC WHITE

3. ENDICOTT THIN BRICK
COLOR:SIENNA IRONSPOT SIZE: 2 1/4" x 7 5/8"

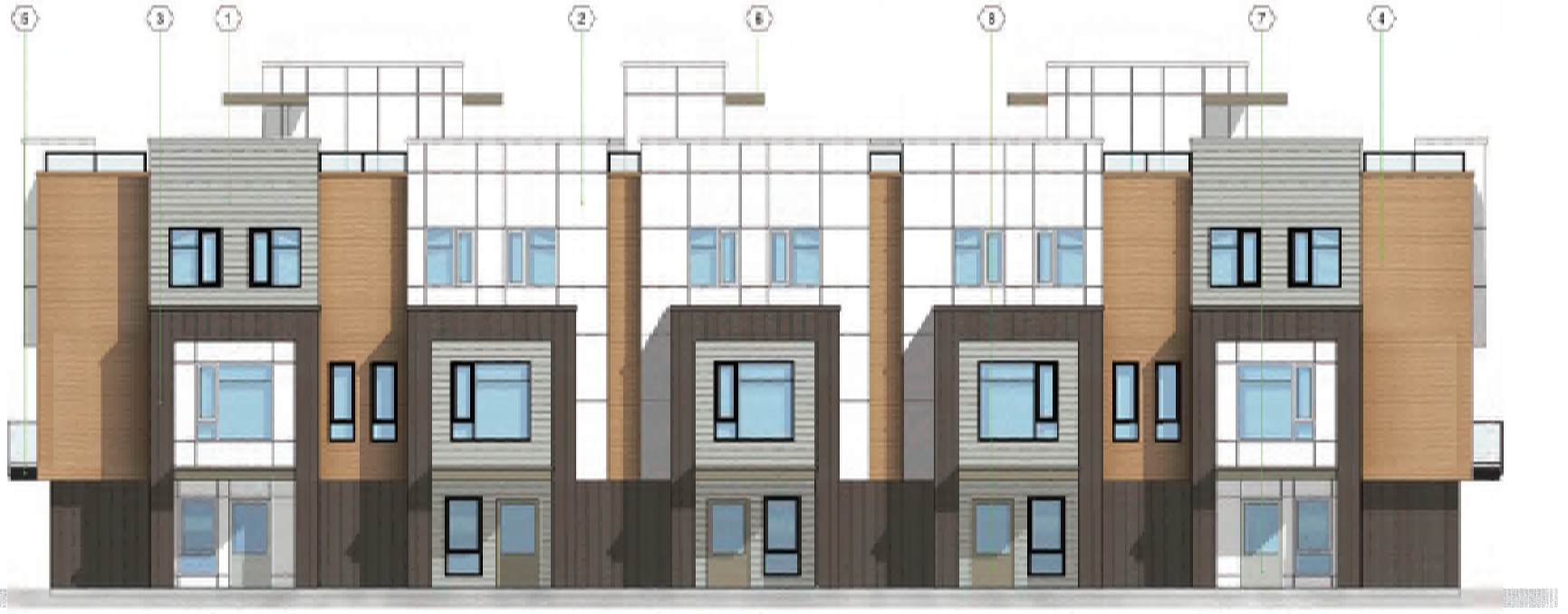
4. WOODTONE LP SMART SIDING
COLOR:SUMMER WHEAT SIZE: 7/16" x 6"

5. 2" X 12" WOOD TRIM FASCIA
COLOR TO PEPPERCORN SW 7674

6. 2" X 10" WOOD TRIM
COLOR:MONTEREY TAUPE

7. SOLID CORE WOOD DOORS PAINTED
COLOR TO MATCH LIGHT MIST

8. SOLID CORE WOOD DOORS PAINTED
COLOR TO MATCH MONTEREY TAUPE
(STAMPEDE BM CC 540)



NOTES

PROPOSED TOWNHOUSE DEVELOPMENT
7848 - 204 STREET,
LANGLEY, B.C.

APCOR GROUP
#224-8405 128 STREET,
SURREY,BC V3W4G5

MATERIAL BOARD
COLOR SCHEME #5

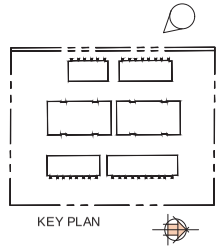
F.1

A-355

NOTES:



1
351
VIEW-2 ALONG 204 STREET
SCALE : N.T.S



KEY PLAN

REVISION		
2023.04.12	M	REVISED DP PACKAGE FOR COUNCIL

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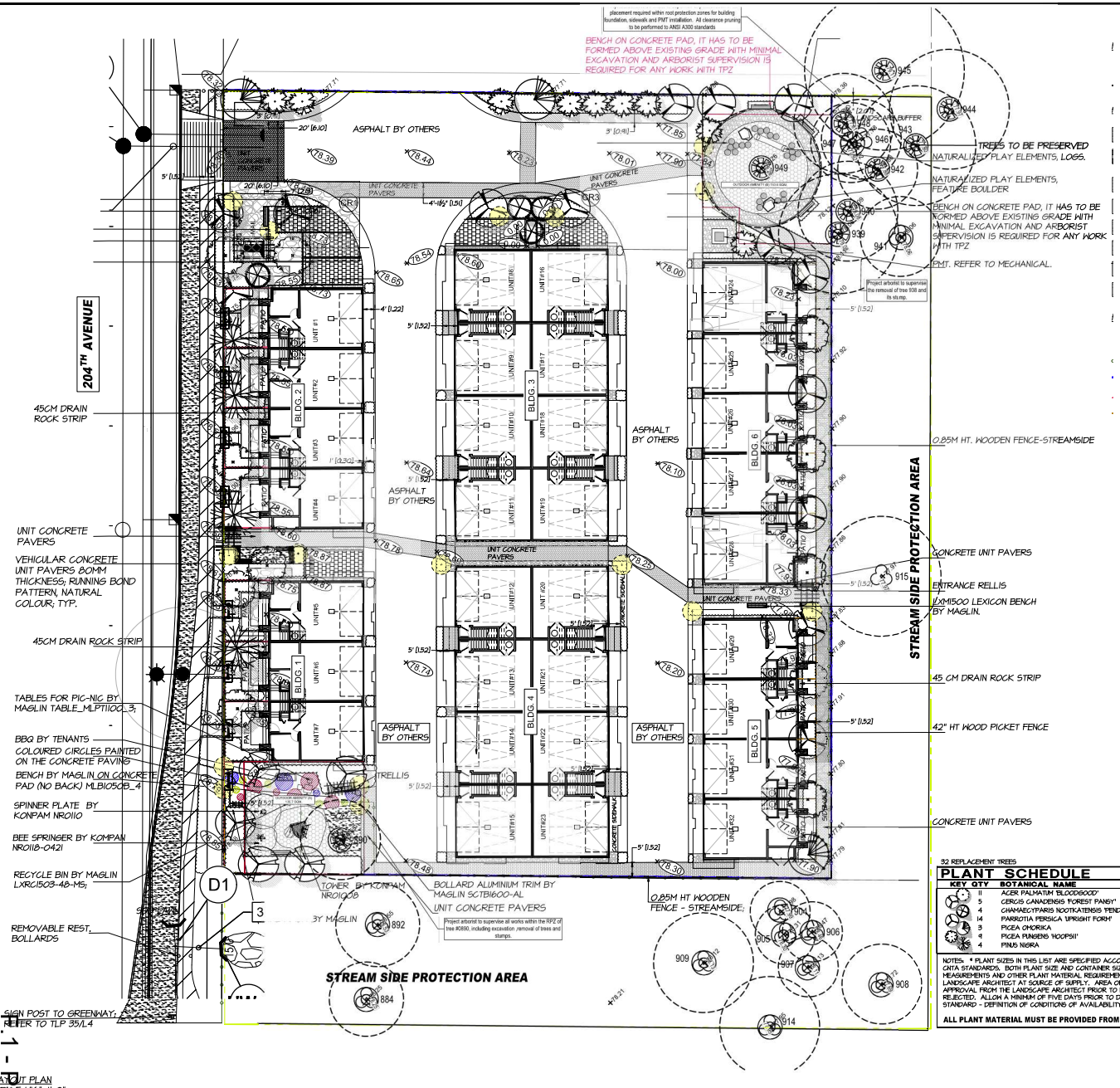
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SHEET TITLE:

RENDERINGS

DRAWING NO.:
A-350 M

F.1



LAYOUT PLAN
SCALE 1/16"=1'-0"

HARDSCAPE AND MATERIALS LEGEND

- VEHICULAR CONCRETE UNITS; RED COLOUR; HERRINGBONE PATTERN
- VEHICULAR CONCRETE UNIT PAVERS 80MM THICKNESS; RUNNING BOND PATTERN, NATURAL COLOUR; TYP.
- PEDESTRIAN CONCRETE UNITS; CHARCOAL COLOUR; RUNNING BONE PATTERN
- BROOM FINISHING CONCRETE
- DRAIN ROCK
- FIBAR - PLAY'S SURFACE
- SOD LAWN
- 2X2 HYDRA-PRESSED CONCRETE PAVER IN DESERT SAND COLOUR

PLAN KEY

- ROOT PROTECTION ZONE (RPZ)
- TREE PROTECTION FENCE
- 0.85M HT WOODEN FENCE - STREAMSIDE; DETAIL TLP 12/L5; TYPICAL
- TLP8 WOOD PICKET FENCE
- 42"ht WOOD PICKET FENCE

82 REPLACEMENT TREES

PLANT SCHEDULE

M2 JOB NUMBER: 18 036

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	11	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	6CM CAL; 2M STD; UPRIGHT FORM
	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.8CM; B&B
	4	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2M HT; B&B
	14	PARROTIA PERSICA 'UPRIGHT FORM'	PERSIAN IRONWOOD	5CM CAL; 1.8CM; B&B
	3	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B
	9	PICEA PUNGENS 'HOOPSII'	BLUE SPRUCE	2.5CM HT; B&B
	4	PINUS NIGRA	AUSTRIAN BLACK PINE	2.5M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW& MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

18036-2Lzip

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M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NORTH

NO.	DATE	REVISION DESCRIPTION	DR.
12	22MAR.25	REV AS PER TOL COMMENTS/ ROOFTOP	BN
11	22FEB.05	REV AS PER TOL COMMENTS	BN
10	21OCT.28	REV AS PER TOL COMMENTS	BN
09	21MAR.26	REV AS PER ARB REVISION	BN
08	20JUL.18	REVPER TOL COMMENTS	GL/BN
07	19SEP.12	REV. PER TOL COMMENTS	JM
06	18JAN.23	REV. AS PER TOL COMMENTS	JSG
05	18NOV.15	REV. AS PER NEW SITE PLAN	JSG
04	18OCT.12	ISSUED FOR DP	JSG
03	18OCT.10	REV. AS PER NEW SITE PLAN	JSG
02	18SEP.14	REVISION AS PER NEW SITE PLAN	JSG
01	18SEP.10	PRELIMINARY DESIGN ISSUED	JSG

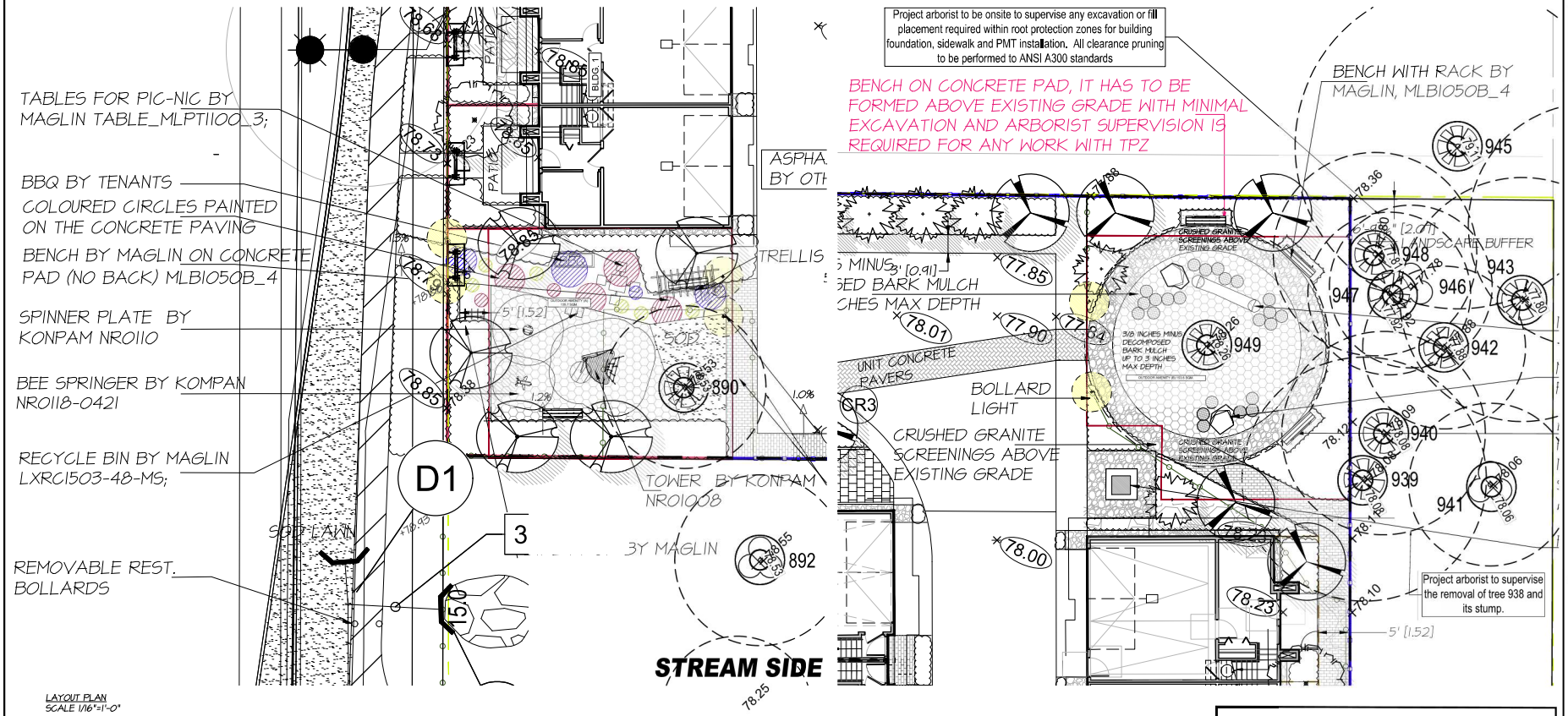
SEAL:

PROJECT:
7848-204TH STREET,
TOWNSHIP OF LANGLEY, B.C.
TOL#: 08-23-0136

DRAWING TITLE:
LANDSCAPE TREE PLAN

SCHEDULE B

DATE: SEPT. 10, 2018
SCALE: 1/16"=1'-0"
DRAWN: JG
DESIGN: JG
CHK'D: MM
DRAWING NUMBER: L1
OF 10
M2LA PROJECT NUMBER: JOB NO. 18036



HARDSCAPE AND MATERIALS LEGEND

- VEHICULAR CONCRETE UNITS; RED COLOUR; HERRINGBONE PATTERN
- VEHICULAR CONCRETE UNIT PAVERS 80MM THICKNESS; RUNNING BOND PATTERN, NATURAL COLOUR; TYP.
- PEDESTRIAN CONCRETE UNITS; CHARCOAL COLOUR; RUNNING BONE PATTERN
- BROOM FINISHING CONCRETE
- DRAIN ROCK
- FIBAR - PLAY'S SURFACE
- SOD LAWN
- 2X2 HYDRA-PRESSED CONCRETE PAVER IN DESERT SAND COLOUR

PLAN KEY

- ROOT PROTECTION ZONE (RPZ)
- TREE PROTECTION FENCE
- 0.85M HT WOODEN FENCE - STREAMSIDE; DETAIL TLP 12/L5; TYPICAL
- TLP8 WOOD PICKET FENCE
- 42"ht WOOD PICKET FENCE

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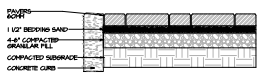
SEAL:

PROJECT:
7848-204TH STREET,
TOWNSHIP OF LANGLEY, B.C.
TOL#: 08-23-0136

DRAWING TITLE:
OUTDOOR AMENITY LAYOUT PLAN

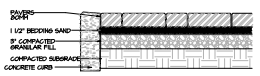
DATE:	SEPT. 10, 2018
SCALE:	1/16"=1'-0"
DRAWN:	JG
DESIGN:	JG
CHK'D:	MM
M2LA PROJECT NUMBER:	JOB NO. 18036

DRAWING NUMBER: L4 OF 10

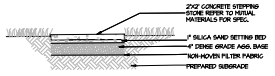


01 L6 **PEDESTRIAN CONCRETE PAVERS** N.T.S.

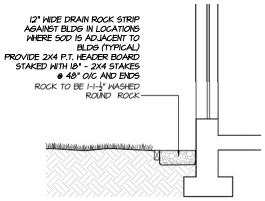
NOTE: PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS



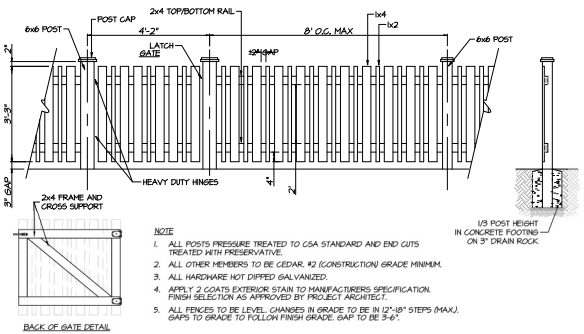
02 L6 **VEHICULAR CONCRETE PAVERS** N.T.S.



03 L6 **CONCRETE STEPPING STONE** SCALE NTS



04 L6 **DRAIN ROCK STRIP AGAINST BUILDING** 12" x 1'-0"



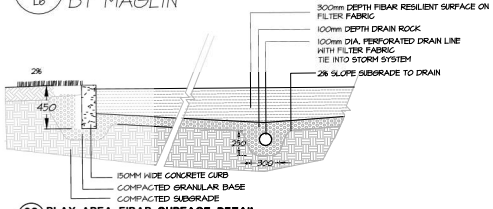
NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

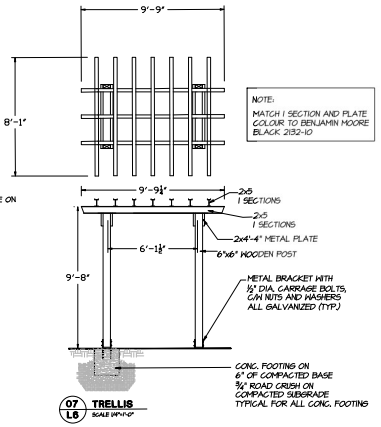
05 L6 **PLAY AREA FIBAR SURFACE DETAIL**



8 L6 **LXMI500 LEXICON BENCH BY MAGLIN**



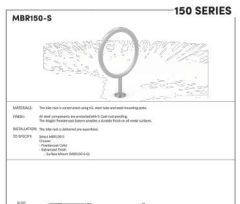
06 L6 **PLAY AREA FIBAR SURFACE DETAIL**



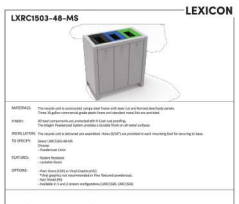
07 L6 **TRELLIS** SCALE 1/4"=1'-0"



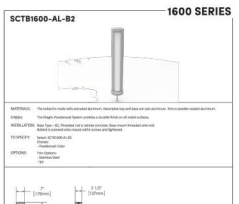
F1 L6 **TABLE** N.T.S.



F2 L6 **BIKE RACK** N.T.S.



F3 L6 **RECYCLE BIN** N.T.S.



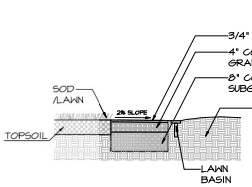
F4 L6 **BOLLARD** N.T.S.



F5 L6 **BENCH 1** N.T.S.

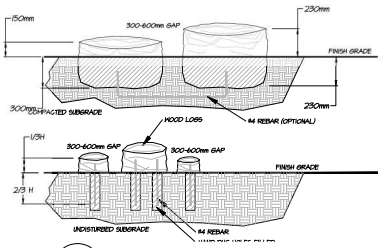


F6 L6 **BENCH 2** N.T.S.



9 L7 **GRANULAR WALKWAY @AMENITY SPACE** SCALE : 1/2"= 1'-0"





10 L6 **STEPPING LOGS** SCALE : 1/2"= 1'-0"



COLOURED CIRCLES PAINTED ON THE CONCRETE PAVING OR DECORATIVE AGGREGATE IN DIFFERENT COLOURS.

PLAYGROUND EQUIPMENTS



F6-TOWER WITH FIREMAN'S POLE AND ROOF BY KONPAM NR0100B



F7-SPINNER PLATE BY KONPAM NR0110-0911



F8-BEE SPRINGER BY MAGLIN NR0118-0421

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02	18SEP'21	REVISION AS PER NEW SITE PLAN	JSG
01	18SEP'21	PRELIMINARY DESIGN ISSUED	JSG

SEAL:

PROJECT:

7848-204TH STREET,
TOWNSHIP OF LANGLEY, B.C.
TOL#: 08-23-0136

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	SEPT. 10, 2018
SCALE:	AS SHOWN
DRAWN:	JG
DESIGN:	JG
CHK'D:	MM
M2LA PROJECT NUMBER:	JOB NO. 18036

DRAWING NUMBER: L6 OF 10

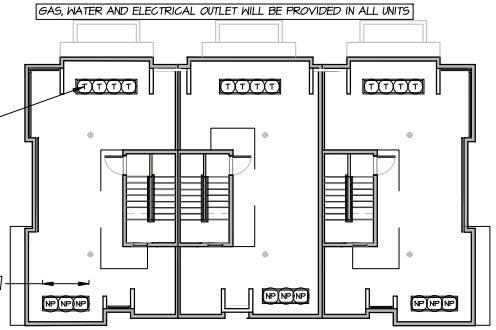
46"X20"X24" PLANTER
QUANTITY: 7

72"X20"X24" PLANTER
QUANTITY: 9

96"X20"X24" PLANTER
QUANTITY: 12

CUBE METAL PLANTER BY GREENTHEORY OR APPROVED EQUIVALENT - SHOP DRAWING TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

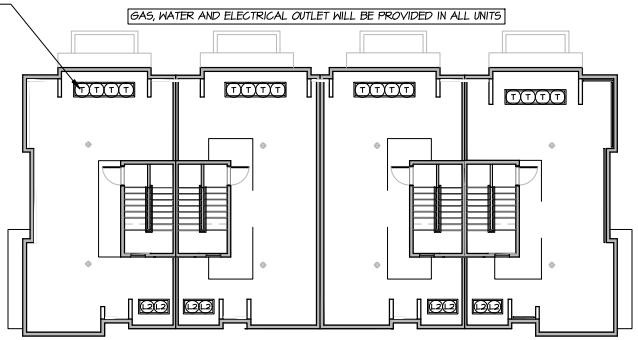
GAS, WATER AND ELECTRICAL OUTLET WILL BE PROVIDED IN ALL UNITS



BUILDING #1

CUBE METAL PLANTER BY GREENTHEORY OR APPROVED EQUIVALENT - SHOP DRAWING TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

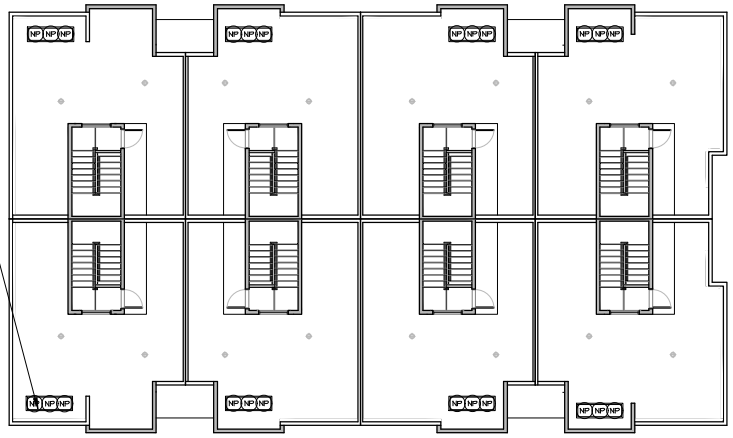
GAS, WATER AND ELECTRICAL OUTLET WILL BE PROVIDED IN ALL UNITS



BUILDING #2 & 5

GAS, WATER AND ELECTRICAL OUTLET WILL BE PROVIDED IN ALL UNITS

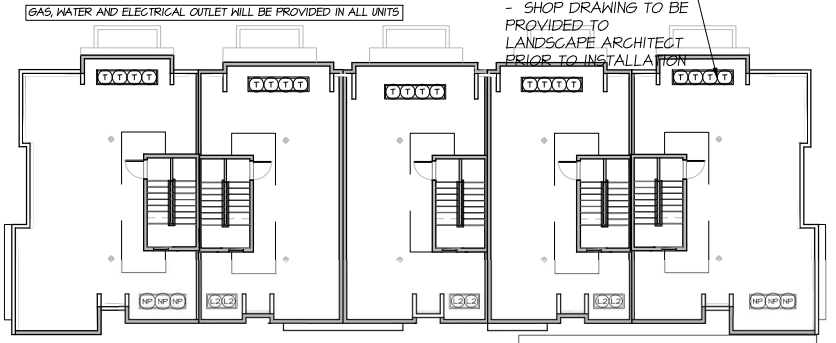
CUBE METAL PLANTER BY GREENTHEORY OR APPROVED EQUIVALENT - SHOP DRAWING TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION



BUILDING #3 & 4

GAS, WATER AND ELECTRICAL OUTLET WILL BE PROVIDED IN ALL UNITS

CUBE METAL PLANTER BY GREENTHEORY OR APPROVED EQUIVALENT - SHOP DRAWING TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION



BUILDING #6

PLANT SCHEDULE

M2 JOB NUMBER: 18 036

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
NP	39	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA	#2 POT
T	48	TAXUS X MEDIA 'BROWNI'I	YEW	# 3 POT
PERENNIAL				
L2	14	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.





1 L7 SQUARE METAL PLANTER BY GREENTHEORY
SCALE : N.T.S.

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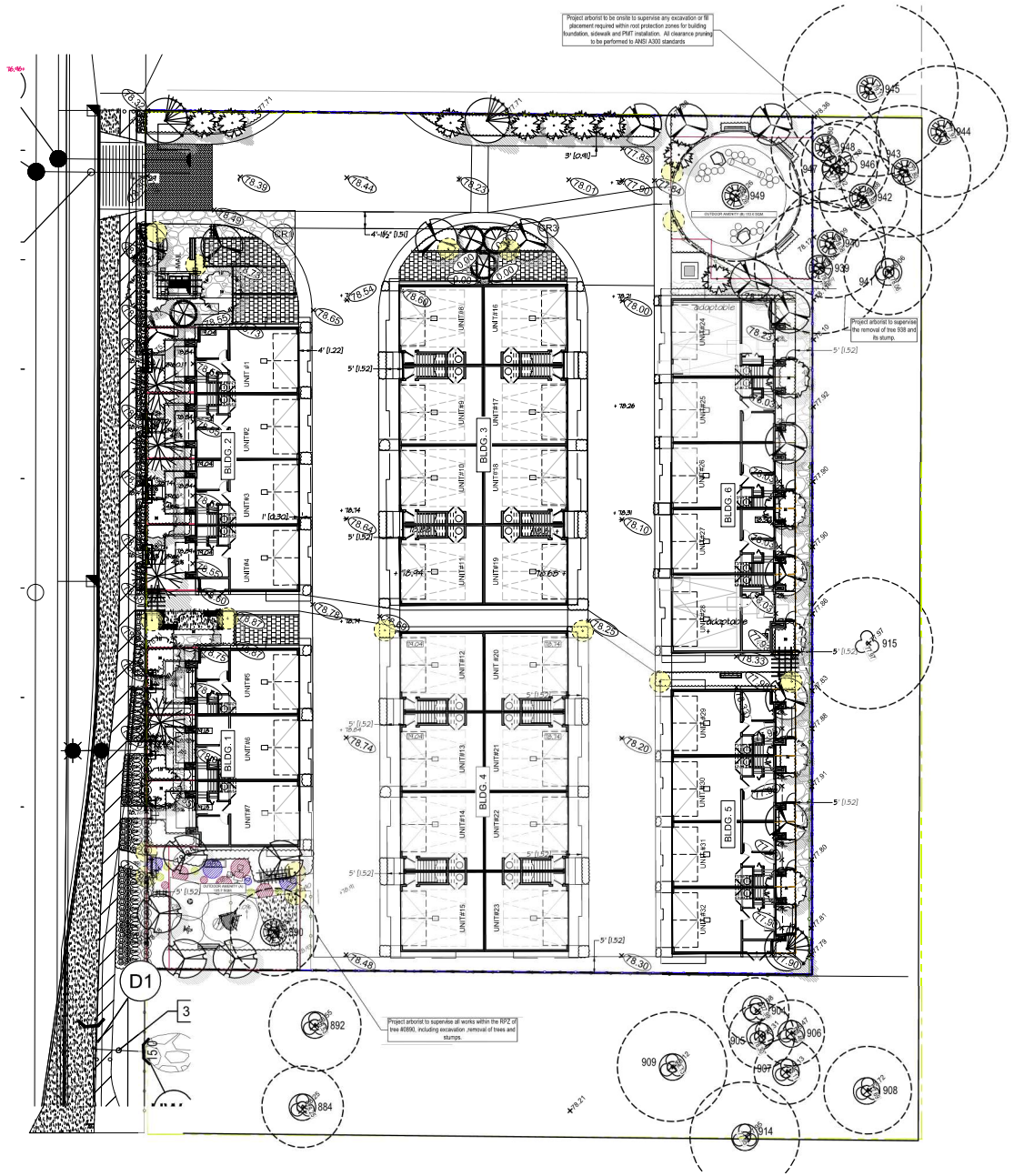
SEAL:

PROJECT:
7848-204TH STREET,
TOWNSHIP OF LANGLEY, B.C.
TOL#: 08-23-0136

DRAWING TITLE:
ROOFTOP PLAN

DATE:	SEPT. 10, 2018
SCALE:	1/16"=1'-0"
DRAWN:	JG
DESIGN:	JG
CHK'D:	MM
M2LA PROJECT NUMBER:	JOB NO. 18036

DRAWING NUMBER: L7
OF 10



GRADING LEGEND:

- +78.30 LANDSCAPE FINISH GRADE
- 2% SLOPE %
- 3@6" RISERS (STAIRS) @HEIGHT OF STEP
- TOP OF WALL GRADE
- BOTTOM OF WALL GRADE
- 78.30 MAIN FLOOR ELEVATION (ARCHITECTURAL)
- +78.21 CIVIL GRADE
- +78.21 SURVEY GRADE

18036-21.zip

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01	18SEP.22	PRELIMINARY DESIGN ISSUED	JSG

SEAL:

TO BE COORDINATED WITH CIVIL

PROJECT:

7848-204TH STREET,
TOWNSHIP OF LANGLEY, B.C.
TOL#: 08-23-0136

DRAWING TITLE:

LANDSCAPE GRADING PLAN

DATE:	SEPT. 10, 2018
SCALE:	1/16"=1'-0"
DRAWN:	JG
DESIGN:	JG
CHK'D:	MM
M2LA PROJECT NUMBER:	JOB NO. 18036

DRAWING NUMBER: L9

OF 10

Unless the owner of land first obtains a development permit or produces a registerable building scheme acceptable to the Township, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of an additional dwelling unit, or work exceeding value of $50,000 measured in 2000 dollars, must not be started.

Development permit guidelines for this area are as follows:

- Where an existing estate character house is to be retained, new infill units shall be designed in a complementary style, using features such as roof slope, building massing and finish materials to create a cohesive development.
- Where a new "main house" is to be developed as part of the development, the overall project should appear as a cohesive development compatible with the remainder of the neighbourhood.
- Infill units shall be sited and designed to limit overview of adjacent rear yards, and to permit sun penetration onto adjacent properties. Building height is to be compatible with existing houses in the neighbourhood.
- Only one driveway access will be permitted per each original parcel. As such, the main house and infill units will share one access. On a corner lot, a second driveway access would be permitted from the other street.
- Wherever possible, existing mature vegetation should be retained and enhanced by new plantings.
- Where possible, infill units should be sited around a courtyard and/or common parking area.

06/02/06 - Bylaw No. 4475 Deleted Section 4.1.2 Commercial and Business/Office Park Areas Development permit guidelines.

04/02/08 - Bylaw No. 4586 Deleted Section 4.1.3 Development Permit Area 'B' – Residential Density Bonus and Multi-Family

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 919.1(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area "B."

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.

- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- 5101 28/09/15 Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

- 5101 28/09/15 Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create ‘eyes on the street’, and appropriately landscaped.
- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.

- Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

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- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122

cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.

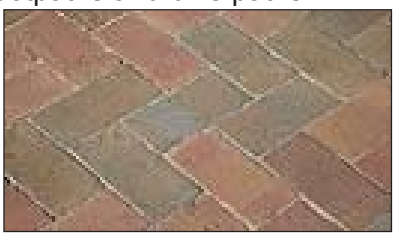
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





- Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.





- Grass Pave/Grasscrete/Golpha plastic reinforcement products used in conjunction with gravel or grass surfaces.



- Curb cuts may be used to divert runoff from road surfaces into swales or rainwater gardens which contribute to evapotranspiration.



- Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

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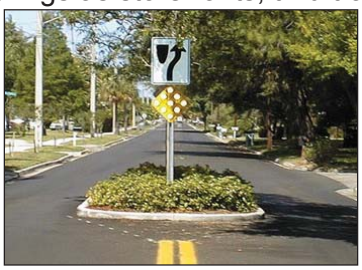
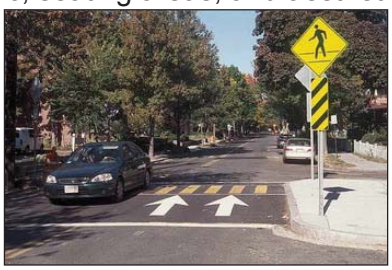
Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.
- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.

- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.


- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
  - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
  - Recessing the portion of the facade where the entry is located to help conceal it.
  - Extending portions of the structure over the garage entry to help conceal it.
  - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
  - Use of screening and landscaping to soften the appearance of the garage entry from the street.
  - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.

- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.
- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

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  - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
  - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

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4.1.2.4 TOWNHOUSES/ROWHOUSE

These guidelines are in addition to section 4.1.2.3 and apply to all townhouse and rowhouse developments.

Site Design

- Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).
- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to enclose courtyards and other landscaped spaces.

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4.1.2.5 APARTMENTS

These guidelines are in addition to section 4.1.2.3 and apply to all apartment developments.

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to provide common space such as courtyards.

Parking and Traffic/Pedestrian Circulation

- Minimize above grade projection of parking structures.
- Provide drop-off areas at grade level near the main building entrance where possible.
- Provide resident parking underground or within the building.

4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

4.2.1 DEVELOPMENT PERMIT AREA "C"– LOCAL COMMERCIAL

Lands identified as "Development Permit Area "C"– Local Commercial" on Map 4, Development
4475 Permit Areas are hereby designated as development permit areas under Section 919.1(1) (f) of
06/02/06 the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

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The objective of this development permit area designation is to encourage development of attractive and safe commercial areas and reduce conflict with adjacent land uses.

Development permit guidelines are as follows:

- Developments in each commercial node shall be coordinated in terms of architectural design, landscaping, fencing and signage. The height, massing and siting of buildings and design of signage and other elements should contribute to creating a sense of gateway into the neighbourhood.
- The architectural and landscape design should be appropriate for the local context. Architectural design should draw inspiration from Langley's rural heritage.

20 April 2022

Zorica Andjelic
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-23-0136 / 1135819 BC LTD/ISLE OF MANN

CIVIC: 7848 - 204 Street

LEGAL: Lot 17 Section 23 Township 8 NWD Plan 38151

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	**32**	**9**	**4**	**8**

Given the current school catchments this development would impact Donna Gabriel Robins Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

VANCOUVER ■ SURREY

Head Office - Surrey
Suite 212 – 12992 76 Avenue
Surrey, British Columbia
Canada, V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

July 26, 2021

PLG File: 21-2281
TOL File: 08-23-0136

Dear Occupant:

RE: DEVELOPER-LED PUBLIC INFORMATION MEETING
TOWNSHIP OF LANGLEY PROJECT NO. 08-23-0136 AT 7848 204 STREET

Apcon Group has applied to the Township of Langley to rezone the property at 7848 204 Street from Suburban Residential (SR-2) to Comprehensive Development (CD) to permit the development of 32 townhouse units. Pacific Land Group is leading the developer-led public information meeting for this project to receive feedback and answer any questions for the project.

You are invited to attend a **virtual public information meeting** to review the development proposal and provide feedback prior to Township Council's consideration of this application. Project team members will be available virtually to answer any questions and to receive your comments.

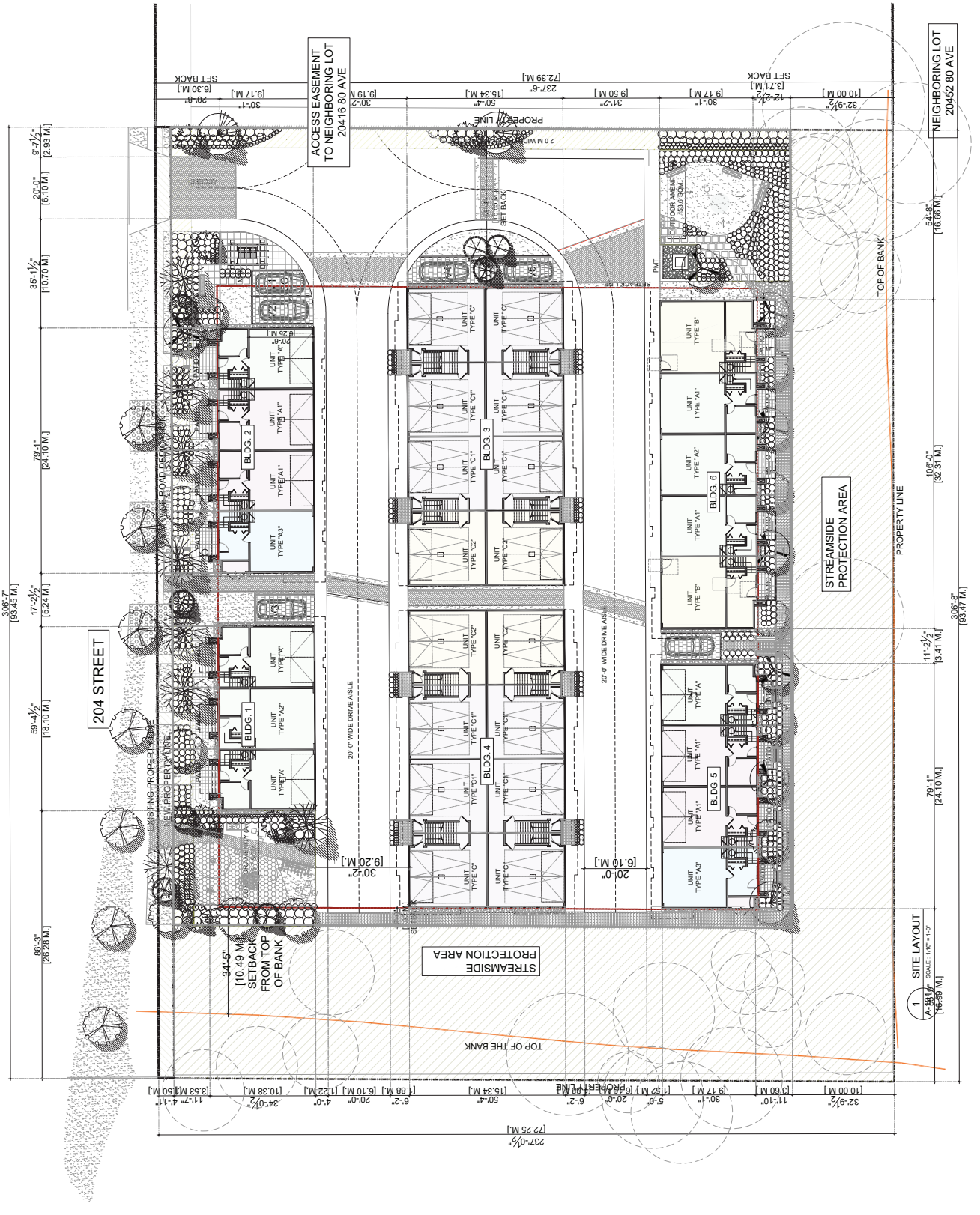
August 11, 2021
6:30 pm to 8:30 pm
Register at:
www.apcongroup.ca/PIM

Information on the project and registration for the virtual public information meeting are available on the project website.

Enclosed, you will find a site plan of the project along with a comment form. The comment form may be mailed to Pacific Land Group, 212-12992 76 Avenue, Surrey, BC V3W 2V6. You may also contact Rosa Shih at 778-938-0779 or at rosa@pacificlandgroup.ca with comments or more information on the application.

Sincerely,

Rosa Shih, MCIP RPP
Planner



NOTES:

NO.	DESCRIPTION	DATE (YYYY.MM.DD)
K	ISSUED FOR DP	2021.07.21
J	ISSUED FOR DP RESUBMISSION	2021.07.07
I	ISSUED REVISED ADDENDUM #2	2021.03.01
H	ISSUED REVISED ADDENDUM	2020.12.01
G	ISSUED FOR DP SUBMISSION	2020.07.13
F	ISSUED FOR DP RESUBMISSION	2020.04.02
E	ISSUED LAYOUT ADDENDUM	2020.02.04
D	ISSUED LAYOUT ADDENDUM	2020.01.31
C	ISSUED LAYOUT ADDENDUM	2019.12.13
B	ISSUED FOR DP RESUBMISSION	2019.12.04
A	ISSUED FOR DP SUBMISSION	2019.11.13
REVISION		

df ARCHITECTURE inc.
330-10551 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 2W8
T (604)284-5184 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
7912, 204 STREET, LANGLEY, B.C.

CLIENT:
APCON GROUP
#224-8028 128 STREET, SURREY,BC V3W4E9

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DRAWN: NH
CHECKED: DF
SCALE: 1/16" = 1'-0"
JOB No.: UAK-018
DATE: MARCH 2018
SHEET TITLE: SITE PLAN

DRAWING NO.: **A-101**
REVISION: **K**

F.1

08-23-0136 Virtual Public Information Meeting Feedback Form
August 11, 2021 | 6:30 pm to 8:30 pm

Apcon Group has applied to the Township of Langley to rezone the property at 7848 204 Street from Suburban Residential (SR-2) to Comprehensive Development (CD) to permit the development of 32 townhouse units.

Do you have any comments or questions on the proposed rezoning and development concept?

Name: _____

Address: _____

_____

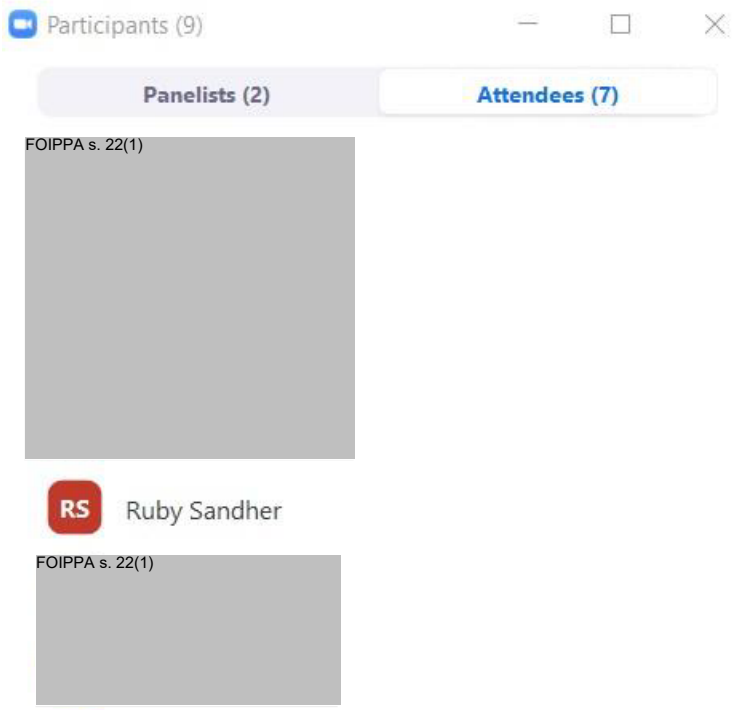
Telephone: _____ Email: _____

Please return your completed Feedback Form by **August 18, 2021** to:
Pacific Land Group
212-12992 76 Avenue
Surrey, BC V3W 2V6

Or by email to rosa@pacificlandgroup.ca

For more information on this proposal, please contact Rosa Shih by email at rosa@pacificlandgroup.ca or by phone at 778-938-0779.

Appendix E: Webinar attendees



Rosa Shih

From: FOIPPA s. 22(1)
Sent: Tuesday, August 10, 2021 2:15 PM
To: Rosa Shih; info@apcongroup.ca
Subject: Apcon PIM Submission

Comments: Hi there, my name is FOIPPA s. 22(1) Langley. I work in Langley as well at FOIPPA s. 22(1) work on construction projects in Langley and the Fraser Valley. I cannot attend this meeting at the scheduled time so I would like to express my support for this project. I think it fits the Yorkson plan well and will provide well-needed housing for young families and professionals in the Fraser Valley. I have seen the quality of construction from this developer in Surrey and know that they are committed to building Quality communities, and are a caring Developer. I'm excited to see this project come through. Thank you

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1135819 BC LTD.) BYLAW NO. 5758

EXPLANATORY NOTE

Bylaw No. 5758 rezones 0.68 ha (1.67 ac) of land at 7848 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to accommodate a townhouse development consisting of 32 units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1135819 BC LTD.) BYLAW NO. 5758

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1135819 B.C. Ltd) Bylaw No. 5758”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

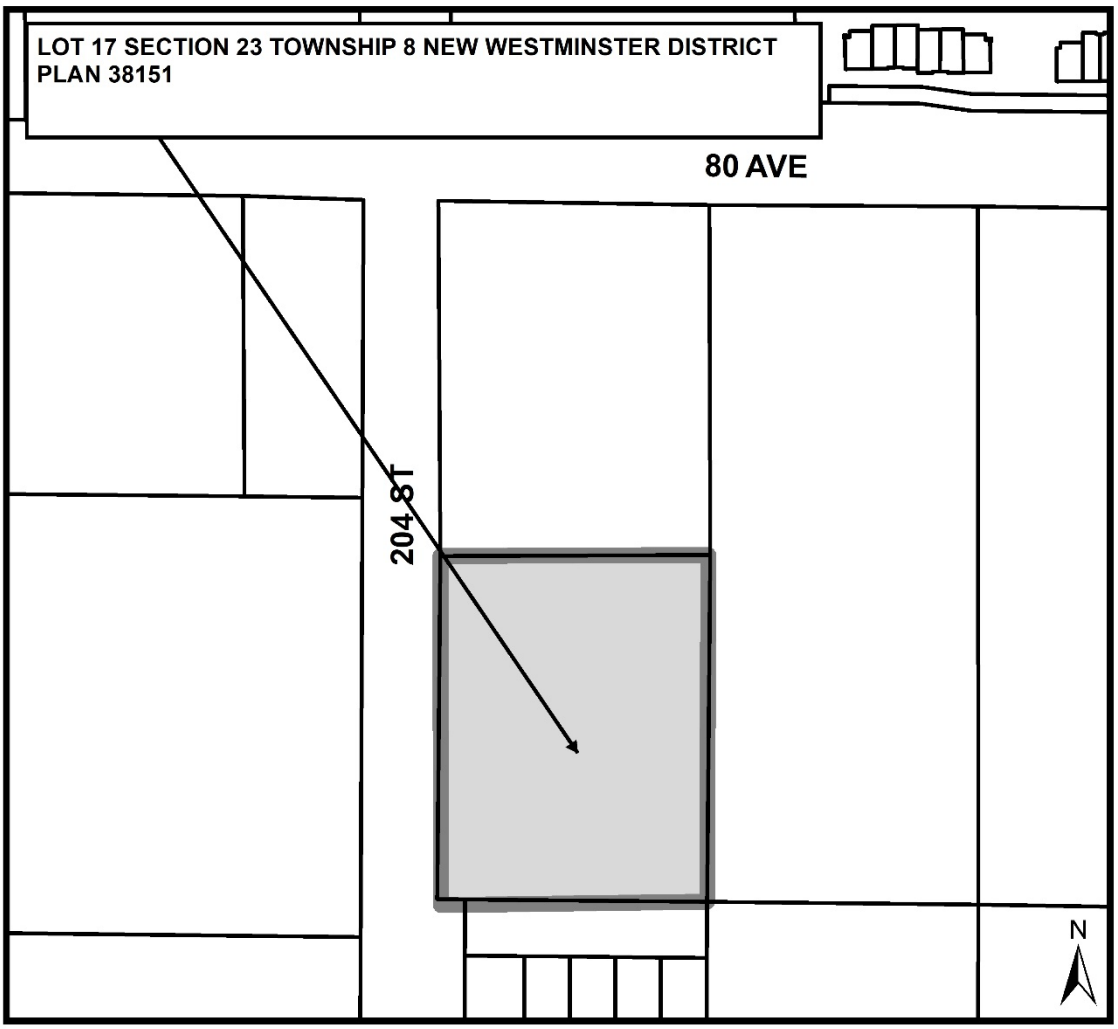
   Lot 17 Section 23 Township 8 New Westminster District Plan 38151

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-77.

READ A FIRST TIME the	day of	, 2022.
READ A SECOND TIME the	day of	, 2022.
NOTICE WAS ADVERTISED the	day of	, 2022.
READ A THIRD TIME the	day of	, 2022.
ADOPTED the	day of	, 2022.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5758



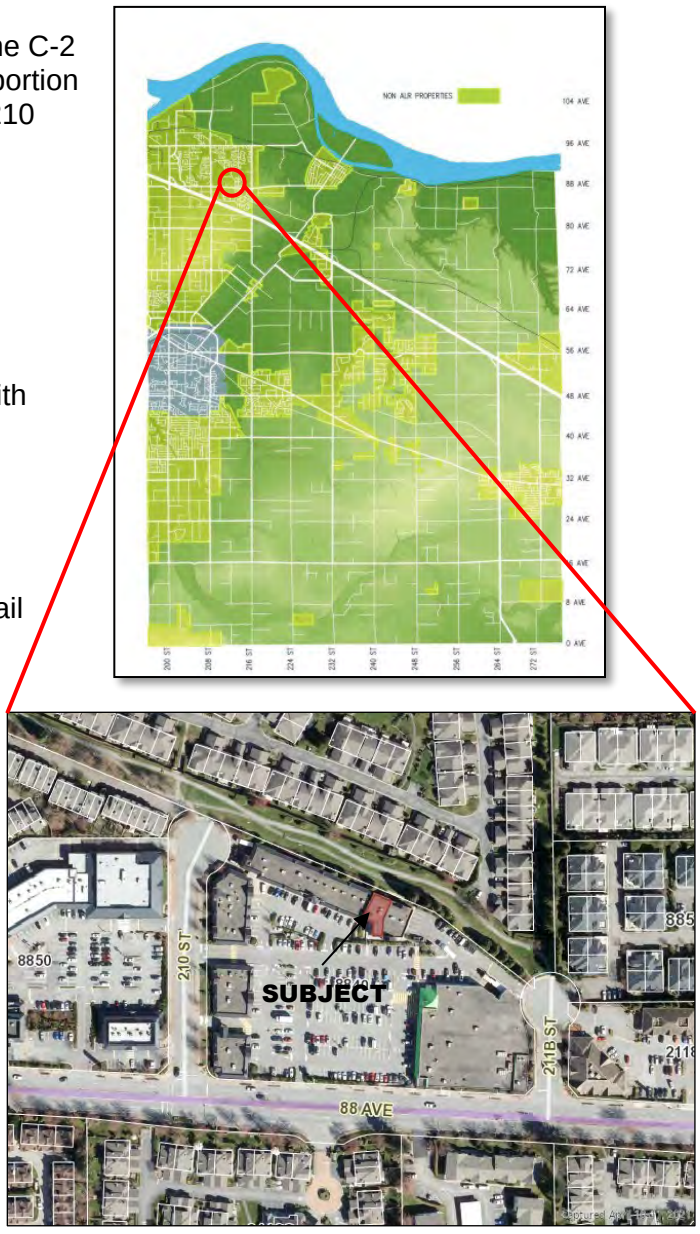
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 25, 2022 - REGULAR MEETING	**REPORT:**	22-39
FROM:	COMMUNIY DEVELOPMENT DIVISION	**FILE:**	08-36-0201
SUBJECT:	REZONING APPLICATION NO. 100695 AND CANNABIS RETAIL SALES ENDORSEMENT APPLICATION NO. 000022 (LOST LAGOON HOLDINGS LTD. / 509, 8840 – 210 STREET)		

PROPOSAL:

Application to amend Community Commercial Zone C-2 to add "Cannabis Retail" as a permitted use on a portion of a 1.96 ha (4.84 ac) property located at 8840 – 210 Street.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5781 subject to two (2) development prerequisites being satisfied prior to final reading, consider the cannabis retail sales endorsement request, and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Walnut Grove Community Plan and Policy 07-410 Cannabis Retail Sales.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lost Lagoon Holdings Ltd.) Bylaw No. 5781 amending the Community Commercial Zone C-2 to permit cannabis retail sales on a portion of a 1.96 ha (4.84 ac) property located at 8840 – 210 Street subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
2. Confirmation of "fit and proper" stage completed by the Provincial Liquor and Cannabis Regulation Branch;

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5781, in conjunction with the endorsement request for a new non-medical cannabis retail store; and further

That Council, at time of final reading of Rezoning Bylaw No. 5781, should the application be endorsed by Council and the provincial Liquor and Cannabis Control Branch to proceed, adopt the following resolution:

> *"That Council has considered and ENDORSED the request by Lost Lagoon Holdings Ltd. to locate a non-medical cannabis retail store at 509, 8840 – 210 Street, Langley, as meeting the objectives of Cannabis Retail Sales Policy No. 07-410.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.*
>
> *In ENDORSING this request, Council has considered the views of area residents expressed to Council as part of a public input opportunity, the records of which are provided as attachments to this resolution.*
>
> *ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations."*

EXECUTIVE SUMMARY:

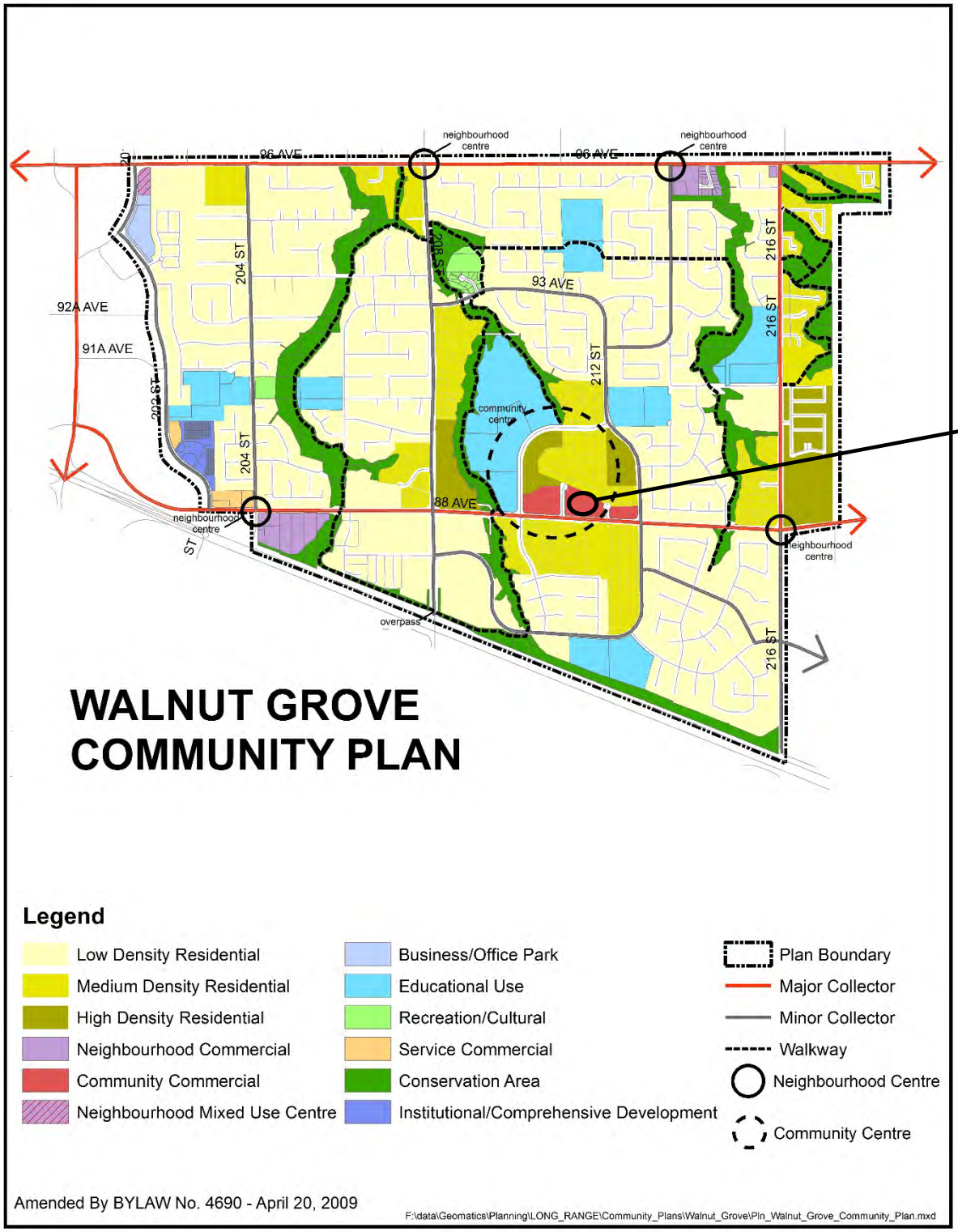
Platinum Projects Ltd. has applied on behalf of the owner to amend the Community Commercial Zone C-2 to permit cannabis retail sales on a site-specific basis in a multi-tenant commercial building at 509, 8840 – 210 Street.

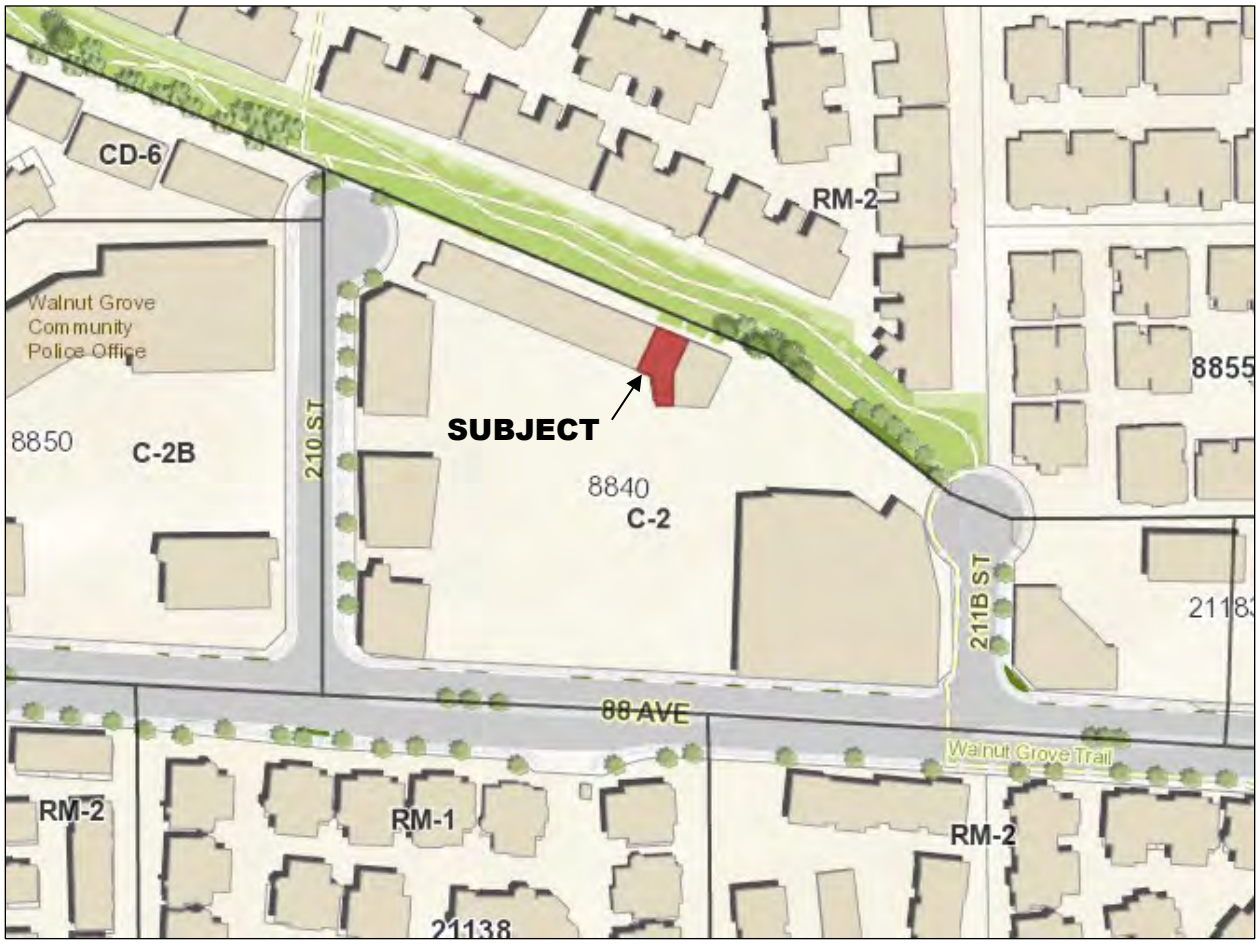
The proposed zoning amendment complies with the site's Community Commercial land use designation in the Walnut Grove Community Plan, which permits retail uses (among others). The proposal also complies with Policy 07-410 Cannabis Retail Sales (Attachment A), specifically the Locational Criteria included in the Policy as the proposed location is not within 200 metres of an existing school, park, recreation centre, or another cannabis retail store, including those located in adjacent municipalities. Furthermore, there currently are no other cannabis retail stores in the Walnut Grove area.

Staff recommend that Council support the zoning amendment, subject to the completion of two (2) development prerequisites as it complies with the Walnut Grove Community Plan and Cannabis Retail Sales Policy.

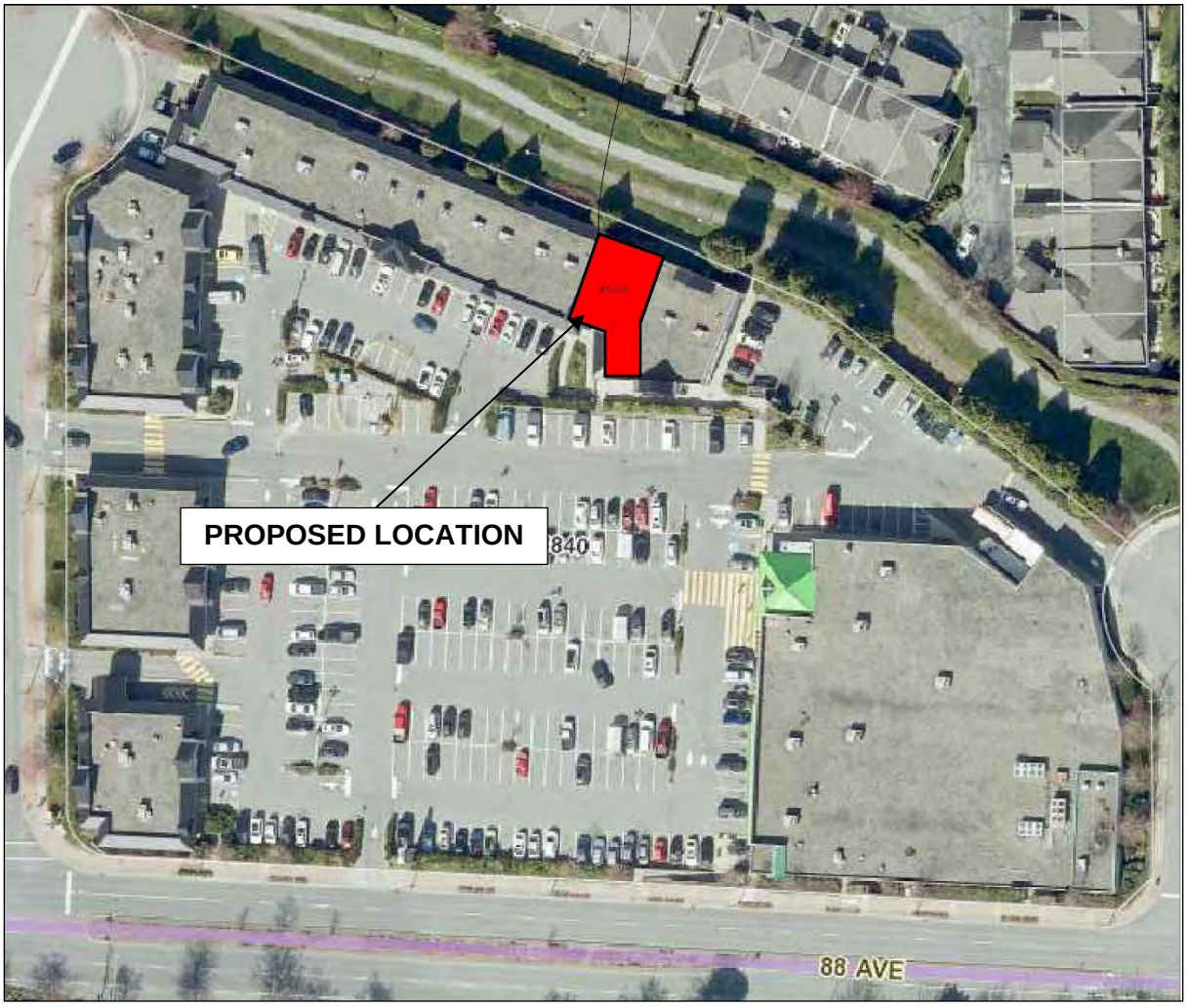
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5781.


96 AVE
neighbourhood centre
96 AVE
neighbourhood centre
92A AVE
91A AVE
202 ST
204 ST
204 ST
208 ST
93 AVE
212 ST
216 ST
216 ST
community centre
SUBJECT
88 AVE
neighbourhood centre
neighbourhood centre
overpass
216 ST
WALNUT GROVE
COMMUNITY PLAN
Legend
Low Density Residential
Medium Density Residential
High Density Residential
Neighbourhood Commercial
Community Commercial
Neighbourhood Mixed Use Centre
Business/Office Park
Educational Use
Recreation/Cultural
Service Commercial
Conservation Area
Institutional/Comprehensive Development
Plan Boundary
Major Collector
Minor Collector
Walkway
Neighbourhood Centre
Community Centre
Amended By BYLAW No. 4690 - April 20, 2009
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Walnut_Grove\Pln_Walnut_Grove_Community_Plan.mxd



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Lost Lagoon Holdings Ltd. 700 Chilco Street Vancouver BC V6G 2R1
Agent:	Platinum Projects Ltd. 13690 Marine Drive White Rock BC V4B 1A4
Legal Description:	Portion of Lot 1 Section 36 Township 8 New Westminster District Plan LMP25745
Civic Address:	509, 8840 – 210 Street
Area:	1.96 ha (4.84 ac)
Walnut Grove Community Plan:	Community Commercial
Existing Zoning:	Community Commercial Zone C-2

BACKGROUND/HISTORY:

On March 9, 2020, Council adopted Policy 07-410 Cannabis Retail Sales which establishes locational criteria for considering cannabis retail sales applications (Attachment A). The Policy outlines the criteria to be considered by Council as part of site-specific rezoning applications for cannabis retail stores.

The Policy sets a minimum distance requirement from schools, parks, recreation centres, and other cannabis retail stores and also sets a limit of one cannabis retail store to be considered for approval for each of the urban communities in Aldergrove, Brookswood / Fernridge, Fort Langley, Murrayville, Willowbrook, Walnut Grove, and Willoughby, with an additional store being permitted within the 200 Street Interchange. Following adoption of Policy 07-410, a number of rezoning applications for the purpose of accommodating cannabis retail were received for various locations throughout the Township. However, to date, Council has approved two applications: one in the 200 Street Interchange Commercial / Community Centre Area (Carvolth Community Plan) as identified in Policy 07-410; and the other in Aldergrove Community Plan area, outside of the Aldergrove Commercial / Community Centre, as identified in Policy 07-410. Additionally, staff note that a rezoning bylaw for an application in the Willowbrook Commercial / Community Centre was given third reading at Council's April 11, 2022 meeting.

The subject site is located in an existing multi-tenant commercial building in the Walnut Grove Commercial / Community Centre as identified in Policy 07-410. The site's existing Community Commercial C-2 Zone permits a range of commercial and business / office park uses, including retail sales of goods and services. While cannabis retail use is not currently permitted, the proposal is consistent with the provisions of the Council adopted Policy. Accordingly, consistent with Policy 07-410, the subject rezoning application has been submitted to accommodate the proposed use on a site-specific basis.

Adjacent Uses:

North:	A townhouse development designated Medium Density Residential in the Walnut Grove Community Plan and zoned Multiple Family Residential Zone RM-2;
South:	88 Avenue, beyond which are townhouse developments designated Medium Density Residential in the Walnut Grove Community Plan and zoned Multiple Family Residential Zone RM-2;
East:	A townhouse development designated Medium Density Residential in the Walnut Grove Community Plan and zoned Multiple Family Residential Zone RM-2 and 211B Street; and
West:	210 Street, beyond which is a commercial complex designated Community Commercial in the Walnut Grove Community Plan and zoned Community Commercial Zone C-2B.

DISCUSSION/ANALYSIS:

Lost Lagoon Holdings Ltd. has applied to amend Community Commercial Zone C-2 to permit cannabis retail on a site-specific basis to permit a cannabis retail use in a 214 m² (2,304 ft²) commercial unit on a 1.96 ha (4.84 ac) property located at 509, 8840 – 210 Street. As indicated on the proposed floor plan (Attachment B), the retail area is located in the south portion of the unit while the staff and "back of house" area is located in the north portion of the unit. In support of the application, the proponent has submitted a letter of intent that provides information related to the proposed use at the subject location (Attachment C).

Similar to Licensee Retail Liquor Stores, the Provincial Liquor and Cannabis Regulation Branch (LCRB) is responsible for the approval / issuing of licenses for non-medical cannabis retail stores. The Cannabis Control and Licensing Act requires a recommendation from a local government or Indigenous Nation before a licence can be issued for a private non-medical cannabis retail store. Accordingly, should Council approve the subject rezoning application a further Council recommendation included in this report is required as the subject application is for a private cannabis retail store.

Walnut Grove Community Plan:

The subject site is designated Community Commercial in the Walnut Grove Community Plan. The designation is intended to consist of a concentrated and efficient integration of retail service and cultural and recreation uses within a central core. The Walnut Grove Community Plan includes the following policy with respect to the site's Community Commercial land use designation:

a. The community commercial centre shall be the focal of the Walnut Grove Urban Community and should be located conveniently to serve the majority of the people of the Community.
b. The community commercial centre shall be located adjacent to major collector and/or secondary collector roads.
c. Priority shall be given to the development of the community commercial centre as a viable retail and service center.

Retail and commercial uses, such as the proposed cannabis retail store on the subject lands is consistent with the above noted policy.

Proposed Zoning Amendment:

The subject site is currently zoned Community Commercial Zone C-2, which currently permits a number of commercial uses including general retail uses. As cannabis retail is not currently a permitted use in the Community Commercial Zone C-2, the applicant has applied to amend the C-2 zone to permit cannabis retail on the subject site only.

Cannabis Retail:

The definition of "Cannabis Retail" in the Zoning Bylaw states:

> *means a retail use involving sales of cannabis or cannabis products, in accordance with Applicable Law, but does not include cannabis processing, cannabis production or cannabis research and development.*

Given that the proposed retail use is consistent with the site's land use designation in the Walnut Grove Community Plan, complies with the Locational Criteria of Policy 07-410 Cannabis Retail Sales, and that the site's Community Commercial C-2 zoning currently permits similar commercial retail uses, staff do not object to amending the zone to permit a cannabis retail store in this particular location on a site-specific basis.

The proponent is providing six parking stalls in compliance with Zoning Bylaw requirements. Staff note that on an overall site basis, off-street parking provided exceeds parking requirements of the Zoning Bylaw as 186 stalls are required with 306 provided.

Cannabis Retail Sales Policy:

On March 9, 2020 Council adopted Policy 07-410 Cannabis Retail Sales. The Policy requires that Council be consulted with respect to applications for a new cannabis retail store licence and / or applications for an amendment to an existing cannabis retail licence for the permanent relocation of the retail store to a new location and outlines the criteria that may be considered by Council as part of site-specific rezoning applications for cannabis retail stores.

The Policy permits a limit of one cannabis retail store to be considered for approval for each of the urban communities in Aldergrove, Brookswood / Fernridge, Fort Langley, Murrayville, Willowbrook, Walnut Grove, and Willoughby, with an additional store being permitted within the 200 Street Interchange. Section 5.1 of the Policy includes additional location criteria for proposed cannabis retail businesses, including the following:

> *5.1.1 Generally, the proposed location for a cannabis retail store should not be located within 200 metres of: an existing school; park; recreation centre; or another cannabis retail store, including those located in adjacent municipalities.*
>
> - *Separation distances shall be measured as the crow flies from the centre point of the main entrance of the cannabis retail store to the nearest property line.*
> - *Consideration will be given to geographic barriers that separate cannabis retail stores from sensitive uses (e.g., highway corridor, railway, watercourse).*

The proposed unit location complies with the above noted criteria as the main entrance of the proposed cannabis retail store is not located within 200 metres of an existing school, park, recreation centre or another cannabis retail store.

Public Consultation:

Per Policy No. 07-169, the applicant held a Public Information Meeting on February 10, 2022. In accordance with the Policy, the applicant mailed notices to the surrounding area and posted notification in the local newspaper. The results, noting that no members of the public attended the meeting, are compiled and provided as Attachment D.

RCMP Comments:

RCMP comments were received stating no objection to the proposed non-medical cannabis retail store and are included as Attachment E to this report.

Policy Considerations:

The proposed site-specific zoning amendment to accommodate a cannabis retail use at the subject site complies with Policy 07-410 Cannabis Retail Sales and is consistent with the site's land use designation in the Walnut Grove Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5781 and authorize staff to proceed with the written submission opportunity.

Although the issuance of Cannabis Licences is a Provincial jurisdiction, the Provincial Liquor and Cannabis Regulation Branch provides Council with the opportunity to endorse or not endorse applications for non-medical cannabis retail sales. Should Council choose not to endorse the Provincial application, it will be terminated by the Liquor and Cannabis Regulation Branch. Should Council choose to endorse the Provincial application, a resolution similar to the following is required to be adopted at the time of final reading of Rezoning Bylaw No. 5781.

Required Council Resolution:

In accordance with Liquor and Cannabis Regulation Branch requirements, subsequent to the written submission opportunity, it is recommended that Council adopt the following resolution:

> *"That Council has considered and ENDORSED the request by Lost Lagoon Holdings Ltd. to locate a non-medical cannabis retail store at 509, 8840 – 210 Street, Langley, as meeting the objectives of Cannabis Retail Sales Policy No. 07-410.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.*
>
> *In ENDORSING this request, Council has considered the views of area residents expressed to Council as part of a public input opportunity, the records of which are provided as attachments to this resolution.*
>
> *ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations."*

Council may of course add to or expand upon the items referenced in the resolution however, according to the Liquor and Cannabis Regulation Branch all items in the resolution must be referenced.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Policy 07-410 Cannabis Retail Sales
ATTACHMENT B	Floor Plan
ATTACHMENT C	Letter of Intent Submitted by the Applicant
ATTACHMENT D	Public Information Meeting Summary
ATTACHMENT E	RCMP Comments

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Cannabis Retail Sales

Policy No:	**07-410**
Approved by Council:	**2020-03-09**
Revised by Council:	

1. Purpose

1.1 To define the scope of the Township of Langley's (the "Township") involvement in applications before the Provincial Liquor & Cannabis Regulation Branch ("LCRB"), of which the Township of Langley may receive notice pursuant to the Cannabis Control and Licensing Act (the "Act") and the Cannabis Licensing Regulation (the "Regulation") and to outline the criteria that may be considered by Council as part of site-specific rezoning applications for cannabis retail businesses.

1.2 This policy is intended to guide applicants and Township staff as part of the application process but it is not intended to fetter Council's discretion when dealing with individual applications, each of which will be evaluated on its own merits.

2. Background

2.1 In 2018, the federal government legalized the sale and use of recreational cannabis. As a result of legalization, new legislation was enacted by the Province in October 2018. This Policy is in response to applicable legislation.

3. Related Bylaws

3.1 Zoning Bylaw 1987 No. 2500, Fees and Charges Bylaw 2007 No. 4616, Licencing Bylaw 2016 No. 5192 and Development Application Procedures Bylaw 2018 Bylaw No. 5428

4. Notice of Cannabis Licence Applications

4.1 The Township will receive notice from LCRB (LCRB referral) of the following applications pursuant to Section 33(2) of the Act:

4.1.1 an application for a new cannabis retail store licence

4.1.2 an application for an amendment to an existing cannabis retail store licence for the permanent relocation of the retail store to a new location

4.2 Concurrent with the LCRB application process, a site-specific rezoning application can be submitted to the Township's Director of Development Services. The site-specific rezoning application must include the information and records required pursuant to Sections 22(1)(c) and (d) of the Act, and the following, where applicable:

4.2.1 a complete Development Application Form;

4.2.2 a state of title certificate or title search which was requested from the Land Title Office within the last 30 days;

4.2.3 application fees in accordance with Schedule 14 of the Fees and Charges Bylaw 2007 No. 4616;

4.2.4 a plan of existing and proposed building floor space;

4.2.5 a site plan indicating the location and size of all buildings on the lot, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points;

4.2.6 a rationale or explanation by the proponent of the character of the proposed establishment and the market area and population it is intended to service; and

4.2.7 other details of the proposed establishment as may be required by Council to facilitate its review.

5. Locational Criteria

Site-specific rezoning applications for cannabis retail businesses in the Township will be considered based on the following locational criteria.

5.1 The location of cannabis retail businesses may only be considered on properties as identified on Schedule 1: Permitted OCP Land Use Designations.

5.1.1 Generally, the proposed location for a cannabis retail store should not be located within 200 metres of: an existing school; park; recreation centre; or another cannabis retail store, including those located in adjacent municipalities.

- Separation distances shall be measured as the crow flies from the centre point of the main entrance of the cannabis retail store to the nearest property line.
- Consideration will be given to geographic barriers that separate cannabis retail stores from sensitive uses (e.g. highway corridor, railway, watercourse).

5.2 A limit of one (1) cannabis retail store will be considered for approval for each of the urban communities in Aldergrove, Brookswood/Fernridge, Fort Langley, Murrayville, and Willowbrook.

5.3 A limit of one (1) cannabis retail store will be considered for approval for each of Walnut Grove and Willoughby, except that an additional store may be permitted within the 200 Street Interchange Area as deifined in Schedule 1 of the Policy.

5.4 Notwithstanding s. 5.1.1, the 200 metre separation distance from schools, parks, and recreation centres may be waived in consideration of a retail cannabis store when located in Commercial Centres as identified on Schedule 1 of the Policy.

6. Application and Review Procedure

6.1 The Township will review complete rezoning applications to permit cannabis retail businesses that meet the locational criteria noted above. Applications will be forwarded to Council for consideration once the application review is complete and staff have received the LCRB referral. Incomplete applications will not be accepted.

6.2 Notwithstanding s. 6.1, in the event that concurrent site-specific rezoning applications are received in one community, preference will be given to stores located in Commercial Centres as identified on Schedule 1 of the Policy.

6.3 Prior to proceeding to First and Second Reading of a site-specific rezoning bylaw, the LCRB referral must be received by the Township.

6.4 Cannabis retail store applications will be referred to the Township's Fire, Engineering, and Permit, Licence and Inspection Services Departments, the R.C.M.P, and other relevant outside agencies, to obtain comments in respect of the application.

6.5 Cannabis retail store applications referred to the Township by the LCRB will receive public input through the following methods, or a method considered appropriate by the Township:

6.5.1 Where a LCRB referral is received concurrent with a rezoning application, the public hearing will be used for gathering public input.

6.5.2 Where a LCRB referral is received on a site already zoned for cannabis retail (such as an application to relocate an existing licence to the pre-zoned site), public input will be gathered through the submission of written comments by residents. Residents will be notified through mail outs and newspaper ads.

7. Cannabis Retail Store Licence Requirements

Cannabis retail store licence applications must comply with:

7.1 all applicable Township bylaws including, but not limited to the following bylaws as amended from time to time:

- Zoning Bylaw 1987 No. 2500;
- Fees and Charges Bylaw 2007 No. 4616;
- Langley Building Bylaw 2008 No. 4642;
- Highway and Traffic Bylaw 2010 No. 4758;
- Fire Prevention Bylaw 2013 No. 4956;
- Licencing Bylaw 2016 No. 5192;

- Subdivision and Development Servicing Bylaw 2019 No. 5382; and
- Community Standards Bylaw 2019 No. 5448.

7.2 all applicable Township policies including, but not limited to, Exterior Lighting Impact Policy No. 07-156;

7.3 Crime Prevention Through Environmental Design (CPTED) criteria;

7.4 Requirements and conditions imposed by Council or the Township in connection with each of the following, if applicable:

- the approval of a zoning or official community plan amendment bylaw;
- the issuance of a development permit, development variance permit, or building permit; and
- the application review process outlined in this Policy;

7.5 Requirements and conditions imposed by the LCRB pursuant to the Act or the Regulation; and

7.6 Site-specific rezoning to allow cannabis retail sales will be subject to issuance of a valid and subsisting cannabis licence for retail sales by the LCRB.

8. Comments and Recommendations Provided to the LCRB

8.1 Comments provided to the LCRB in respect of a Cannabis Retail Licence application must be in writing and must include:

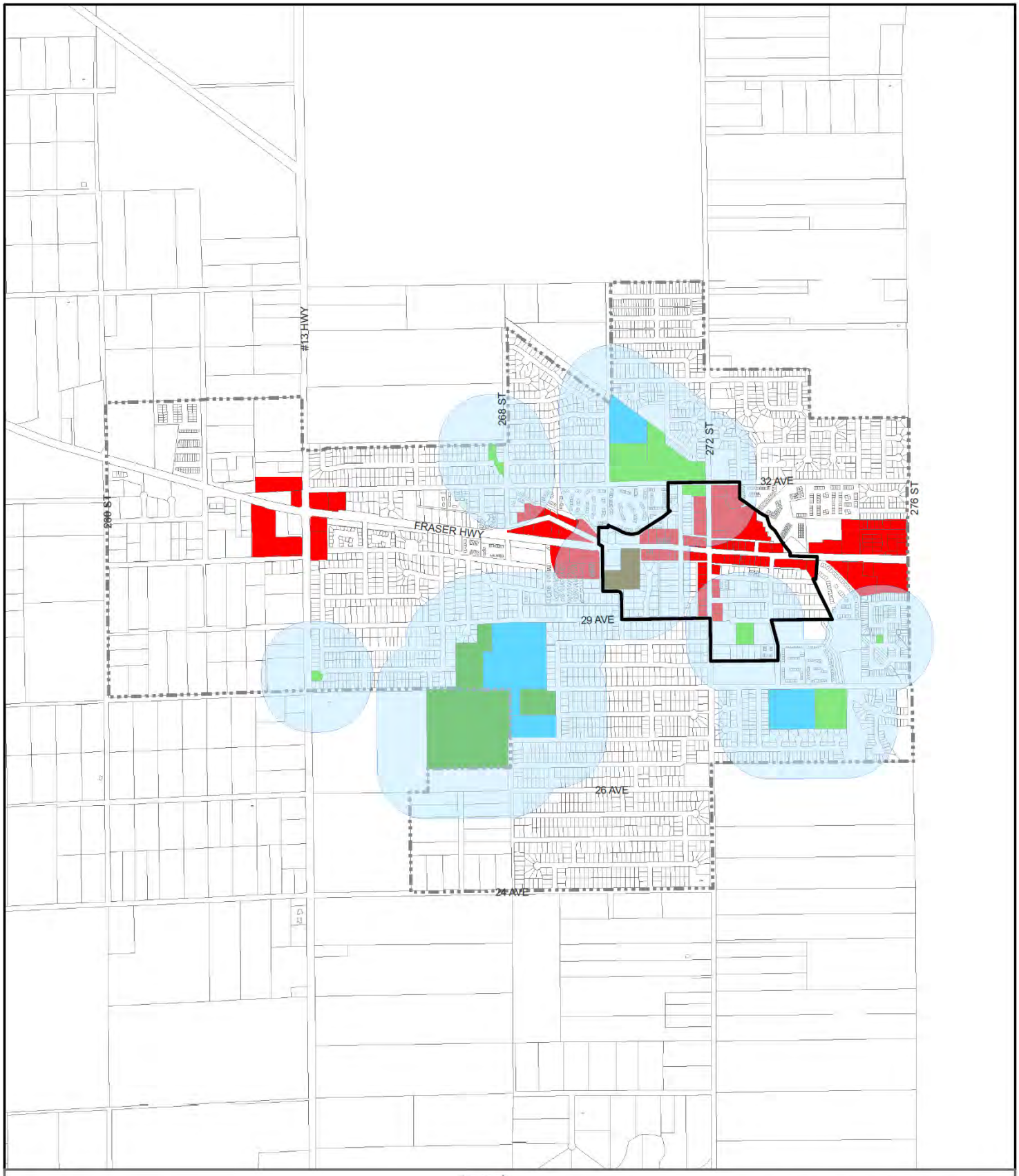
8.1.1 the Township's views on all of the following matters:

- the proposed location of the cannabis retail store and compatibility with surrounding land uses,
- the general impact on the community, and

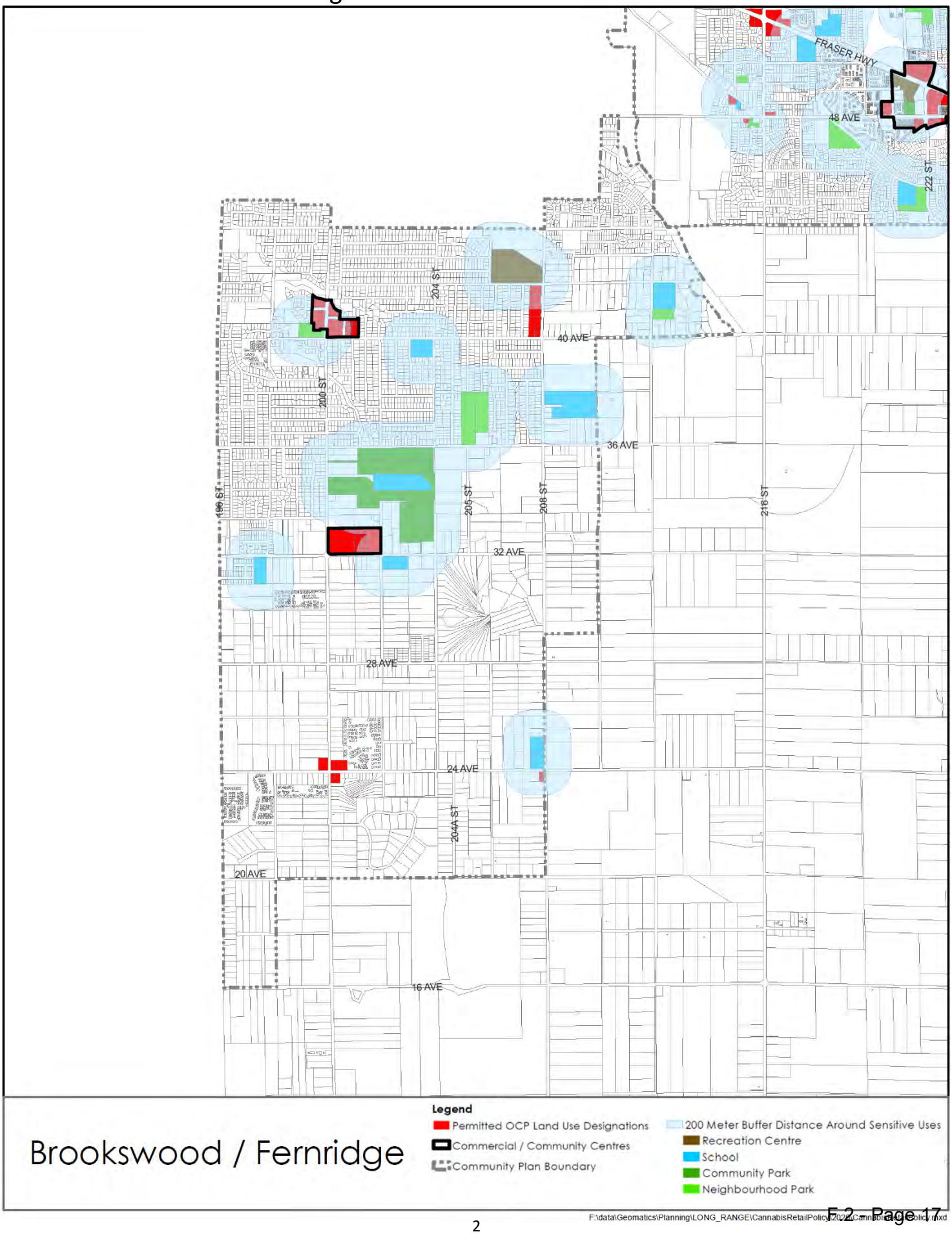
8.1.2 the views of Township residents on the application and a description of the method used to gather those views

8.2 Recommendations provided to the LCRB in respect of a cannabis retail store licence application must specify whether the application should be approved or rejected, and must include the reasons on which they are based.

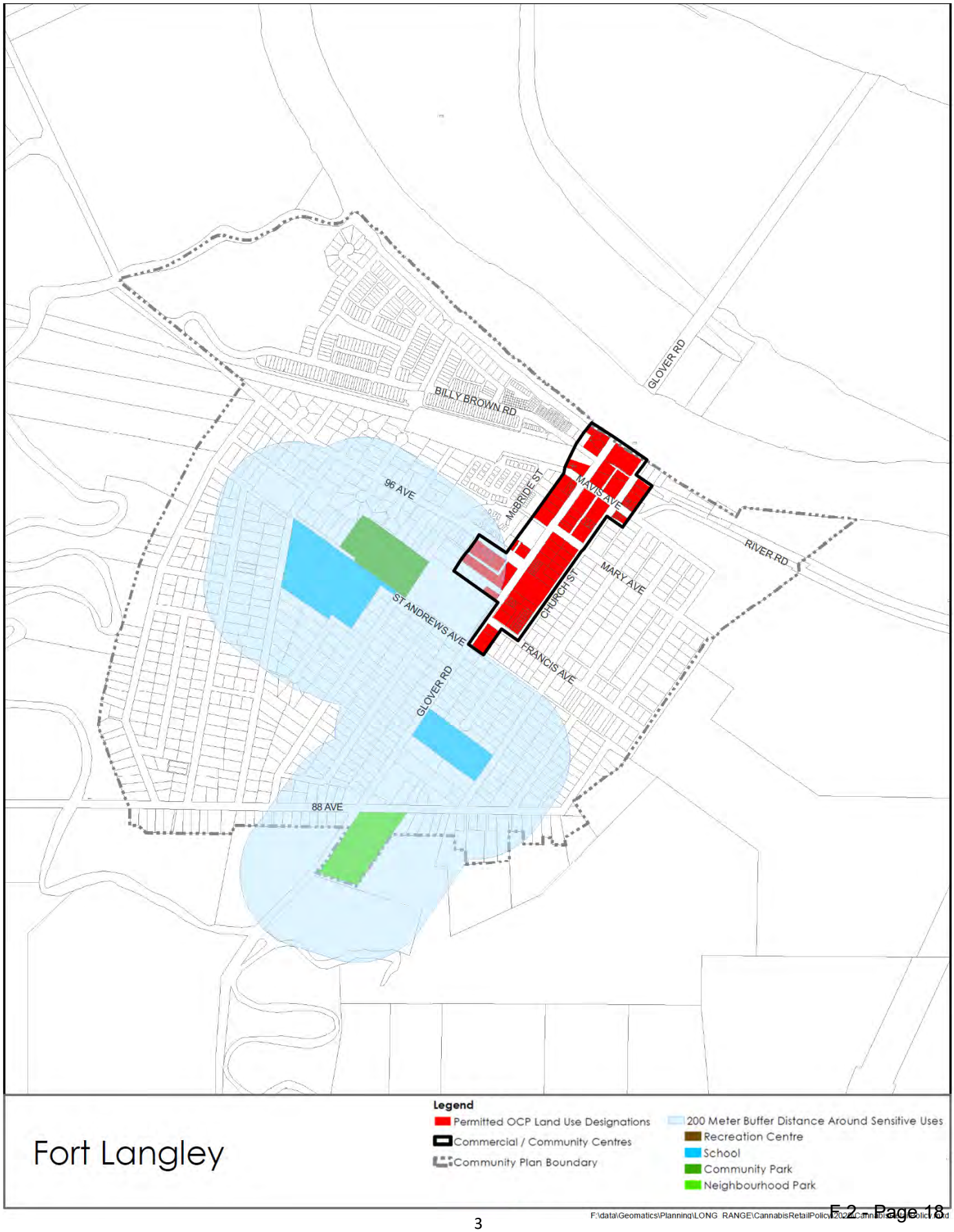
Schedule 1: Permitted OCP Land Use Designations



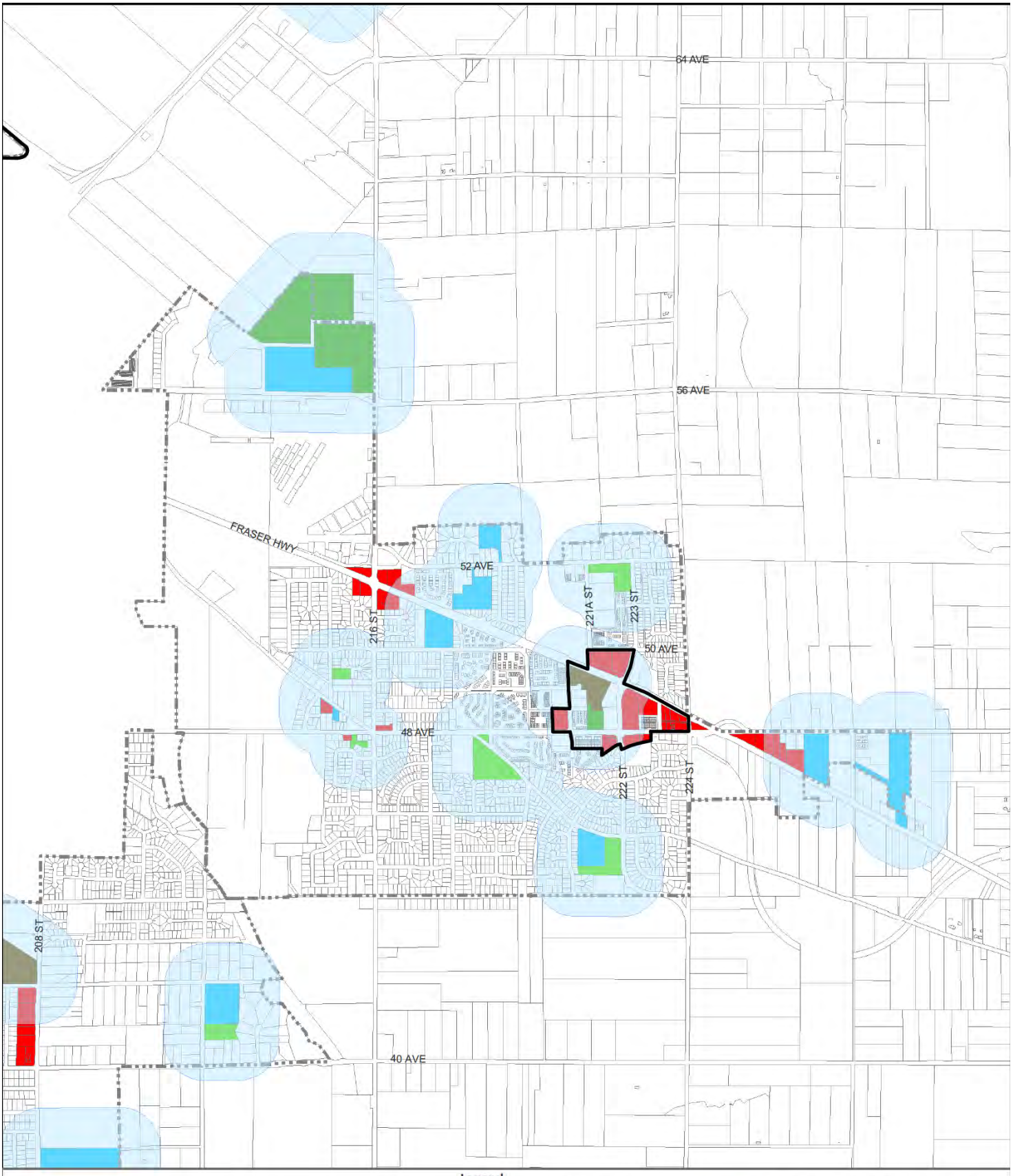
Permitted OCP Land Use Designations



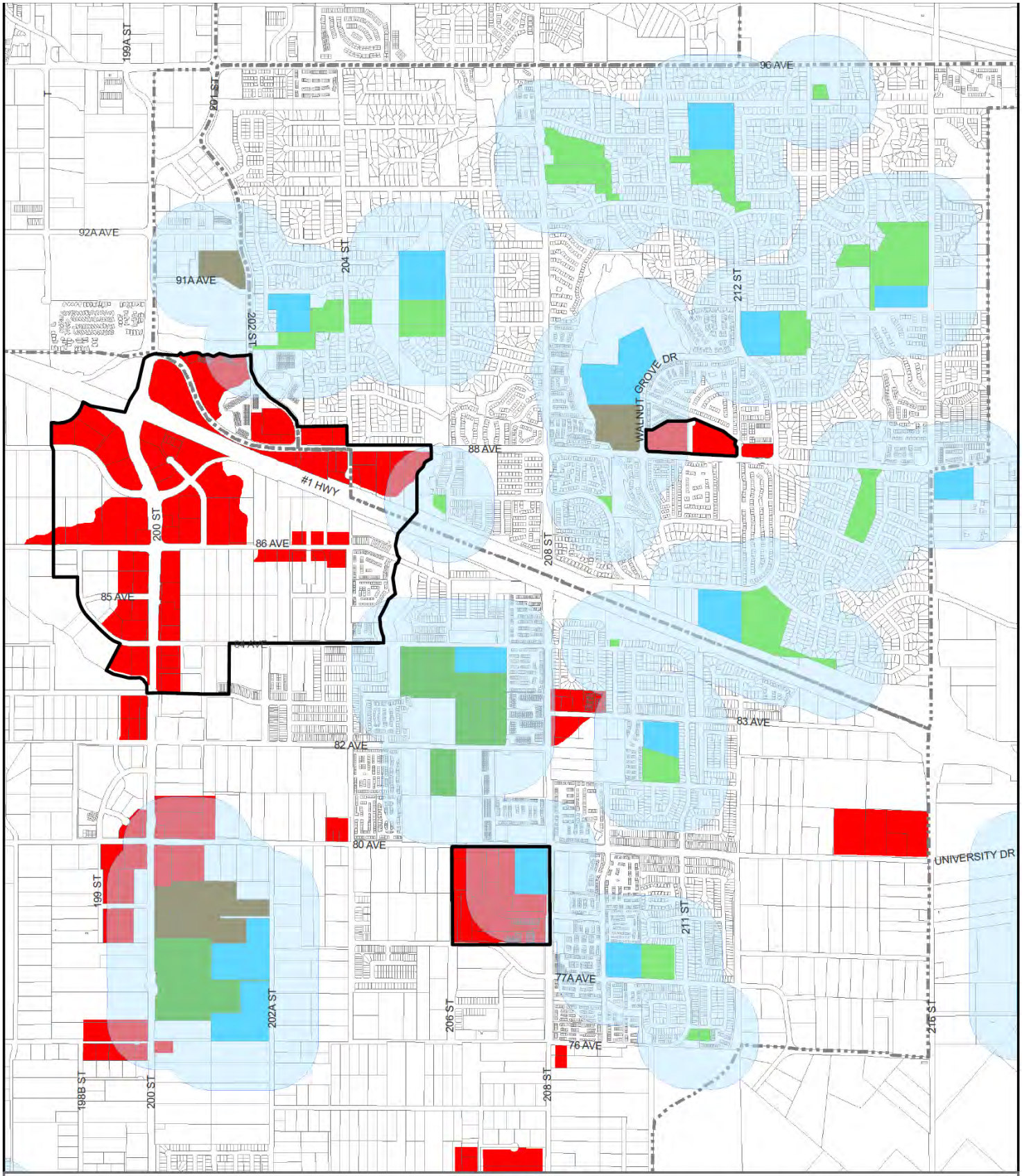
Permitted OCP Land Use Designations



Permitted OCP Land Use Designations



Permitted OCP Land Use Designations



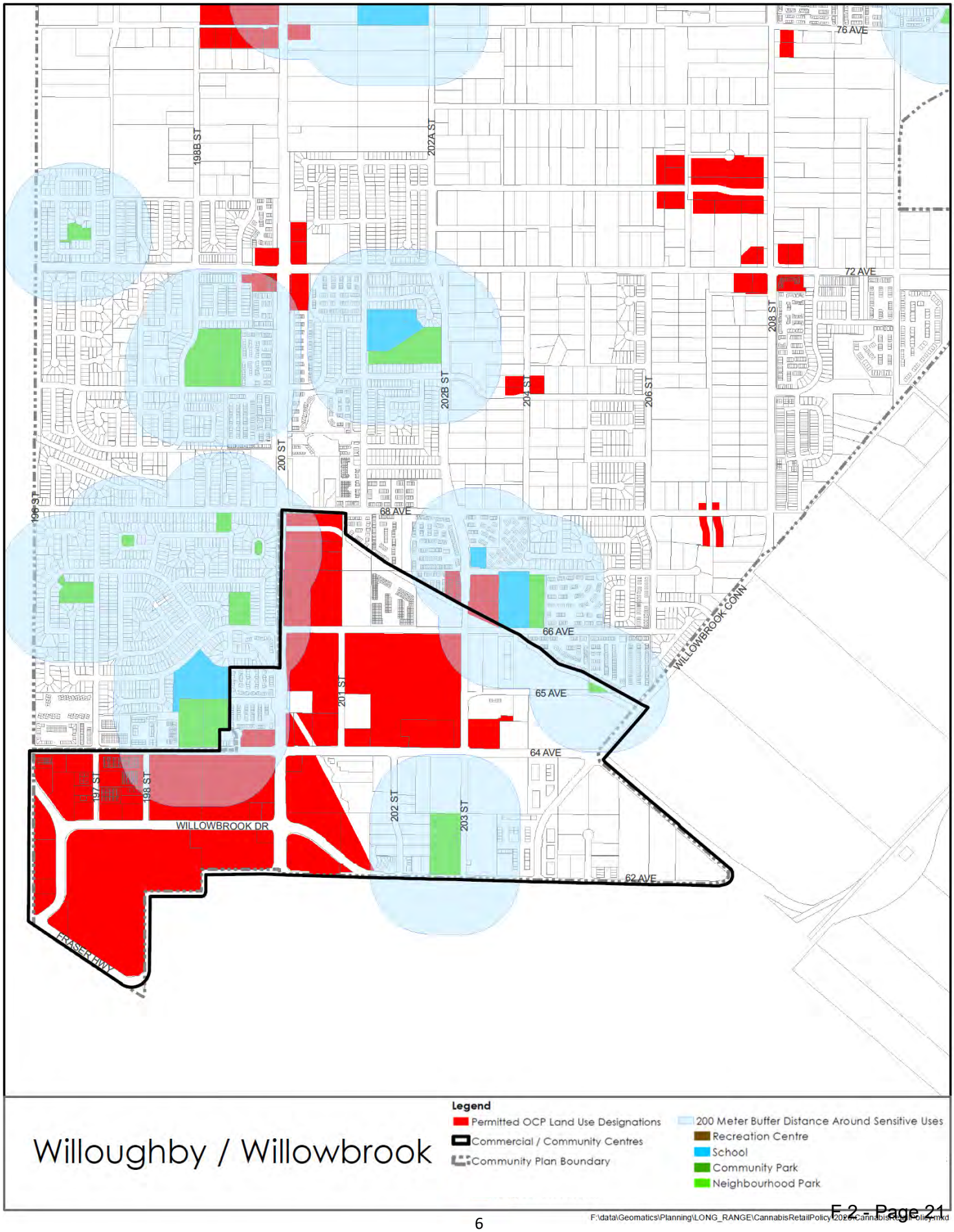
Walnut Grove / Willoughby & 200 St Interchange Area

Legend

- Permitted OCP Land Use Designations
- Commercial / Community Centres
- Community Plan Boundary
- 200 Meter Buffer Distance Around Sensitive Uses
- Recreation Centre
- School
- Community Park
- Neighbourhood Park

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Permitted OCP Land Use Designations

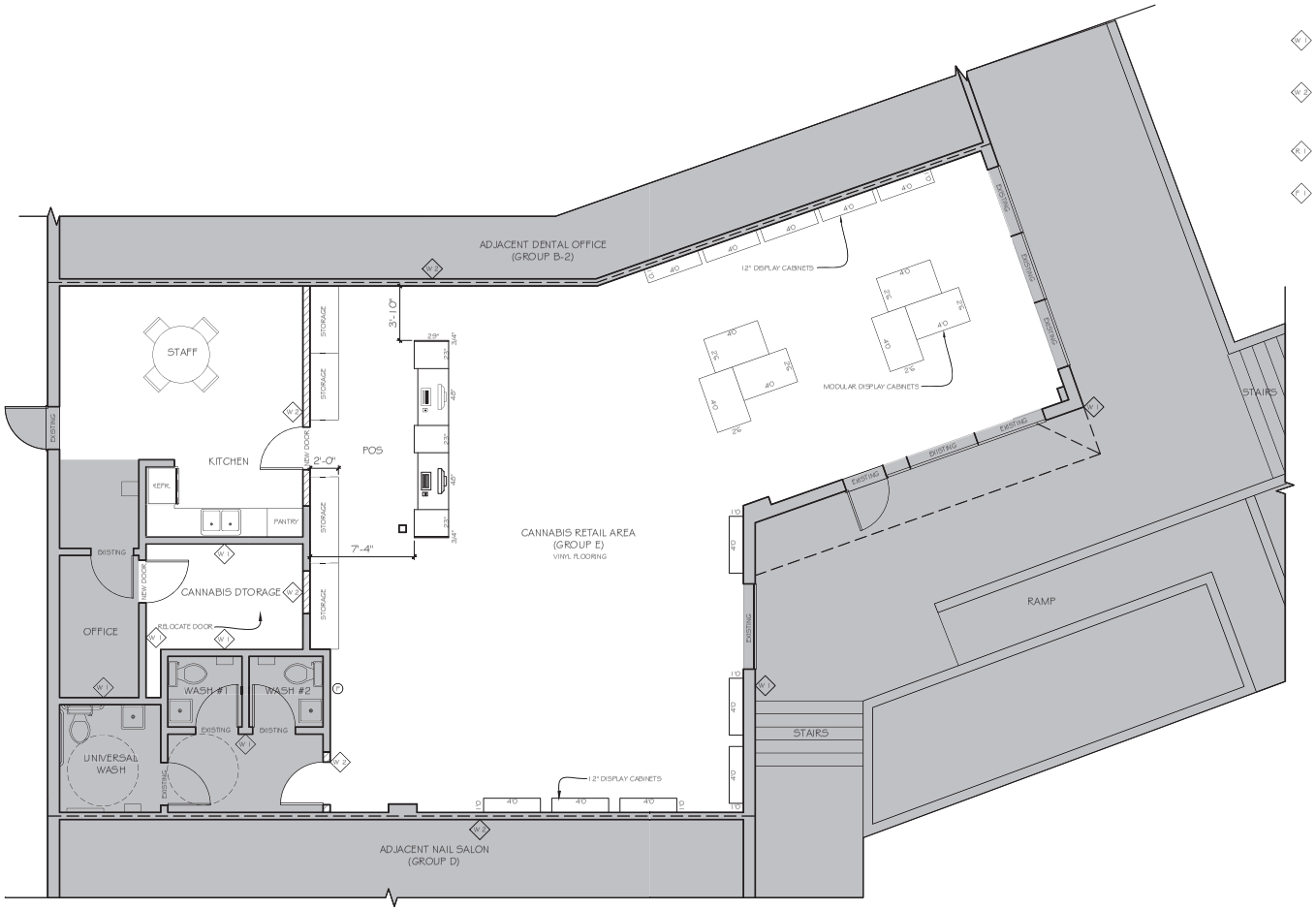


IMAGINE EST 2020 CANNABIS

LEGEND

PROPOSED TENANCY IMPROVEMENT

ALL EXISTING FIXTURES & ITS FEATURES TO BE REMAIN AS IS.



WALL SCHEDULE

EW 1 — EXISTING EXTERIOR WALL
EXISTING EXTERIOR WALL TO REMAIN AS IS.
NO WORK IS PROPOSED TO EXISTING EXTERIOR WALL.

IW 1 — TYPICAL INTERIOR WALL CONSTRUCTION
BW UNITS STC 55 - FRR 2 HOUR
EXISTING DEMISING WALL TO REMAIN AS IS.
NO WORK IS PROPOSED TO EXISTING EXTERIOR WALL.

IW 1 — EXISTING INTERIOR WALL
EXISTING INTERIOR WALL TO REMAIN AS IS.
NO WORK IS PROPOSED TO EXISTING EXTERIOR WALL.

IW 2 — NEW INTERIOR WALL
1 X 1/2" GYPSUM BOARD
2X4 @ 16" O/C OR 2X6 @16" O/C (MATCH EXISTING)
1 X 1/2" GYPSUM BOARD

CT 1 — T BAR DROP CEILING
T BAR DROP CEILING TO MANUFACTURERS SPECIFICATIONS

F 1 — EXISTING C/C SLAB
EXISTING SUSPENDED C/C SLAB TO REMAIN AS IS.
NO WORK IS PROPOSED TO EXISTING C/C SLAB.

PROPOSED TENANT IMPROVEMENT

EXISTING FLOOR AREA :	2,304 S.F.
NEW FLOOR AREA :	2,304 S.F.
(NO CHANGES TO EXISTING FLOOR AREA)	

CHRISTOPHE VAISSADE
BUILDING DESIGNER
T: 604.614.6627
E: chris@cvdesigns.ca
WWW.CVDESIGNS.CA

SHOP 509
8840 - 210TH STREET
LANGLEY, BC

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REV.	DATE	REMARKS
	NOV 29, 2021	REVISIONS FOR REZONING APP.

PROJECT : PROPOSED DRAWINGS FOR IMAGINE CANNABIS

CONTENT : FLOOR PLANS

DATE : NOV 2021
SCALE : 1/4" = 1'-0"
PROJECT No. :
DWG No. : F.2
REVISION :

ATTACHMENT B

PROPOSED LOCATION AND RATIONALE

Walnut Grove is one of the premier communities within the Township of Langley and houses approximately 24,800 residents. Residents aged from 20 to 64 years of age makeup 68.6% of the population. The median age is approximately 41.9 years, which is 1% higher than the rest of Langley. The 65-to-84-year age group is 14.6% and interestingly, the 15-to-19-year age youth group makes up only 6.8% of the community. Walnut Grove is geographically located on the north side of Highway 1 and covers an area of 6.4 kilometers squared. The community for the most part is built out with low density housing. However, the population density is still 12% higher than the rest of Langley in this community; meaning most of the area is already built out. The Mountain View Shopping Plaza is located geographically in the center of the entire community of Walnut Grove. This community will benefit from having its own retail cannabis store located in an area that already provides majority of the services to the community.

With the increased traffic along the Highway 1 and 200th street interchange, Imagine Cannabis Co will provide safe access and create geographic equity to the legal, licensed, and regulated cannabis retail market with its proposed location in Walnut Grove. Highway 1 is considered a geographical barrier for the community of Walnut Grove, especially due to the growing population in the Carvolth and Latimer neighbourhoods. The closest retail cannabis store, UEM Cannabis, currently exists within the Carvolth community, which is located on the south side of Highway 1 at 200th street. This cannabis store does not benefit the community of Walnut Grove, as it is located approximately 4.7 kilometers driving distance from the northeast area of Walnut Grove.

Our proposed store is located within the Mountain View Plaza located at 509-8840 210 Street. This site is served by a food anchor along with many other service-oriented retail stores, such as a liquor store, banks and restaurants. Our proposed cannabis retail store will be located close to the existing liquor store. It should be noted that the proposed store is not visible to the public from the street. The proposed retail store has a large footprint; however, it is the only tenant located internally with minimal storefront exposure.

The character of the building and entrance to this unit will be in keeping with the existing appearance and in keeping with the previous tenant. To visit the cannabis retail store, patrons will be able to park at any of the existing parking stalls onsite as the owner has not restricted the parking for any of the units on this site to any specific locations.

A retail cannabis store at this location would be consistent with all aspects of the Council Policy 07-410 as it would be the only store in the community and located within an established commercial center and in a defined general commerce area within the Walnut Grove community.

SAFETY AND SECURITY COMPLIANCE

Imagine Cannabis Co is committed to ensuring that safety and security is our top priority. Our security systems will far exceed what is required for licensed cannabis retail stores in BC. The safety of our neighbours, customers, employees, deliveries, and inventories is of utmost importance. Imagine has a detailed security plan designed by a third-party security company. Imagine endeavours to operate as an industry leader and will take the steps and precautions necessary to run our business at the highest standard.

At a minimum, the following security measures will be put in place:

1. *An audible intruder alarm system monitored by a third party*
2. *An audible fire alarm system monitored by a third party*
3. *Locked retail display cases*
4. *Locked storage room*
5. *Secure perimeter door locks*
6. *Security cameras with full unobstructed view of the retail sales area, any product storage, and the interior and exterior of all entrances and exits*
7. *Frosted windows to negate visibility into the store from the exterior*

In addition to this, we will also utilize the following safety measures specific to this Walnut Grove location:

1. *A separate delivery entrance into our store from the exterior of the commercial building*
2. *Glass break sensors*
3. *Door contact sensors*
4. *360-degree motion sensor cameras*
5. *Steel bars on all windows and doors*
6. *Multiple panic buttons at the counter, in the vault, and at the rear exit*
7. *Signage at entrances and exits indicating age restrictions and use of closed-circuit television (CCTV)*
8. *A blue strobe light at the front exterior of the store to alert police of an exact location*
9. *Steel mesh, plywood and steel doors wrapping our locked inventory storage vault*

We will have a surveillance system with high-definition cameras covering the entire property and additional lighting.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

To ensure that continued safety of the community, Imagine Cannabis Co utilizes the following best practices to achieve CPTED:

INTERIOR AND EXTERIOR CAMERAS: Our location will be equipped with interior and exterior High-Definition cameras with 24-hour upload to a secure cloud server. Our support staff will have access to these cameras at all times through an internal website and mobile app.

SECURE CANNABIS VAULT: Cannabis will be stored in a secure vault using mesh to ensure the security of all cannabis products.

RESTRICTED ACCESS: Secured access will be required in order to enter key areas of the store including the back of house, the secure cannabis vault, the IT room and cash safe.

LOCKED DISPLAY CASES: As required by LCRB regulations, display cabinets on the retail sales floor will be kept locked.

CLEAR LINE OF SIGHT: Our point of sales counter is strategically placed to ensure a clear view of the retail sales floor.

NO VISIBILITY OF PRODUCT FROM EXTERIOR: LCRB regulations require that store windows are frosted to prevent products from being visible from outside of the store.

SIGNAGE AND BRANDING COMPLIANCE

All business names and exterior signage must comply with provincial requirements and be approved by the Liquor and Cannabis Regulation Branch (BCLCRB). All names and signage will not mislead the public to type of business operating and must comply with advertising terms and conditions.

Our proposed signage will be in accordance with the bylaws of the Township of Langley and the BCLCRB. A sample elevation has been attached for consideration and discussion.

MITIGATION OF ADVERSE IMPACTS ON NEARBY USES

We have completed a preliminary review of adverse impact on nearby sensitive uses and note that we are in compliance with the approved Township of Langley Council Policy and BCLCRB and not in conflict with the categories.

ODOUR MITIGATION: We will receive cannabis products from BCLCRB that have been pre-packaged and sealed in smell and leak proof containers/ packaging by licenced producers. No cannabis containers are permitted to be opened in store except for the limited number of sensory pods that will be on display for customer experience. These pods will be both locked and sealed after smell test. Customers will be prohibited from opening products in and around the premises and from loitering or smoking on site. In addition, the stores HVAC system will include and not be limited to a hepa air filtration system.

KEEPING CANNABIS AWAY FROM YOUTH: We have a comprehensive social responsibility material to educate customers on the importance of ensuring youth do not have access to cannabis products. Youth will not be permitted to enter our stores at anytime. A strict 2 -ID check system will be in place, as required by government regulations. Our policy is to check ID for anyone that looks under 35 years of age.

IMPACT OF VISIBILITY INTO STORE: Our store is located at a different elevation than the parking lot and has no street presence. Any customers visiting this commercial plaza will only see frosted glass.

WHAT IMPACT WILL THE CANNABIS STORE HAVE ON CRIME IN NEIGHBORHOOD: The legalization of non-medical cannabis is designed to eliminate illegal activity, illicit sales of cannabis, and ensure that the community has access to secure, safe, responsible, and regulated cannabis products. Health Canada notes that illicit sales of cannabis have reduced progressively since legalization. This is a major benefit to the community at large.

MANAGEMENT AND OPERATIONS

From an operational perspective, a secure environment will be maintained through best practise protocols. We have listed some items below and will meet or exceed all federal, provincial, and municipal regulations in the proposed store and surrounding area.

Hours

Imagine Cannabis Co proposes to be open 7 days a week from 10am - 11pm as set out by the BCLCRB.

Product Procurement, Inventory Controls and Management

All non-medical cannabis products must be purchased through the BCLCRB regulations and requirements; the provincial body that vets and purchases products from licensed producers across the country to ensure all products offered wholesale to cannabis retailers in BC are in compliance with Health Canada. Any cannabis accessories (branded clothing, vaporizers, papers, etc.) can and will be purchased through other suppliers.

All non-medical cannabis products will be stored in locked display cases or locked storage areas in our store that only management will have access to.

Customers

Sales of non-medical cannabis, cannabis accessories, gift cards, and shopping bags will be restricted to retail customers that are 19 years of age or older.

All customers will be required to verify their age with 2 pieces of identification that will be closely examined for validity. If the customer cannot produce two pieces of acceptable ID, service will be refused, and the customer will be asked to leave. A comprehensive list of acceptable ID's will be made available.

Record Keeping

SALES

The following records will be retained for a period of at least six years from the date the records were created:

1. *Non-medical cannabis sales records, including quantity of non-medical cannabis sold and prices charged*
2. *Non-medical cannabis disposal records*
3. *Sales records respecting cannabis accessories and prepaid purchase cards (gift cards) sold by Imagine Cannabis Co.*

STAFF

Record of each worker's security verification is available for inspection, including expiration date. There will also be a record keep of staff: names, addresses, salaries, qualification information, primary job responsibilities, shift schedules and dates of employment.

Employee Screening

Employees in our store must be at least 19 years of age and must produce ID for inspectors if requested at any time while working. They must also provide the province with their updated home address, telephone numbers, email or legal name change within ten days of a change.

All employees must maintain their security workers verification every two years (a process completed through the Province of BC). Any adult performing work-related activities in a retail store as an employee, independent contractor or volunteer on a full time or part time basis is required to follow the above screening requirements. This process is separate and distinct from the licensing process.

Training

All employees go through our internal training programs and standard procedures to ensure each staff member is well versed in dealing with customers, non-medical cannabis and cannabis accessories, opening and closing procedures, and compliance. In the future, each employee will need to pass a provincial training program (more information about this program will be available on the BC Cannabis Licensing webpage soon). In addition, employees will be trained to handle intoxicated patrons, violent or disorderly conduct, and to take preventative measures to prevent disturbances. It is very important for Imagine Cannabis Co that all employees can offer knowledgeable and trustworthy service to its customers.

Compliance Procedures

As a licensee, we are required to:

1. *Comply with the Cannabis Control and Licensing Act, its Regulations and the terms and conditions in the BC Cannabis Handbook*
2. *Always allow Liquor and Cannabis Regulation Branch inspectors and/or police officers to enter our establishment. We must never impede their entry in any way*
3. *Upon request, provide inspectors with any documents and/or records as outlined*
4. *Never draw attention to inspectors inside our establishment to not affect the inspector's safety*

SOCIAL RESPONSIBILITY / COMMUNITY BENEFIT

Imagine Cannabis is committed to a sustainable and caring community and will proactively strive to be valuable members of the business community. Our core values of philanthropy and community are included in our corporate responsibility policy. We commit to preserve a significant budget for community based monetary donations and volunteer time within the city we conduct our business.

March 31st, 2022

Township of Langley
Planning & Development Services
20338 65th Avenue
Langley, BC
V2Y 3J1

Att: Mr. Joel Nagtegaal

RE: 1268236 B.C. Ltd. DBA Imagine Cannabis Co – Developer Led Public Information Meeting Results for TOL Project 08-36-0201 Located at 509-8840 210 Street, Langley, BC

On February 10th, 2022 Imagine Cannabis Co & Giesbrecht & Co. held a public information meeting to learn more about its development application for a non-medical retail cannabis store.

The meeting was held at the Holiday Inn Express & Suites located at 8750 204 Street in the Walnut Grove area between 5.30pm to 7.30pm. An advertisement was placed in the local newspapers for 2 consecutive weeks and 1330 notices were mailed to the neighbouring community as established by the Township of Langley. A contact number for Imagine Cannabis was given to anyone that was not able to attend in person. Covid protocols were followed, all storey boards and presentation material were placed at least 2m apart. Hand sanitizer and masks were provided.

I am attaching a copy of the advertisement that was placed in the newspaper and was also mailed out to the neighbourhood. I have also attached all storey boards that were presented.

Mr. Joel Nagtegaal attended on behalf of the Township and Mr. Patrick Giesbrecht led the meeting on behalf of Imagine Cannabis Co. Harp Hoonjan and Karin Hoonjan attended on behalf of the proponent.

We inform you that no one attended the meeting.

Please let me know if you need any further information about this process.

Sincerely,

Harp S. Hoonjan
Imagine Cannabis Co.

DEVELOPER LED PUBLIC INFORMATION MEETING

Imagine Cannabis Co (Imagine) is holding a Public Information Meeting where interested members of the public are invited to learn about its Rezoning Application for a Non-Medical Retail Cannabis Store in accordance with Council approved Policy 07-410 at Unit 509 – 8840 210 Street (Township of Langley Project No. 08-36-0201).

Imagine is a Provincially approved and regulated cannabis retail store license holder in British Columbia with stores located in Courtenay & Vancouver. Under the law in British Columbia, as a cannabis retail license holder, we can only purchase non-medical cannabis for retail sale directly from the Liquor Distribution Branch (LDB), who is the sole provider of non-medical cannabis in BC.



Meeting Location:
Holiday Inn Express & Suites Langley
8750 204 St., Langley (The Magnolia Ballroom)
Date:
Thursday, February 10th
Time:
5:30pm to 7:30pm

If you are unable to attend but have questions regarding this application, please send them to info@imagine-cannabis.ca
*Covid protocols will be in place and face coverings will be required at all times.

1268236 B.C. Ltd. / DBA

Retail Cannabis Store

Site Specific Rezoning Application

WALNUT GROVE NEIGHBOURHOOD

Mountain View Plaza

Unit 509 - 8840 210 Street, Langley, BC

EXECUTIVE SUMMARY

Our core values of family, community, philanthropy, and integrity characterizes the Imagine Cannabis brand.

Imagine Cannabis Co (Imagine) is a Provincially approved and regulated retail cannabis licence holder in British Columbia with stores located in Courtenay and Vancouver. The Township of Langley is in a unique position to allow an experienced, reputable, and established retail cannabis operator to service the Walnut Grove community.

We are submitting this application in strict compliance and in accordance with the Township of Langley's Cannabis Retail Sales Policy 07-410, approved by Council March 2020. The Walnut Grove Community is currently not served by a retail cannabis store. With the approval of our application, Imagine would serve this community of approximately 24,800 residents.

The community of Walnut Grove is predominately served by one large retail commercial center, located on 88th avenue and 210 street. The retail center is a hub for the Walnut Grove community and houses a mix of local service-oriented businesses that are customary to a well-established community of this size. Our proposed retail store is located at unit 509 – 8840 210 street.

Due to the changes and impacts the retail sector has faced over the past 20 months due to covid, we collectively need to provide new options that will revitalize commercial centers with new foot traffic. We will ensure that our operations will positively impact the Walnut Grove community and we will be a leader in delivering secure, safe, and responsible access to legal cannabis to every adult instead of other illicit means. We commit to supporting local businesses, collaboration with the community and with the Township of Langley to ensure a successful long-term relationship.

Philanthropy and family are both important values to founder, Harp Hoonjan. Harp has volunteered, donated, and given back to local communities in a strong way. Harp sits on the board of the Peace Arch Hospital Foundation (for the past 8 years) and has supported various charitable organizations in the lower mainland.

Harp believes that family is precious, and it provides a legacy of resources, inspiration, imagination, and expertise. In this regard, Karin Hoonjan, Harp's daughter, will bring her experience and knowledge in retail sales, education and her knowledge in finance and Human Resources as Imagines' Operations Manager.

The depth of our family roots allows us to see confidently into the future. Imagine Cannabis Co would be honoured to be a part of the local Walnut Grove community.

APPLICANT EXPERIENCE

The founders experience in development, finance, retail, and the retail cannabis industry will ensure that each Imagine Cannabis Co retail store will function successfully, responsibly, and strict compliance within the community.



Harp Hoonjan

Harp Hoonjan is a proven and successful senior executive. His past 24 months has been spent consulting retail cannabis store operators through the municipal and provincial approval process. 2 years prior, Harp spent time with a private vertically integrated CBD company across North America and Mexico in acquiring knowledge and experience in CBD genetics, high quality CBD extracts/formulations and sales. The previous 20 plus years of experience includes land development, consulting and project management roles related to real estate development, multi discipline project sites, multi stakeholder negotiations, governmental approvals and construction for projects ranging from several million dollars to multi million dollars.

Harp holds a Civil and Structural Engineering diploma from BCIT. Harp is a firm believer in Family and Philanthropy. Working alongside Harp is his wife and partner, Harinder, they have successfully run their own construction management and real estate development business for the last 20+ years. Harp has 3 adult children that are involved in most of his businesses and ventures. Harp has sat on the board of directors for the Peace Arch Hospital Foundation for the past 8 years and has supported his community and has given back in many ways.



Karin Hoonjan

After graduating in 2017 with a Bachelor of Business Administration Degree, with a double major in Finance and Human Resources Management, Karin has a wide variety of experience in different market sectors. During her graduation year, Karin worked in the Human Resources department at Trinity Western University.

Karin has also worked in the Corporate Head Office for The Provincial Health Services Authority, experience working in retail for TJX group of companies and moved to a career in the Private sector, working for a multinational Civil Engineering firm as a Project Controller before coming on as an operations manager with Imagine Cannabis. During her spare time, Karin enjoys playing and watching sports. She has also created a small start-up apparel brand.

PROPOSED LOCATION AND RATIONALE

Walnut Grove is one of the premier communities within the Township of Langley and houses approximately 24,800 residents. Residents aged from 20 to 64 years of age makeup 68.6% of the population. The median age is approximately 41.9 years, which is 1% higher than the rest of Langley. The 65-to-84-year age group is 14.6% and interestingly, the 15-to-19-year age youth group makes up only 6.8% of the community. Walnut Grove is geographically located on the north side of Highway 1 and covers an area of 6.4 kilometers squared. The community for the most part is built out with low density housing. However, the population density is still 12% higher than the rest of Langley in this community; meaning most of the area is already built out. The Mountain View Shopping Plaza is located geographically in the center of the entire community of Walnut Grove. This community will benefit from having its own retail cannabis store located in an area that already provides majority of the services to the community.

With the increased traffic along the Highway 1 and 200th street interchange, Imagine Cannabis Co will provide safe access and create geographic equity to the legal, licensed, and regulated cannabis retail market with its proposed location in Walnut Grove. Highway 1 is considered a geographical barrier for the community of Walnut Grove, especially due to the growing population in the Carvolth and Latimer neighbourhoods. The closest retail cannabis store, UEM Cannabis, currently exists within the Carvolth community, which is located on the south side of Highway 1 at 200th street. This cannabis store does not benefit the community of Walnut Grove, as it is located approximately 4.7 kilometers driving distance from the northeast area of Walnut Grove.

Our proposed store is located within the Mountain View Plaza located at 509-8840 210 Street. This site is served by a food anchor along with many other service-oriented retail stores, such as a liquor store, banks and restaurants. Our proposed cannabis retail store will be located close to the existing liquor store. It should be noted that the proposed store is not visible to the public from the street. The proposed retail store has a large footprint; however, it is the only tenant located internally with minimal storefront exposure.

The character of the building and entrance to this unit will be in keeping with the existing appearance and in keeping with the previous tenant. To visit the cannabis retail store, patrons will be able to park at any of the existing parking stalls onsite as the owner has not restricted the parking for any of the units on this site to any specific locations.

A retail cannabis store at this location would be consistent with all aspects of the Council Policy 07-410 as it would be the only store in the community and located within an established commercial center and in a defined general commerce area within the Walnut Grove community.

SAFETY AND SECURITY COMPLIANCE

Imagine Cannabis Co is committed to ensuring that safety and security is our top priority. Our security systems will far exceed what is required for licensed cannabis retail stores in BC. The safety of our neighbours, customers, employees, deliveries, and inventories is of utmost importance. Imagine has a detailed security plan designed by a third-party security company. Imagine endeavours to operate as an industry leader and will take the steps and precautions necessary to run our business at the highest standard.

At a minimum, the following security measures will be put in place:

1. *An audible intruder alarm system monitored by a third party*
2. *An audible fire alarm system monitored by a third party*
3. *Locked retail display cases*
4. *Locked storage room*
5. *Secure perimeter door locks*
6. *Security cameras with full unobstructed view of the retail sales area, any product storage, and the interior and exterior of all entrances and exits*
7. *Frosted windows to negate visibility into the store from the exterior*

In addition to this, we will also utilize the following safety measures specific to this Walnut Grove location:

1. *A separate delivery entrance into our store from the exterior of the commercial building*
2. *Glass break sensors*
3. *Door contact sensors*
4. *360-degree motion sensor cameras*
5. *Steel bars on all windows and doors*
6. *Multiple panic buttons at the counter, in the vault, and at the rear exit*
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LOCKED DISPLAY CASES: As required by LCRB regulations, display cabinets on the retail sales floor will be kept locked.

CLEAR LINE OF SIGHT: Our point of sales counter is strategically placed to ensure a clear view of the retail sales floor.

NO VISIBILITY OF PRODUCT FROM EXTERIOR: LCRB regulations require that store windows are frosted to prevent products from being visible from outside of the store.

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Record Keeping

SALES

The following records will be retained for a period of at least six years from the date the records were created:

1. *Non-medical cannabis sales records, including quantity of non-medical cannabis sold and prices charged*
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PRE-ROLLS
FLOWER
FLOWER
FLOWER

VAPES
CONCENTRATES
EDIBLES
OILS & CAPSULE
REDECAN

FLOWER
VAPES
CONCENTRATES


OILS & CAPSULE
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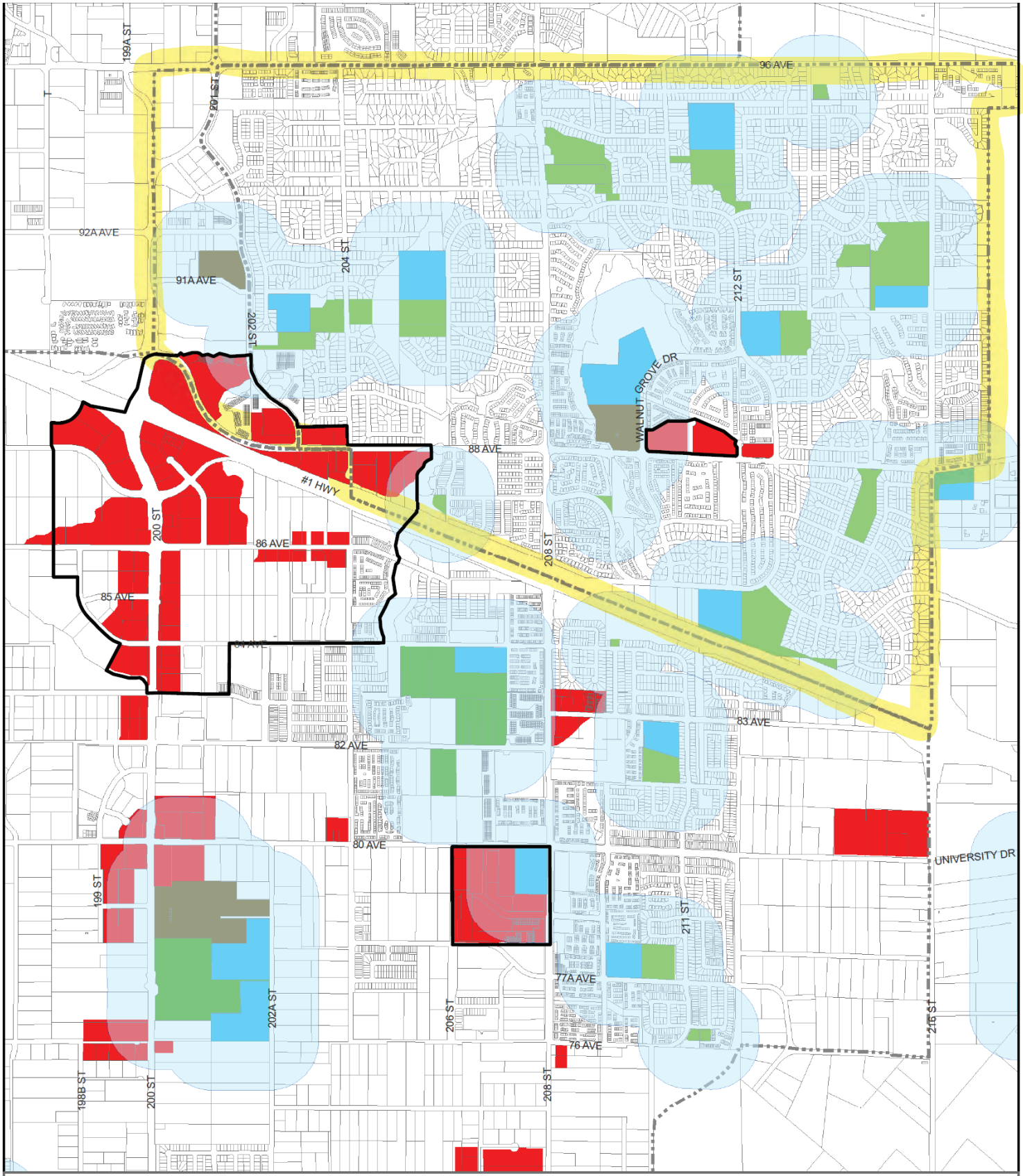
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GET BAKED

Sensitive Uses Matrix
Retail Cannabis Store
Walnut Grove – In Accordance with Council Policy 07-410

Sensitive Use	Location	Minimum setback	Proposed Setback
1. James Kennedy School	9060 212 Street	200m	347m
2. Walnut Grove Secondary School	8919 Walnut Grove Drive	200m	345m
3. Walnut Grove Community Centre	8889 Walnut Grove Drive	200m	310m
4. Alex Hope School	21150 85 Avenue	200m	643m
5. Forest Hills Park	21451 86A Avenue	200m	606m
6. UEM Cannabis (nearest)	8860 201 Street	200m	2270m

* All measurements from front door of retail store to the nearest property line measured as crow flies

Permitted OCP Land Use Designations

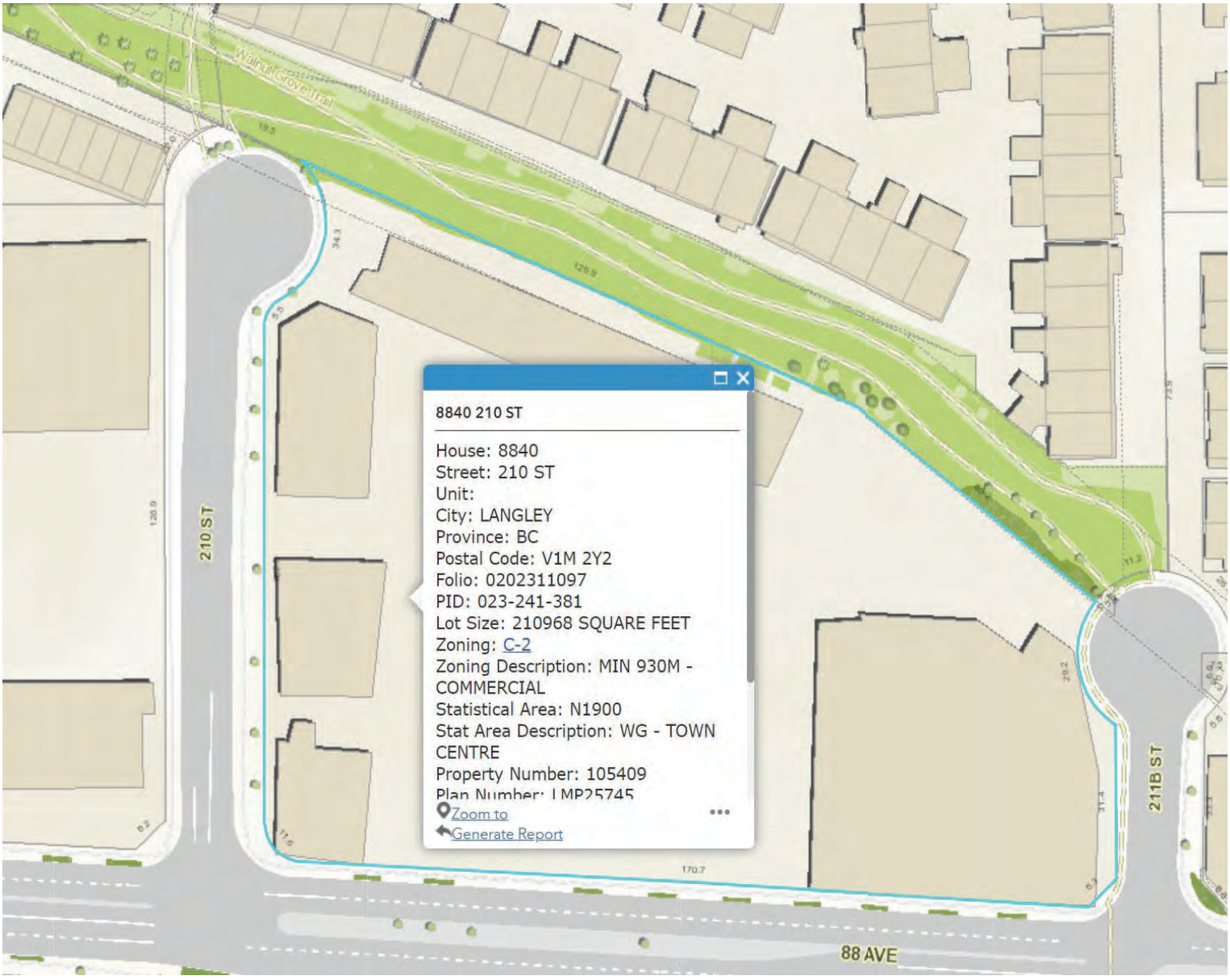


Walnut Grove / Willoughby & 200 St Interchange Area

Legend

- Permitted OCP Land Use Designations
- Commercial / Community Centres
- Community Plan Boundary
- 200 Meter Buffer Distance Around Sensitive Uses
- Recreation Centre
- School
- Community Park
- Neighbourhood Park

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Walnut Grove Trail
210 ST
211B ST
88 AVE
8840 210 ST
House: 8840
Street: 210 ST
Unit:
City: LANGLEY
Province: BC
Postal Code: V1M 2Y2
Folio: 0202311097
PID: 023-241-381
Lot Size: 210968 SQUARE FEET
Zoning: C-2
Zoning Description: MIN 930M - COMMERCIAL
Statistical Area: N1900
Stat Area Description: WG - TOWN CENTRE
Property Number: 105409
Plan Number: LMP25745
Zoom to
Generate Report

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Cannabis Retail Sales

Policy No:	**07-410**
Approved by Council:	**2020-03-09**
Revised by Council:	

1. Purpose

1.1 To define the scope of the Township of Langley's (the "Township") involvement in applications before the Provincial Liquor & Cannabis Regulation Branch ("LCRB"), of which the Township of Langley may receive notice pursuant to the Cannabis Control and Licensing Act (the "Act") and the Cannabis Licensing Regulation (the "Regulation") and to outline the criteria that may be considered by Council as part of site-specific rezoning applications for cannabis retail businesses.

1.2 This policy is intended to guide applicants and Township staff as part of the application process but it is not intended to fetter Council's discretion when dealing with individual applications, each of which will be evaluated on its own merits.

2. Background

2.1 In 2018, the federal government legalized the sale and use of recreational cannabis. As a result of legalization, new legislation was enacted by the Province in October 2018. This Policy is in response to applicable legislation.

3. Related Bylaws

3.1 Zoning Bylaw 1987 No. 2500, Fees and Charges Bylaw 2007 No. 4616, Licencing Bylaw 2016 No. 5192 and Development Application Procedures Bylaw 2018 Bylaw No. 5428

4. Notice of Cannabis Licence Applications

4.1 The Township will receive notice from LCRB (LCRB referral) of the following applications pursuant to Section 33(2) of the Act:

4.1.1 an application for a new cannabis retail store licence

4.1.2 an application for an amendment to an existing cannabis retail store licence for the permanent relocation of the retail store to a new location

4.2 Concurrent with the LCRB application process, a site-specific rezoning application can be submitted to the Township's Director of Development Services. The site-specific rezoning application must include the information and records required pursuant to Sections 22(1)(c) and (d) of the Act, and the following, where applicable:

4.2.1 a complete Development Application Form;

4.2.2 a state of title certificate or title search which was requested from the Land Title Office within the last 30 days;

4.2.3 application fees in accordance with Schedule 14 of the Fees and Charges Bylaw 2007 No. 4616;

4.2.4 a plan of existing and proposed building floor space;

4.2.5 a site plan indicating the location and size of all buildings on the lot, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points;

4.2.6 a rationale or explanation by the proponent of the character of the proposed establishment and the market area and population it is intended to service; and

4.2.7 other details of the proposed establishment as may be required by Council to facilitate its review.

5. Locational Criteria

Site-specific rezoning applications for cannabis retail businesses in the Township will be considered based on the following locational criteria.

5.1 The location of cannabis retail businesses may only be considered on properties as identified on Schedule 1: Permitted OCP Land Use Designations.

5.1.1 Generally, the proposed location for a cannabis retail store should not be located within 200 metres of: an existing school; park; recreation centre; or another cannabis retail store, including those located in adjacent municipalities.

- Separation distances shall be measured as the crow flies from the centre point of the main entrance of the cannabis retail store to the nearest property line.
- Consideration will be given to geographic barriers that separate cannabis retail stores from sensitive uses (e.g. highway corridor, railway, watercourse).

5.2 A limit of one (1) cannabis retail store will be considered for approval for each of the urban communities in Aldergrove, Brookswood/Fernridge, Fort Langley, Murrayville, and Willowbrook.

5.3 A limit of one (1) cannabis retail store will be considered for approval for each of Walnut Grove and Willoughby, except that an additional store may be permitted within the 200 Street Interchange Area as deifined in Schedule 1 of the Policy.

5.4 Notwithstanding s. 5.1.1, the 200 metre separation distance from schools, parks, and recreation centres may be waived in consideration of a retail cannabis store when located in Commercial Centres as identified on Schedule 1 of the Policy.

6. Application and Review Procedure

6.1 The Township will review complete rezoning applications to permit cannabis retail businesses that meet the locational criteria noted above. Applications will be forwarded to Council for consideration once the application review is complete and staff have received the LCRB referral. Incomplete applications will not be accepted.

6.2 Notwithstanding s. 6.1, in the event that concurrent site-specific rezoning applications are received in one community, preference will be given to stores located in Commercial Centres as identified on Schedule 1 of the Policy.

6.3 Prior to proceeding to First and Second Reading of a site-specific rezoning bylaw, the LCRB referral must be received by the Township.

6.4 Cannabis retail store applications will be referred to the Township's Fire, Engineering, and Permit, Licence and Inspection Services Departments, the R.C.M.P, and other relevant outside agencies, to obtain comments in respect of the application.

6.5 Cannabis retail store applications referred to the Township by the LCRB will receive public input through the following methods, or a method considered appropriate by the Township:

6.5.1 Where a LCRB referral is received concurrent with a rezoning application, the public hearing will be used for gathering public input.

6.5.2 Where a LCRB referral is received on a site already zoned for cannabis retail (such as an application to relocate an existing licence to the pre-zoned site), public input will be gathered through the submission of written comments by residents. Residents will be notified through mail outs and newspaper ads.

7. Cannabis Retail Store Licence Requirements

Cannabis retail store licence applications must comply with:

7.1 all applicable Township bylaws including, but not limited to the following bylaws as amended from time to time:

- Zoning Bylaw 1987 No. 2500;
- Fees and Charges Bylaw 2007 No. 4616;
- Langley Building Bylaw 2008 No. 4642;
- Highway and Traffic Bylaw 2010 No. 4758;
- Fire Prevention Bylaw 2013 No. 4956;
- Licencing Bylaw 2016 No. 5192;

- Subdivision and Development Servicing Bylaw 2019 No. 5382; and
- Community Standards Bylaw 2019 No. 5448.

7.2 all applicable Township policies including, but not limited to, Exterior Lighting Impact Policy No. 07-156;

7.3 Crime Prevention Through Environmental Design (CPTED) criteria;

7.4 Requirements and conditions imposed by Council or the Township in connection with each of the following, if applicable:

- the approval of a zoning or official community plan amendment bylaw;
- the issuance of a development permit, development variance permit, or building permit; and
- the application review process outlined in this Policy;

7.5 Requirements and conditions imposed by the LCRB pursuant to the Act or the Regulation; and

7.6 Site-specific rezoning to allow cannabis retail sales will be subject to issuance of a valid and subsisting cannabis licence for retail sales by the LCRB.

8. Comments and Recommendations Provided to the LCRB

8.1 Comments provided to the LCRB in respect of a Cannabis Retail Licence application must be in writing and must include:

8.1.1 the Township's views on all of the following matters:

- the proposed location of the cannabis retail store and compatibility with surrounding land uses,
- the general impact on the community, and

8.1.2 the views of Township residents on the application and a description of the method used to gather those views

8.2 Recommendations provided to the LCRB in respect of a cannabis retail store licence application must specify whether the application should be approved or rejected, and must include the reasons on which they are based.

IMAGINE EST 2020 CANNABIS

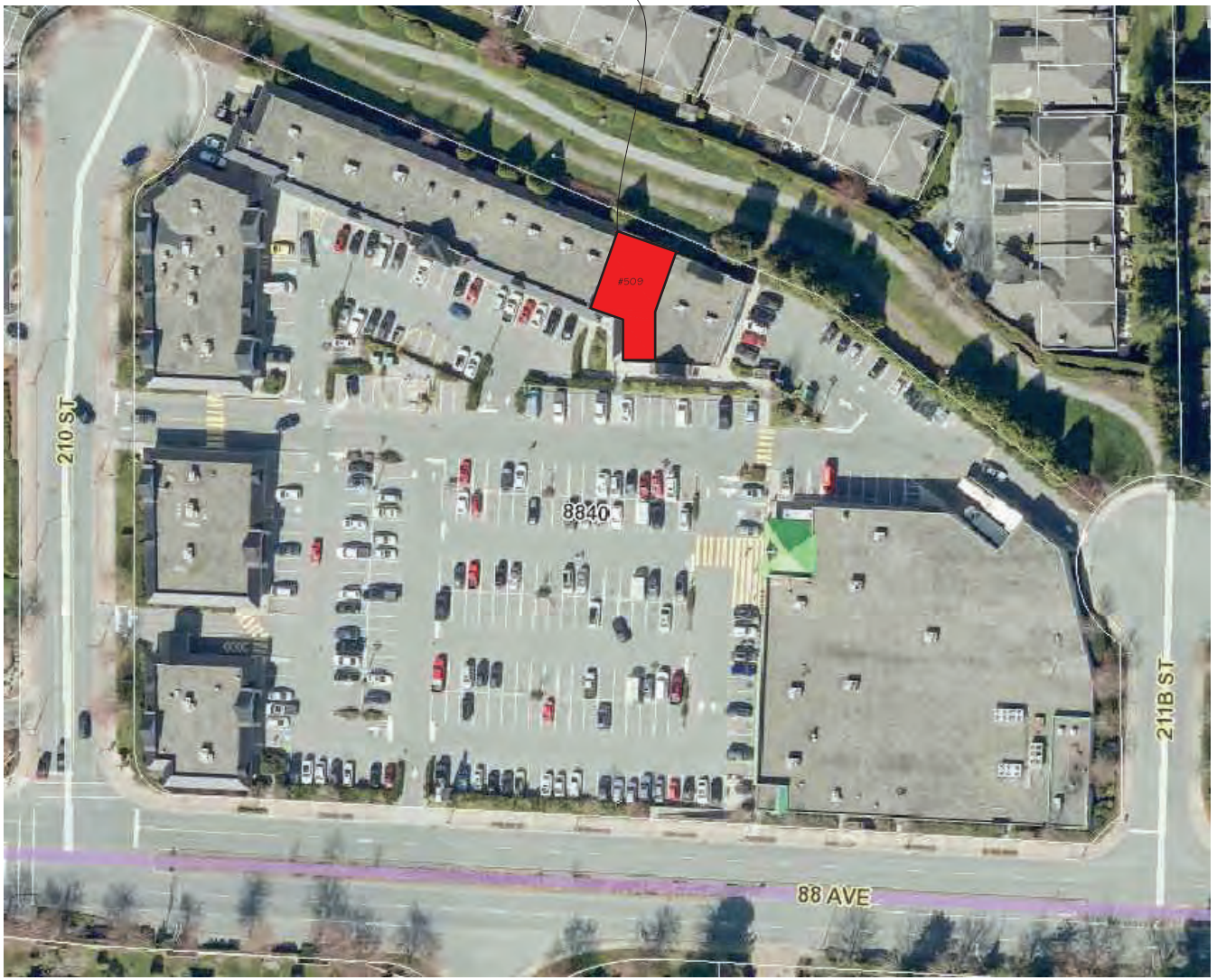
PROJECT DATA

ADDRESS	8840 - 210TH STREET, LANGLEY, BC
LEGAL DESCRIPTION	LT 1, SEC 36, TWP 8, NWD, PL LMP25745
PID	023 - 241 - 381

ZONING

ZONING	C-2
EXISTING USE	RESTAURANT (GROUP A-2) (TABLE 3.1.2.1)
PROPOSED USE	RETAIL (GROUP E) (TABLE 3.1.2.1)
FAR	NO CHANGE - TENANT IMPROVEMENT ONLY
LEASE AREA	2,304 S.F. (214 SM)

PROPOSED REZONING OF EXISTING SHOP 509 8840 - 210TH STREET TO ALLOW RETAIL CANNABIS STORE



LEGEND

PROPOSED REZONING AND DP OF SHOP 509

KEY PLAN - SHOP 509 8840 - 210TH STREET, LANGLEY, BC

1/32" = 1'-0"

CHRISTOPHE VAISSADE
BUILDING DESIGNER
T. 604.614.6627
E. chris@cvdesigns.ca
WWW.CVDESIGNS.CA

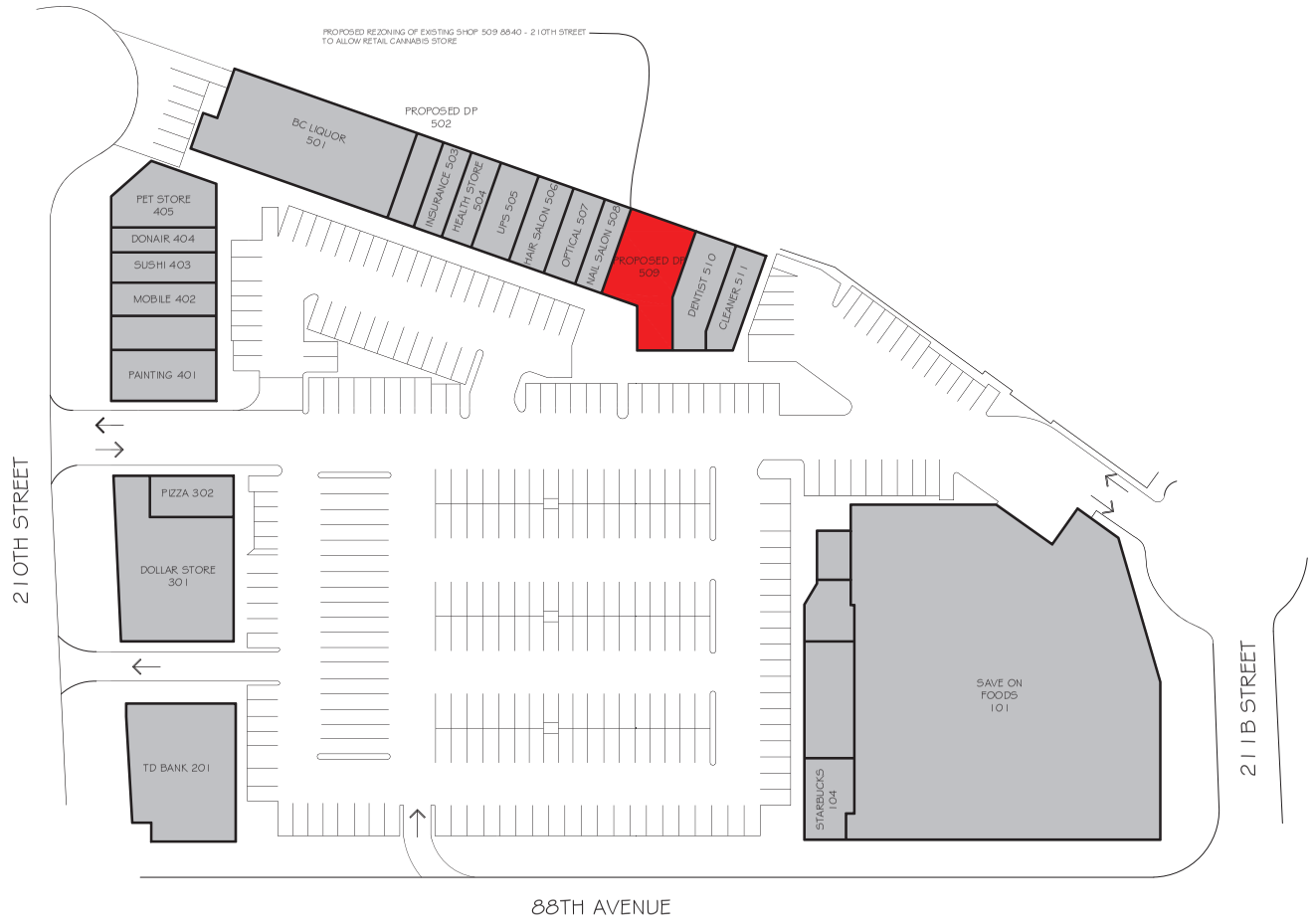
SHOP 509
8840 - 210TH STREET
LANGLEY, BC

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REV.	DATE	REMARKS
	NOV 29, 2021	REVISIONS FOR REZONING & DP

CLIENT : IMAGINE CANNABIS
PROJECT : PROPOSED DRAWINGS FOR IMAGINE CANNABIS
CONTENT : KEY PLAN

DATE : NOV 2021
SCALE : 1/32" = 1'-0"
PROJECT No. :
SHEET No. : F.2
REVISION :



IMAGINE EST 2020 CANNABIS

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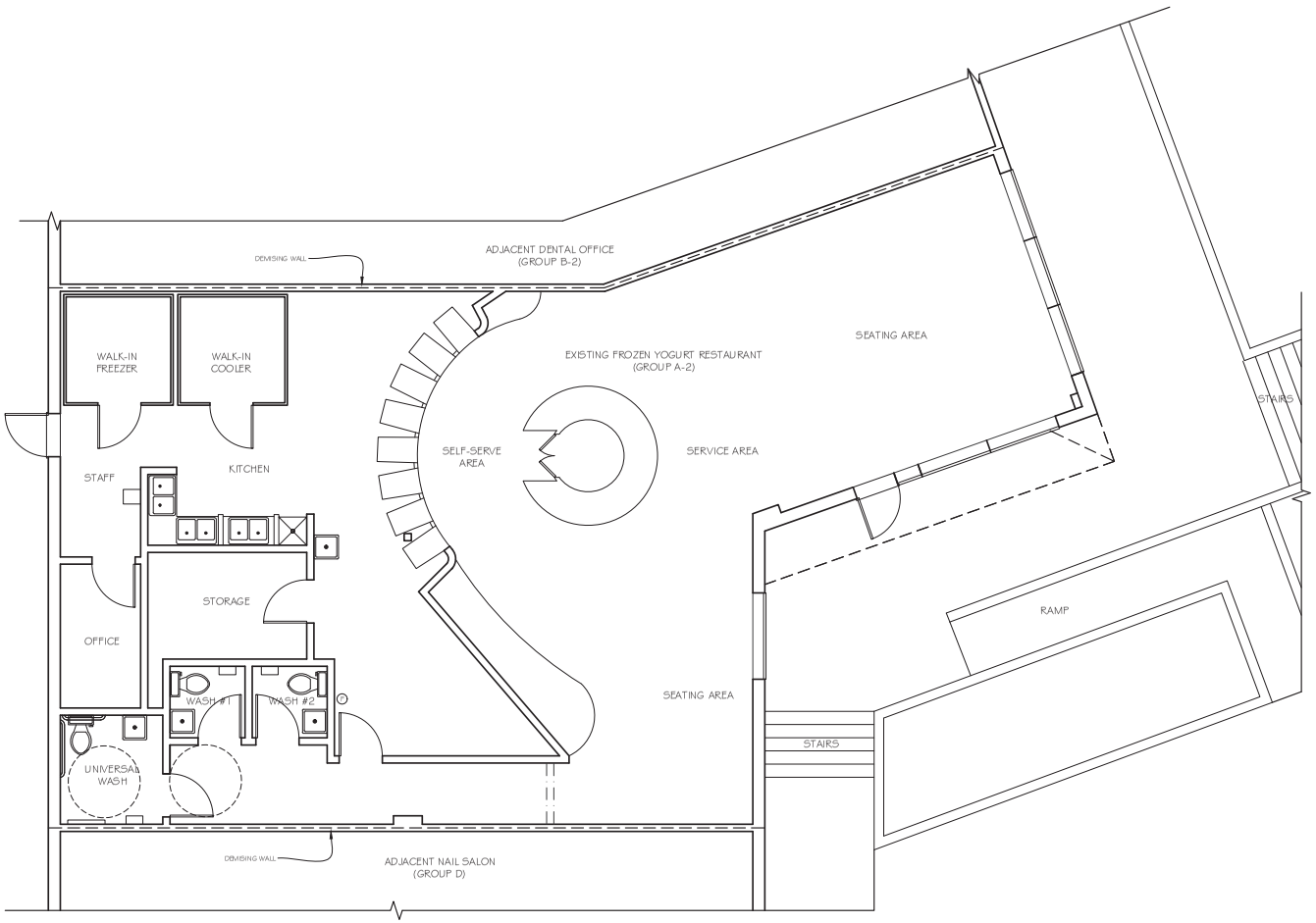
REV.	DATE	REMARKS
	NOV 25 2021	ISSUED FOR REZONING DP

CLIENT : IMAGINE CANNABIS
PROJECT : PROPOSED DRAWINGS FOR IMAGINE CANNABIS
CONTENT : KEY PLAN

LEGEND
- PROPOSED REZONING AND DP OF SHOP 509
- EXISTING

KEY PLAN - SHOP 509 8840 - 210TH STREET, LANGLEY, BC
1/32" = 1'-0"

DATE : NOV 2021
SCALE : 1/32" = 1'-0"
PROJECT No. :
SHEET No. : F.2
REVISION :



EXISTING FLOOR PLAN

EXISTING FLOOR AREA : 2,304 S.F.

CHRISTOPHE VAISSADE
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SHOP 509
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REV.	DATE	REMARKS
	NOV 28 2021	REVISIONS FOR REZONING APP

CLIENT : IMAGINE CANNABIS
PROJECT : PROPOSED DRAWINGS FOR IMAGINE CANNABIS
CONTENT : FLOOR PLANS

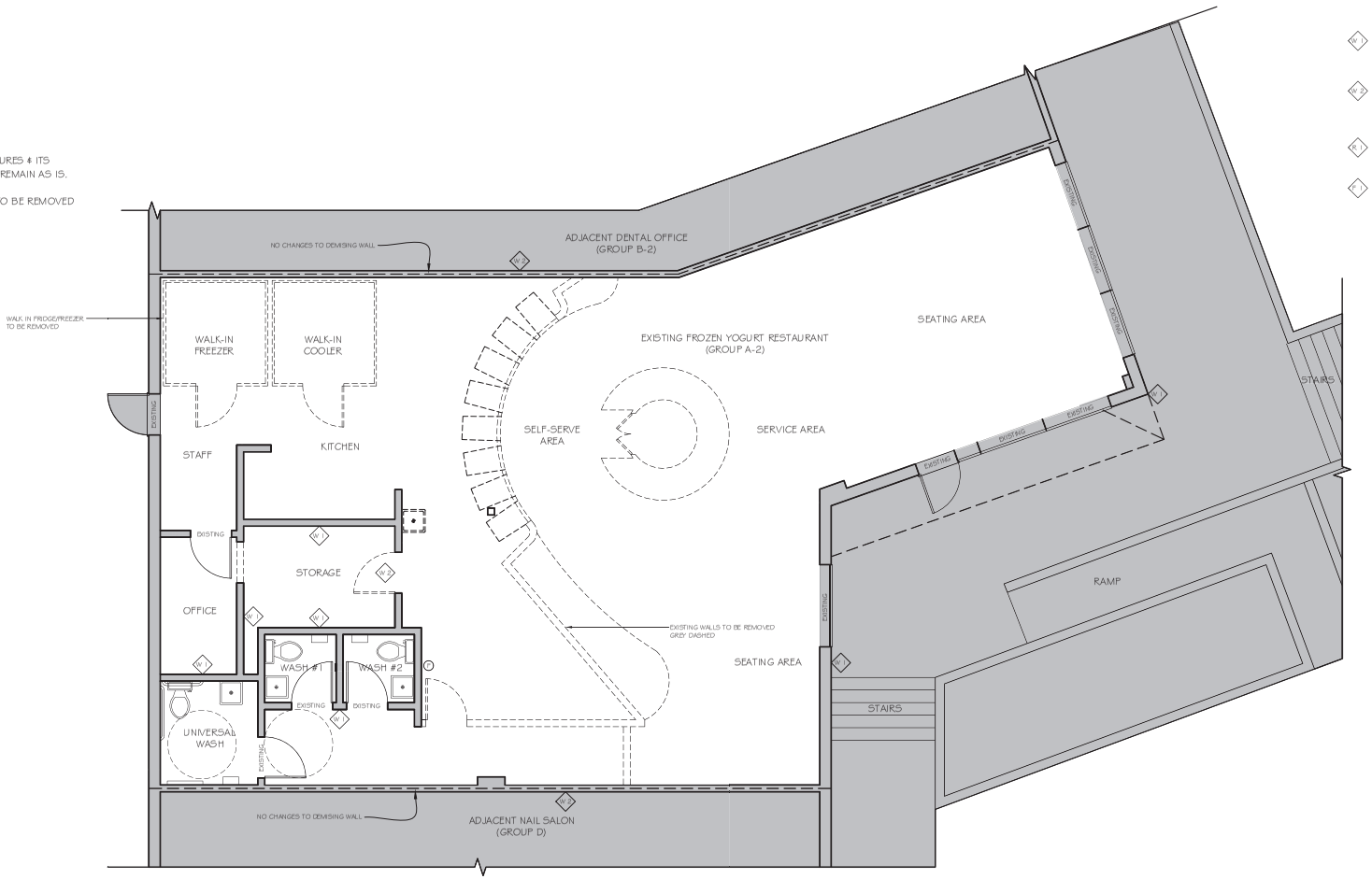
DATE : NOV 2021
SCALE : 1/4" =
PROJECT No. :
SHEET No. : F.2
REVISION :

IMAGINE EST 2020 CANNABIS

LEGEND

ALL EXISTING FIXTURES & ITS FEATURES TO BE REMAIN AS IS.

WALLS / DOORS TO BE REMOVED



WALL SCHEDULE

EW 1 — EXISTING EXTERIOR WALL
EXISTING EXTERIOR WALL TO REMAIN AS IS.
NO WORK IS PROPOSED TO EXISTING EXTERIOR WALL.

EW 2 — TYPICAL INTERIOR WALL CONSTRUCTION BW UNITS STC 55 - FRR 2 HOUR
EXISTING DEMISING WALL TO REMAIN AS IS.
NO WORK IS PROPOSED TO EXISTING EXTERIOR WALL.

IW 1 — EXISTING INTERIOR WALL
EXISTING INTERIOR WALL TO REMAIN AS IS.
NO WORK IS PROPOSED TO EXISTING EXTERIOR WALL.

IW 2 — NEW INTERIOR WALL
1 X 1/2" GYPSUM BOARD
2X4 @ 16" O/C OR 2X6 @16" O/C (MATCH EXISTING)
1 X 1/2" GYPSUM BOARD

CR 1 — T BAR DROP CEILING
T BAR DROP CEILING TO MANUFACTURERS SPECIFICATIONS

F 1 — EXISTING C/C SLAB
EXISTING SUSPENDED C/C SLAB TO REMAIN AS IS.
NO WORK IS PROPOSED TO EXISTING C/C SLAB.

DEMOLITION FLOOR PLAN

EXISTING FLOOR AREA : 2,304 S.F.

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REV.	DATE	REMARKS
	NOV 29, 2021	REVISIONS PER REZONING APP.

CLIENT : IMAGINE CANNABIS
PROJECT : PROPOSED DRAWINGS FOR IMAGINE CANNABIS
CONTENT : FLOOR PLANS

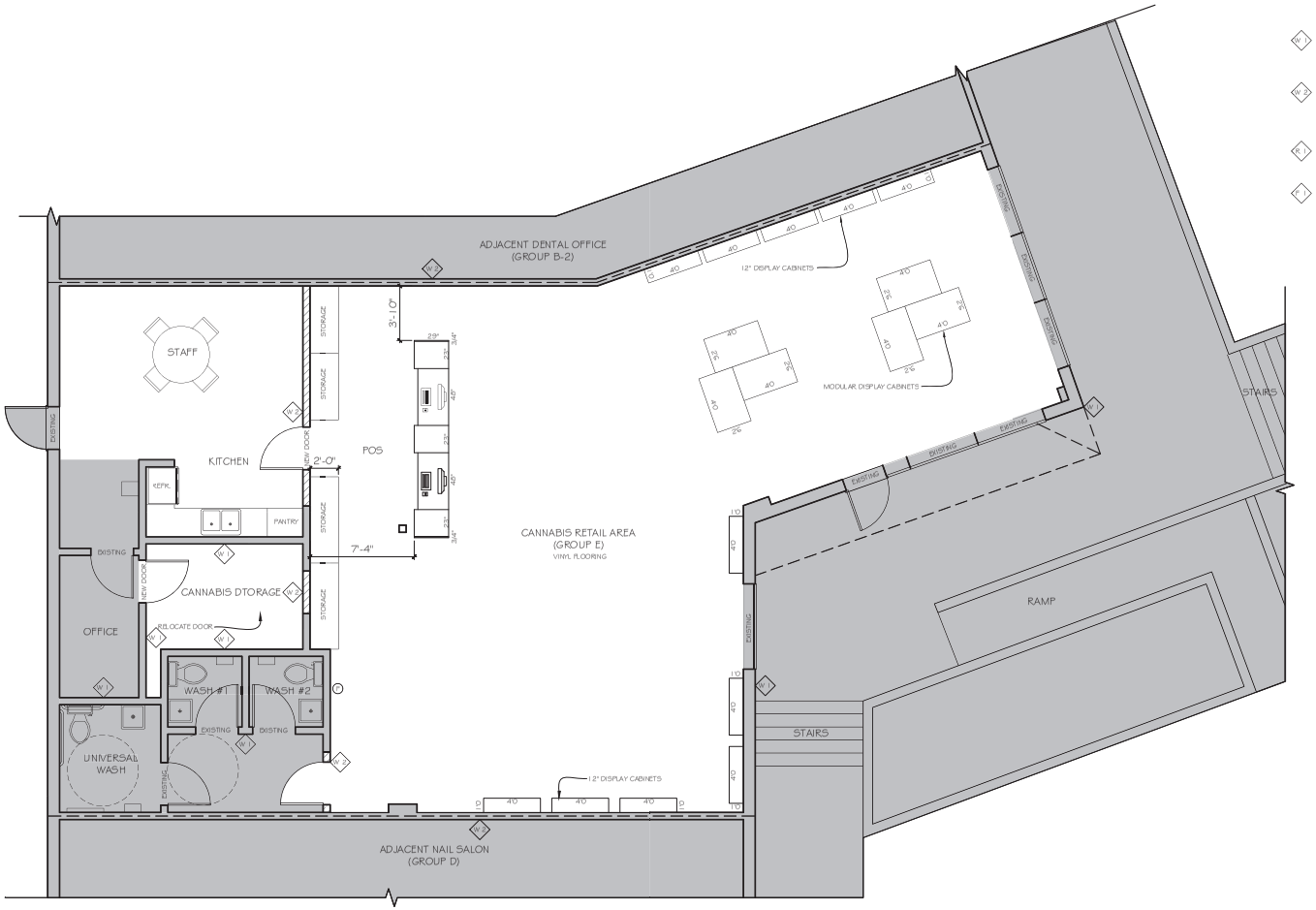
DATE : NOV 2021
SCALE : 1/4" =
PROJECT No. : F.2
SHEET No. : | REVISION :

IMAGINE EST 2020 CANNABIS

LEGEND

PROPOSED TENANCY IMPROVEMENT

ALL EXISTING FIXTURES & ITS FEATURES TO BE REMAIN AS IS.



WALL SCHEDULE

EW 1 — EXISTING EXTERIOR WALL
EXISTING EXTERIOR WALL TO REMAIN AS IS.
NO WORK IS PROPOSED TO EXISTING EXTERIOR WALL.

IW 2 — TYPICAL INTERIOR WALL CONSTRUCTION BW UNITS STC 55 - FRR 2 HOUR
EXISTING DEMISING WALL TO REMAIN AS IS.
NO WORK IS PROPOSED TO EXISTING EXTERIOR WALL.

IW 1 — EXISTING INTERIOR WALL
EXISTING INTERIOR WALL TO REMAIN AS IS.
NO WORK IS PROPOSED TO EXISTING EXTERIOR WALL.

IW 2 — NEW INTERIOR WALL
1 X 1/2" GYPSUM BOARD
2X4 @ 16" O/C OR 2X6 @16" O/C (MATCH EXISTING)
1 X 1/2" GYPSUM BOARD

CR 1 — T BAR DROP CEILING
T BAR DROP CEILING TO MANUFACTURERS SPECIFICATIONS

F 1 — EXISTING C/C SLAB
EXISTING SUSPENDED C/C SLAB TO REMAIN AS IS.
NO WORK IS PROPOSED TO EXISTING C/C SLAB.

PROPOSED TENANT IMPROVEMENT

EXISTING FLOOR AREA :	2,304 S.F.
NEW FLOOR AREA :	2,304 S.F.
(NO CHANGES TO EXISTING FLOOR AREA)	

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REV.	DATE	REMARKS
	NOV 29 2021	REVISIONS FOR REZONING APP.

CLIENT : IMAGINE CANNABIS
PROJECT : PROPOSED DRAWINGS FOR IMAGINE CANNABIS
CONTENT : FLOOR PLANS

DATE : NOV 2021
SCALE : 1/4" =
PROJECT No. :
SHEET No. : F.2
REVISION :

IMAGINE EST 2020 CANNABIS

LEGEND

PROPOSED TENANCY IMPROVEMENT

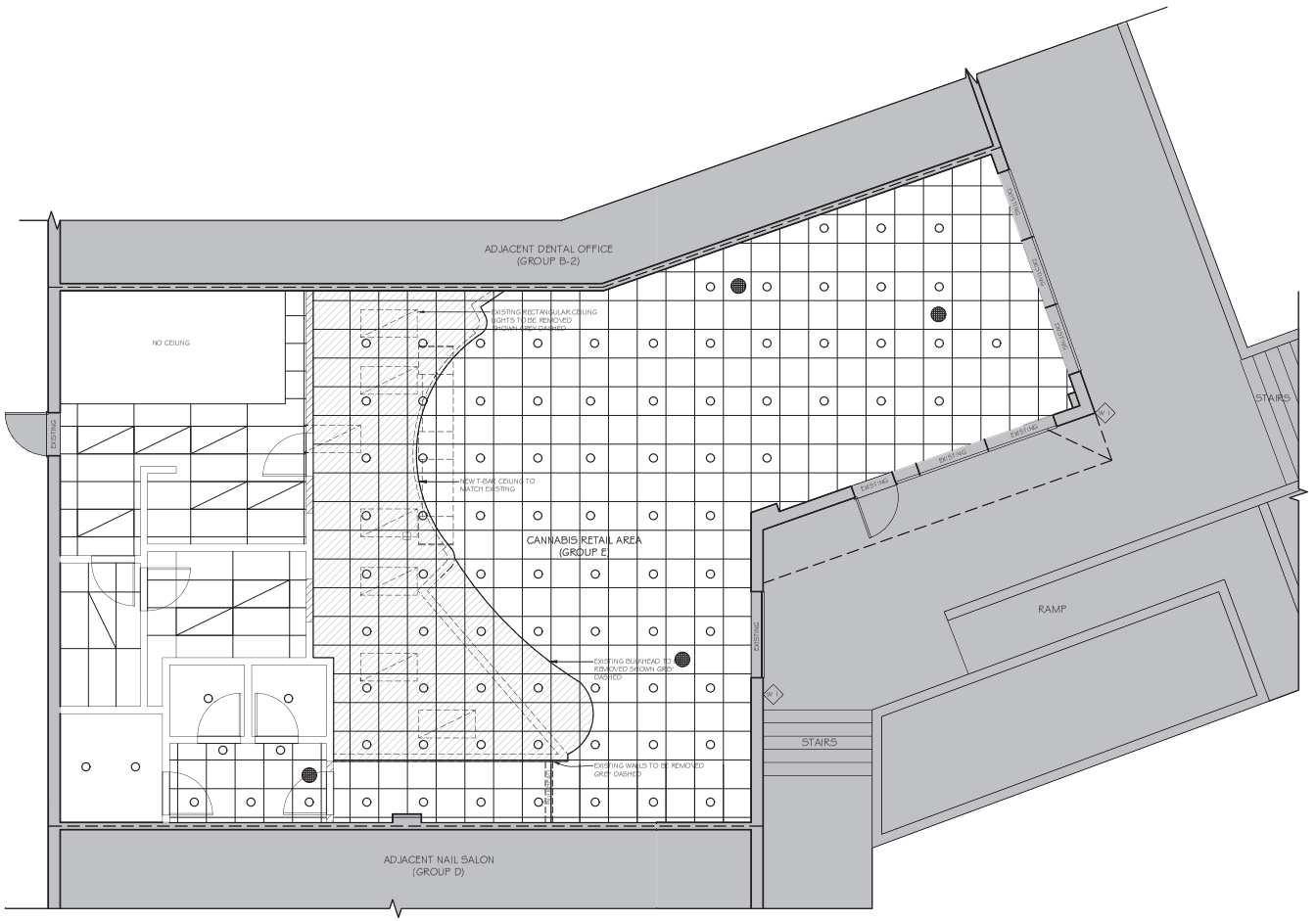
ALL EXISTING FIXTURES & ITS FEATURES TO BE REMAIN AS IS.

CEILING LEGEND

EXISTING 2'x 4' DOWNLIGHT

EXISTING SPEAKER

NEW RECESSED DOWNLIGHT



REFLECTED CEILING PLAN

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REV.	DATE	REMARKS
	NOV 29, 2021	REVISIONS FOR REZONING APP.

CLIENT : IMAGINE CANNABIS
PROJECT : PROPOSED DRAWINGS FOR IMAGINE CANNABIS
CONTENT : FLOOR PLANS

DATE : NOV 2021
SCALE : 1/4" =
PROJECT No. : F.2
SHEET No. : | REVISION :

IMAGINE EST 2020 CANNABIS

SCHEDULE OF FINISHES
1. LAMINATED FIBERGLASS ASPHALT SHINGLES
2. PREFINISHED ALUMINUM FASCIA
3. STUCCO
4. VINYL FRAMED WINDOWS
5. STONE



FRONT ELEVATION - WEST

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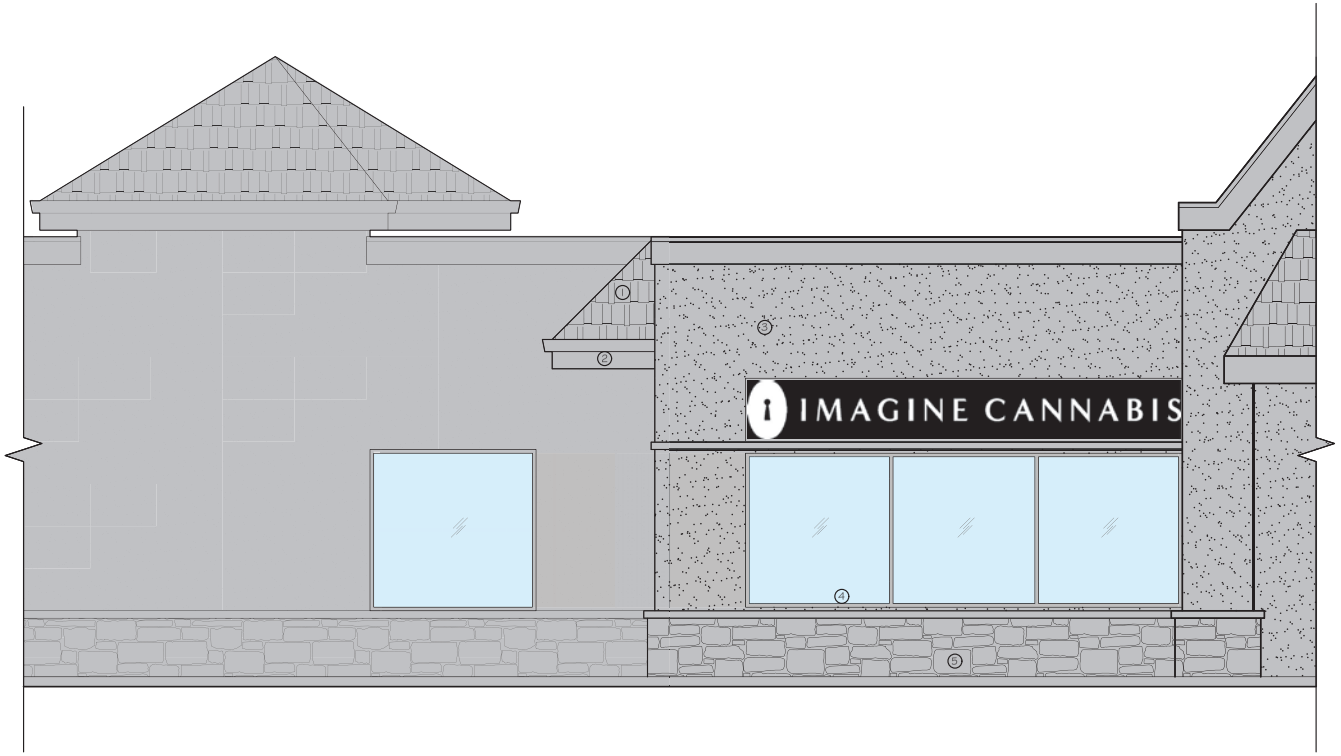
REV.	DATE	REMARKS
	NOV 29, 2021	REVISIONS FOR REZONING APP.

CLIENT : IMAGINE CANNABIS
PROJECT : PROPOSED DRAWINGS FOR IMAGINE CANNABIS
CONTENT : ELEVATIONS

DATE : NOV 2021
SCALE : 1/2" =
PROJECT No. :
SHEET No. : F.2
REVISION :

IMAGINE EST 2020 CANNABIS

SCHEDULE OF FINISHES
1. LAMINATED FIBERGLASS ASPHALT SHINGLES
2. PREFINISHED ALUMINUM FASCIA
3. STUCCO
4. VINYL FRAMED WINDOWS
5. STONE



RIGHT ELEVATION - SOUTH

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8840 - 210TH STREET
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REV.	DATE	REMARKS
	NOV 29, 2021	REVISIONS FOR REZONING APP.

CLIENT : IMAGINE CANNABIS
PROJECT : PROPOSED DRAWINGS FOR IMAGINE CANNABIS
CONTENT : ELEVATIONS

DATE : NOV 2021
SCALE : 1/2" =
PROJECT No. :
F.2
SHEET No. :
REVISION :

From: Balfour, Jennifer
To: Joel Nagtegaal
Subject: RE: [EXTERNAL] RCMP Referral Comments - Cannabis Retail Endorsement Applications
Date: Wednesday, April 13, 2022 2:09:59 PM
Attachments: image001.png
image005.png

Hello,
The current address does not appear to have any policing concerns.
Thanks,
Jen

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (LOST LAGOON HOLDINGS LTD.) BYLAW NO. 5781

EXPLANATORY NOTE

Bylaw No. 5781 amends Community Commercial Zone C-2 to permit cannabis retail as a site specific permitted use at unit 509, 8840 – 210 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (LOST LAGOON HOLDINGS LTD.) BYLAW NO. 5781

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lost Lagoon Holdings.) Bylaw No. 5781”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:

   a) Amending Section 602.1 Uses Permitted in the Community Commercial Zone C-2 by adding the following:

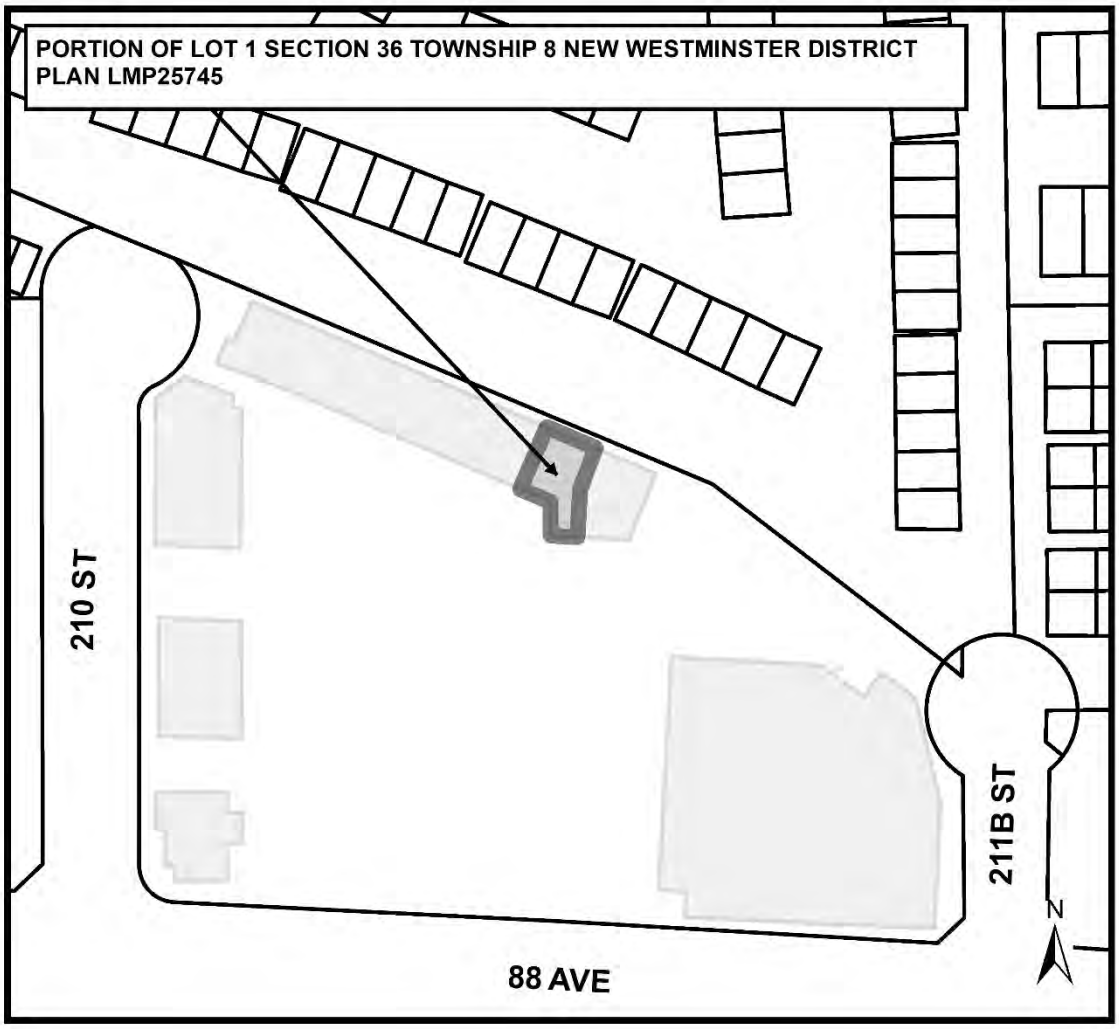
      11) *cannabis retail* on a portion of Lot 1 Section 36 Township 8 New Westminster District Plan LMP25745

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Community Commercial Zone C-2.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
NOTICE WAS ADVERTISED the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5781



o

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 25, 2022 - REGULAR MEETING	**REPORT:**	22-34
FROM:	FINANCE DIVISION	**FILE:**	1970-02
SUBJECT:	2022 LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW FOR UNIVERSAL SERVICES		

RECOMMENDATION:

That Council give first, second and third reading to the Langley Annual Rates and Tax Collection Bylaw 2022 No. 5780.

EXECUTIVE SUMMARY:

The *Community Charter*, Section 197 (1), requires Council to adopt a bylaw imposing general variable tax levies for the current year before May 15, 2022 and after the adoption of the Five Year Financial Plan**.**

The Langley Annual Rates and Tax Collection Bylaw 2022 No. 5780 provides for a 3.00% general property tax and levy increase. The property tax and levy impact to a typical household is an increase of $66.00 per year consisting of the following:

UNIVERSAL SERVICES – Property Tax Changes	%	Annual Change $	Monthly Change $
Parks	0.43	9.45	0.79
Facilities	0.47	10.44	0.87
Transportation (Roads)	0.92	20.20	1.68
Stormwater	0.35	7.65	0.64
General Tax – Protective Services	2.59	56.94	4.74
General Tax – All Other*	(1.76)	(38.68)	(3.22)
Universal Services Property Taxes	**3.00%**	**$66.00**	**$5.50**

The Langley Annual Rates and Tax Collection Bylaw 2022 No. 5780 - Columns "A", "B", “C”, “D”, “E” and "F" of Schedule "A" attached, identify the tax rates which are required to generate the revenue reflected in the 2021 component of the Langley 2022 – 2026 Five Year Financial Plan Bylaw 2022 No. 5773.

PURPOSE:

The purpose of this report is to bring forward the Langley Annual Rates and Tax Collection Bylaw 2022 No. 5780 for the first three readings.

DISCUSSION/ANALYSIS:

The Langley Annual Rates and Tax Collection Bylaw 2022 No. 5780 provides for a 3.00% general property tax and levy increase. The property tax and levy impact to a typical household is an increase of $66.00 per year consisting of the following:

UNIVERSAL SERVICES – Property Tax Changes	%	Annual Change $	Monthly Change $
Parks	0.43	9.45	0.79
Facilities	0.47	10.44	0.87
Transportation (Roads)	0.92	20.20	1.68
Stormwater	0.35	7.65	0.64
General Tax – Protective Services	2.59	56.94	4.74
General Tax – All Other*	(1.76)	(38.68)	(3.22)
Universal Services Property Taxes	**3.00%**	**$66.00**	**$5.50**

The 2022 property tax increase is comprised of the following:

UNIVERSAL SERVICES – Property Tax Changes	Percentage Increases
Core Property Tax Increase	2.45%
Capital Infrastructure Replacement and Renewal Reserve	0.17%
Firefighters (6), starting July 1, 2022	0.19%
Roads – Corporate Energy Manager	0.02%
General Government – Support Services	0.17%
Universal Services Property Taxes	**3.00%**

Property tax revenue is used to fund:

- Ongoing operating expenses: salaries, long term contract increases, and debt repayments.
- Regular and preventive asset maintenance required to realize optimal lifecycle costs.
- Operating costs associated with new capital inventory constructed or from development.

In accordance with the *Community Charter*, Council is responsible for establishing 2022 tax rates in the following areas:

- Municipal Services (General, Protective Services, Parks, Transportation and Stormwater);
- Library Levy; and
- Metro Vancouver Regional District Levy.

The Langley Annual Tax Rates & Collection Bylaw 2022 Bylaw No. 5780 - Columns "A", "B", “C”, “D”, “E” and "F" of Schedule "A" attached, identify the tax rates which are required to generate the revenue reflected in the 2022 component of the Langley 2022– 2026 Five Year Financial Plan Bylaw 2022 No. 5773.

General Municipal Property Taxes
(Schedule A, Column A)

Based on the Revised Assessment Roll, the recommended 2022 general tax rates will generate $101,645,621 in General Revenue. For a typical household the property tax equates to approximately $1,485 for the year ($123.75 per month) which is comprised of Fire services, Policing services, Facility Management, Community Development, Recreation & Culture, Corporate Administration, Finance and Human Resources.

Parks Service Levy
(Schedule A, Column B)

Based on the Revised Assessment Roll, the recommended 2022 Parks Service levy will generate $15,232,232 in Parks Service revenue. This levy equates to approximately $223 for the year ($18.58 per month) for a typical household. The Parks Utility provides funding for the design, development, operation and maintenance of the Township’s parks and open space system.

Transportation Service Levy
(Schedule A, Column C)

Based on the Revised Assessment Roll, the recommended 2022 Transportation levy will generate $28,836,147 in Transportation Utility revenue. This levy equates to approximately $421 for the year ($35.08 per month) for a typical household.

Stormwater Service Levy
(Schedule A, Column D)

Based on the revised assessment roll, the recommended 2022 Stormwater levy rates will generate $9,166,349 in Stormwater Utility revenue. This levy equates to approximately $134 for the year ($11.17 per month) for a typical household.

Library Levy

(Schedule A, Column E)

Based on the revised assessment roll, the recommended 2022 Library levy rates will generate $5,939,034 in Library revenue. This levy equates to approximately $87 for the year ($7.25 per month) for a typical household.

Metro Vancouver Regional District Levy

(Schedule A, Column F)

The Municipality's tax rates for the Metro Vancouver Regional District levy are calculated by allocating the total amount required to be raised to the various property classes using the Hospital Assessment base, applied to Provincially established tax rate ratios (class multiples).

The Metro Vancouver Regional District Levy requisition for 2022 is $4,350,294, an increase of 19.6% over the 2021 requisition of $3,638,675.

Respectfully submitted,

Karamjit Mahil
MANAGER FINANCIAL PLANNING
for
FINANCE DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW 2022 NO. 5780

EXPLANATORY NOTE

Bylaw 2022 No. 5780 provides for the 2022 levying of rates for General Municipal, Parks, Transportation, Stormwater, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the *Community Charter*. The *Community Charter* states that this bylaw must be adopted after adoption of the Five Year Financial Plan and must be adopted by May 15th of each year.

Sections 233 to 236 of the Community Charter outline the process for establishing an Alternative Municipal Tax Collection Scheme, including penalties to be applied in relation to payments made after specified tax due dates established by such bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW 2022 NO. 5780

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as the "Langley Annual Rates and Tax Collection Bylaw 2022 No. 5780.

2. The following rates are hereby imposed and levied for the year 2022:

a) For general purposes, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "A" of Schedule "A" attached.

b) For purposes of the Parks Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule "A" attached.

c) For purposes of the Transportation Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "C" of Schedule "A" attached.

d) For purposes of the Stormwater Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "D" of Schedule "A" attached.

e) For Library purposes, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "E" of Schedule "A" attached.

f) For the Greater Vancouver Regional District purposes, on the value of land and improvements taxable for hospital purposes, rates appearing in Column "F" of Schedule "A" attached.

3. The minimum amount of taxation upon a parcel of real property shall be One Dollar ($1.00).

4. After the first business day in July 2022, the Township Collector will add a 5% penalty to the current year's unpaid taxes, for each parcel of land and its improvements on the property tax roll for which taxes have not been paid. The unpaid taxes, together with the 5% penalty added, will be deemed taxes of the current year due upon those lands and improvements.

5. On the first business day after September 1, 2022, the Township Collector will add an additional 5% penalty to the current year's unpaid taxes, for each parcel of land and its improvements on the property tax roll for which taxes have not been paid (exclusive of the 5% penalty authorized by section 4).

6. Where a penalty in accordance with section 4 would otherwise be applied, and a property owner is eligible and claims the current year Home Owner Grant, to the Province of BC on or before September 1, 2022, the penalty of 5% will not be applied to the portion of the taxes which is equal to the current year Home Owner Grant amount. If the Home Owner Grant is claimed after September 1, 2022, all penalties in section 4 and 5 will apply to the Home Owner Grant amount.

7. Pursuant to sections 235 and 236 of the *Community Charter*, the alternative municipal tax collection scheme shall apply unless a property owner makes an election under section 236 on or before July 2, 2022.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW 2022 NO. 5780

SCHEDULE A

Rates per $1,000 of Assessment Value

Property Class	Property Class Description	A General Purposes	B Parks Purposes	C Transportation Purposes	D Stormwater Purposes	E Library	F Metro Vancouver Regional District
1	Residential	1.1106	0.1664	0.3151	0.1002	0.0649	0.05158
2	Utility	15.9411	2.3889	4.5224	1.4376	0.9313	0.18052
3	Supportive Housing	1.1106	0.1664	0.3151	0.1002	0.0649	0.05158
4	Major Industrial	2.5534	0.3826	0.7244	0.2303	0.1492	0.17536
5	Light Industrial	2.8148	0.4218	0.7985	0.2538	0.1644	0.17536
6	Business & Other	3.8907	0.5830	1.1038	0.3509	0.2273	0.12636
8	Recreation/ Non Profit	1.9188	0.2876	0.5444	0.1730	0.1121	0.05158
9	Farm	7.8479	1.1761	2.2264	0.7077	0.4585	0.05158

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 25, 2022 - REGULAR MEETING	**REPORT:**	22-37
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-25-0038
SUBJECT:	DRAINAGE DEVELOPMENT WORKS AGREEMENT (QUALICO DEVELOPMENTS (VANCOUVER) LTD.)		

RECOMMENDATION:

That Council give first, second, and third reading to Drainage Development Works Agreement (Qualico Developments (Vancouver) Ltd.) Bylaw No. 5763 for the provision of off-site drainage infrastructure for the area of Rinn in the Brookswood-Fernridge Community Plan.

EXECUTIVE SUMMARY:

Pursuant to Section 570 of the Local Government Act, Development Works Agreements (DWAs) are agreements between a municipality and a developer through which significant infrastructure and off-site services are provided by the developer. As part of the agreement, the municipality through adoption of bylaws undertakes to collect part of the cost of the works from owners of property within the benefiting area defined in the agreement and forward the funds to the developer.

DWAs are typically used to provide services to undeveloped 'greenfield' areas and must be supported by the majority of owners of land within the benefiting area through a formal petition process.

DWA Bylaw No. 5763 will facilitate the construction of a community stormwater management facility and associated infrastructure identified in the documents with an estimated total construction value of approximately $6.7M, subject to Council approval.

The Drainage and associated works are comprised of the following major components:

- formalize a community stormwater management facility with a volume of approximately 100,000 cubic metres covering a land area of approximately 8.2 hectares (20 acres);
- a 2.4 m x 2.4 m box culvert flow control structure;
- approximately 145 linear meters of 525 mm diameter storm sewer;
- approximately 278 linear meters of 675 mm diameter storm sewer;
- approximately 178 linear meters of 1,350 mm diameter storm sewer;
- approximately 112 linear meters of 1,500 mm diameter storm sewer; and

- raise and upgrade the existing trail network and maintenance access above the 100-year water elevation.

Property owners representing approximately 61.1% of the benefiting area and 72.2% of the assessed land value have indicated their support by signing the petition documents which have been reviewed and verified for sufficiency by the Township Clerk.

PURPOSE:

To request Council's consideration of Bylaw No. 5763 in relation to the execution of a DWA for Drainage works.

BACKGROUND/HISTORY:

The Applicant proposes to rezone properties at 3354/3424/3430/3474 and 3502 – 208 Street from Suburban Residential Zone (SR-2) to Residential Zone R-1D for the development of an 84 lot single family residential subdivision. Subdivision and Development Permit applications have also been submitted.

At its meeting of January 29, 2018 Council gave first and second readings to Rezoning Bylaw No. 5330 to facilitate the above noted development in the Rinn Neighbourhood of the Brookswood-Fernridge Community Plan of the Township. A public hearing was subsequently held and third reading was granted by Council at its meeting of February 19, 2018.

One of the development prerequisites set by Council prior to consideration of final reading is the execution of a Servicing Agreement to secure the works and services necessary to support the proposed development at no cost to the Township.

Policy No. 07-352, relating to implementation of DWAs, was adopted by Council at its meeting of November 15, 2004 and amended May 30, 2016. This policy, a copy of which is provided as Attachment A to this report, provides standardized guidelines for the execution and implementation of Development Works Agreements in accordance with provincial regulations.

Qualico Developments (Vancouver) Ltd. submitted the documents necessary for execution of the DWA in accordance with the provincial regulations and municipal policies.

DISCUSSION/ANALYSIS:

A DWA is an agreement executed between a municipality and a private developer, pursuant to Section 570 of the Local Government Act, for the provision of works by the municipality or by the developer. The works to be provided are generally trunk or major services that provide a benefit to a large area beyond the front-ending developer's lands. When the works are to be provided by the developer, the municipality is required to allocate all or part of the cost of the works to the owners of real property in the benefiting area.

This cost recovery mechanism is similar, in principle, to the 'latecomer' legislation, but has some distinct features and requirements. One of the primary differences is the requirement for a DWA to be authorized through a bylaw approved by Council. Approval of the bylaw is contingent upon a sufficient and valid petition from the owners of real property within the benefiting area having been presented to Council.

Pursuant to Section 212 of the Community Charter, a sufficient and valid petition is one that is signed by at least 50% of the owners of parcels that have at least 50% of the assessed value of the lands that would be subject to the DWA charge. In the case of Drainage Development Works Agreement Bylaw No. 5763, the Township Clerk has reviewed and confirmed the sufficiency of the petitions submitted by the proponents, a copy of which is provided as Attachment B.

Another distinctive feature of a DWA is the flexibility it offers relating to the term and applicable interest rates. Unlike a latecomer agreement, there is no time limit specified in the Local Government Act for collection of charges payable under a DWA. The terms and interest rates applicable to DWAs can vary depending on the economic climate and other market conditions to suit each individual development. In the case of Qualico Developments (Vancouver) Ltd. the

interest rate is set at 3.95% valid over a period of 15 years from the date of final adoption of the DWA Bylaw.

DWA charges are payable to the Municipality prior to and as a condition of final adoption of a rezoning bylaw, approval of a subdivision plan, strata plan, development permit, development variance permit, or building permit issuance for those lands included within the benefiting area. The collected funds are forwarded to the developer on an annual basis.

APPLICABLE POLICIES:

Other existing Township bylaws and policies relevant to the attached Development Works Agreement Policy are the Subdivision and Development Servicing Bylaw 2019 No. 5382 (as amended), Latecomer Policy No. 07-353, and Neighbourhood Plan Policy No. 07-220.

LEGISLATION:

Drainage Development Works Agreement Bylaw No. 5763 is in compliance with Section 570 of the Local Government Act and Section 212 of the Community Charter.

FINANCIAL IMPLICATIONS:

There are not expected to be any financial implications to the Township as the works are financed by the developer. The municipal processing and administrative costs are also borne by the developer at a rate of $15,000.

Respectfully submitted,

Dave Anderson
MANAGER, DEVELOPMENT ENGINEERING
for
COMMUNITY DEVELOPMENT DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
CORPORATE ADMINISTRATION DIVISION	W. Bauer

ATTACHMENT A Development Works Agreement Policy No. 07-352

ATTACHMENT B Certificate of Sufficiency for Bylaw No. 5763

Township of Langley
Est. 1873

COUNCIL POLICY

ATTACHMENT A

Subject: Development Works Agreement

Policy No:	**07-352**
Previous Policy No:	**07-401**
Approved by Council:	**2004-11-15**
Revised by Council:	**2016-05-30**

1. Purpose

1.1 To provide guidelines for the administration of Development Works Agreements.

2. Background

2.1 The Township of Langley is committed to the management of growth in an environmentally and fiscally responsible manner

2.2 The Neighbourhood Plans Policy provides the basis of a neighbourhood planning process that capitalizes on voluntary contributions and facilitates growth consistent with community goals and objectives.

2.3 Neighbourhood plans, adopted by Council, designate land uses, illustrate projected subdivision patterns, transportation facilities, servicing schemes, amenities and other facilities.

2.4 The *Local Government Act* (the Act), authorizes the Township to enter into development works agreements with private developers for the provision of sewage, water, drainage and highway facilities; and for the allocation of all or part of the costs associated with the construction of such facilities, amongst owners of real property within the benefitting area.

3. Related Policies

3.1 07-220 Neighbourhood Plans

3.2 07-230 Subdivision

3.3 Development Cost Charges Bylaw 2012 No. 4963, as amended

3.4 07-354 Development Cost Charges (DCCs)

3.5 Subdivision and Development Services Bylaw 2011, No: 4861, as amended

4. Policy

4.1 Development Works Agreements (DWAs) must be completed in compliance with all relevant statutes.

4.2 All works to be completed under a proposed DWA must be designed in harmony with the latest overall community and neighbourhood plans and corresponding engineering servicing schemes.

4.3 A bylaw authorizing a DWA may only be considered by Council, when supported by a sufficient petition from the owners of real property within the area subject to the DWA. Sufficiency of a petition is determined in accordance with governing statutes.

4.4 DWAs shall only be considered for the provision of works and services in areas of the Township where a Neighbourhood Plan has been adopted, or otherwise approved by Council; and only if such works and services are in support of proposed developments within the benefiting areas.

4.5 DWAs shall only be completed upon execution of a Servicing Agreement in accordance with the Township's Subdivision and Development Servicing Bylaw 2011 No. 4861, as amended, including provision of securities by the developer to ensure compliance with the terms and conditions of the DWA and the Servicing Agreement.

4.6 Requests for initiation of a DWA must be submitted in writing by the proponent to the Development Engineering Department and shall contain the following preliminary information:

4.6.1 Maps highlighting the works that are proposed under the DWA, the tributary catchment area of the proposed works and the benefiting area that is subject of the DWA, to scales not exceeding 1:2,500 with legal and topographical information, prepared by a qualified professional engineer.

4.6.2 Construction cost estimates for the proposed works, signed and sealed by a qualified professional engineer, indicating which components of the proposed works, if any, have been included in the Township Development Cost Charges program.

4.6.3 Confirmation of when the proposed works are to be provided and the anticipated term of the DWA.

4.6.4 A proposed formula for calculating the amount of specified charges in accordance with the act.

4.7 Requests for cost sharing by the Township must be submitted in writing and may be considered, subject to Council approval.

4.8 When actual construction costs are to be used in determining the specified charge in a DWA, the actual charge shall not exceed 110% of the estimated charge, unless the DWA bylaw is amended, complete with new petition.

4.9 Terms and conditions of a proposed DWA, including the term (validity period) and applicable interest rate (based on the current Bank of Canada rate plus 1.5%), must be agreed to by the Township prior to commencing the required petition process.

4.10 Charges imposed under a DWA shall be collected by the Township and held pending Township acceptance of actual costs. After acceptance of actual costs, payment will be forwarded to the developer on an annual basis, with no interest payable by the Township.

4.11 If the payments, referred to in 4.10 above, are returned to the Township and after all reasonable efforts by the Township to locate the developer and the said payments remain unclaimed after 12 months from the date of expiry of the DWA, any unclaimed funds shall be forfeited to the Township for use at its discretion.

4.12 When the works contemplated under a DWA include the installation of works whose costs have been included in calculating the Township Development Cost Charges (DCCs), owners within the benefiting area may be entitled to credits against DCCs payable in respect of a proposed development, all in accordance with bylaws, policies and statutes current at the time that such DCC payment is due and payable.

4.13 The term of a DWA commences at the time of adoption of the authorizing bylaw.

4.14 All works proposed under a DWA must be completed within two years of the date of final adoption of the authorizing bylaw.

4.15 All DWAs are subject to an administration fee of $1,000 plus applicable taxes, for each year of the term, payable prior to the execution date.

4.16 Detailed procedures and operational guidelines assist staff and the development community with implementation of this policy.

Township of Langley

Est. 1873

CERTIFICATE OF SUFFICIENCY

LOCAL AREA PETITION

DEVELOPMENT WORKS AGREEMENT FOR DRAINAGE – BROOKSWOOD/FERNRIDGE PLAN AREA (Bylaw No. 5763)

Pursuant to Section 212 of the *Community Charter*, I hereby certify that the attached petition to the Township of Langley Council for Drainage Development Works Agreement – Brookswood/Fernridge Plan Area (**Bylaw No. 5763**) meets the following requirements and contains the following:

1) The petition is signed by at least 50% of the owners of the parcels that would be subject to the Drainage Development Works Agreement charge;
2) The signatures belong to the owners of the parcels having at least 50% of the assessed value of the land and improvements that would be benefit from the works;
3) That each page of the petition contains the necessary information as outlined in Section 212 (2) of the *Community Charter*.

The petition having met the requirements as provided by the *Community Charter*, I declare it sufficient for the purpose of a Development Works Agreement for Drainage – Brookswood/Fernridge Plan Area (**Bylaw No. 5763**).

Declared at Langley, British Columbia
This 30th day of March, 2022.

W. Bauer
Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRAINAGE DEVELOPMENT WORKS AGREEMENT

(QUALICO DEVELOPMENT (VANCOUVER) LTD.)

BYLAW NO. 5763

EXPLANATORY NOTE

Bylaw No. 5763 authorizes the execution of a Development Works Agreement between the Township of Langley and Qualico Developments (Vancouver) Ltd. for the provision of Drainage Works in the Brookswood/Fernridge Neighbourhood Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRAINAGE DEVELOPMENT WORKS AGREEMENT

(QUALICO DEVELOPMENT (VANCOUVER) LTD)

BYLAW NO. 5763

A Bylaw to enter into a development works agreement;

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Drainage Development Works Agreement (Qualico Developments (Vancouver) Ltd.) Bylaw No. 5763".

2. Appendix "A" is a copy of the development works agreement.

3. If any section, subsection, sentence, clause or phrase of the Bylaw is for any reason held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the holding invalidity shall not affect the validity of the remainder of the Bylaw.

4. The Township enters into, and Mayor and Corporate Officer are authorized to, execute that certain form of development works agreement attached to and forming part of this bylaw as Appendix "A".

5. This Bylaw is repealed 15 years after the date of its adoption.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

APPENDIX “A” TO
BYLAW NO. 5763

DEVELOPMENT WORKS AGREEMENT

FOR DRAINAGE WORKS

Project # 07-25-0038

THIS AGREEMENT dated for reference the _____ day of _____, 2022

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation under the Municipal Act of the Province of British Columbia and having its offices at 20338 – 65 Avenue, Langley, BC. V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

QUALICO DEVELOPMENTS (VANCOUVER) LTD., a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at 201 – 6525 177B, Surrey, BC. V3S 5N4

(the "Developer")

OF THE SECOND PART

A. WHEREAS real property within a drainage catchment area of the Brookswood-Fernridge Community Plan is identified in Schedules "A" and “B” attached hereto.

B. AND WHEREAS a storm water detention facility and related appurtenances as described in Schedule "C" attached hereto is required to be constructed for the development of lands owned by the Developer within the Benefiting Area.

C. AND WHEREAS the Works are not currently scheduled for construction by the Township.

D. AND WHEREAS the Developer has agreed to construct the Works.

E. AND WHEREAS the Works may benefit the development of other lands within the Benefiting Area.

F. AND WHEREAS Section 570 of the Act authorizes the Township to enter into an agreement with the Developer for the provision of the Works and the allocation of all or part of the cost to construct the Works amongst lands within the Benefiting Area.

G. AND WHEREAS the Township and the Developer have entered into this Agreement to provide for the construction of the Works, the allocation of the costs thereof throughout the Benefiting Area and the collection and remittance of the Specified Charges imposed pursuant to the Development Works Agreement Bylaw.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of ONE $1.00 DOLLAR of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

DEFINITIONS

In this Agreement and in the recital above:

"**Act**" means the Local Government Act, R.S.B.C. 2015, Chapter 1, as revised, re-enacted or consolidated from time to time and any successor statute;

“**Actual Capital Cost of the Works**” means the actual Capital Cost of the Works as described in Section 4(d);

"**Agreement**" means this agreement and all Schedules attached hereto, which form part of the agreement;

"**Benefiting Area**" means the real property described in Schedule "A" attached hereto;

"**Benefiting Parcel**" means the parcels of land situated in the Benefiting Area as of the date of this Agreement and described in Schedule “A” and any subdivided portion thereof;

"**Capital Cost**" means the cost to design, engineer and construct the Works excluding Goods and Services Tax;

"**Council**" means the elected council of the Township;

"**Developer**" means Qualico Developments (Vancouver) Ltd;

"**Development Works Agreement Bylaw**" means Bylaw No. 5763 enacted by the Township under the Act as such bylaw is revised, re-enacted or consolidated from time to time;

"**Estimated Cost of the Works**" means the estimated Capital Cost of the Works. The Estimated Cost of the Works for Bylaw No. 5763 is $6,686,414.18;

"**General Manager of Engineering**" means the General Manager of Engineering for the Township or his designate;

"**Owner**" and "**Owners**" means each of the registered owners from time to time of a Benefiting Parcel;

"**Servicing Agreement**" means a servicing agreement in form and substance acceptable to the General Manager of Engineering executed by the Developer with respect to the construction and provision of the Works;

"**Specified Charge**" means $154,615.42 per Net Developable Hectare for each Benefiting Parcel located within the Benefiting Area, plus interest calculated in accordance with Section 5;

"**Term**" means the period of time that this Agreement is in effect as specified in Section 6;

"**Works**" means the Drainage Works including related appurtenances described in Schedule "C".

AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this Agreement

CONSTRUCTION OF DRAINAGE

The Developer shall, at its sole cost and expense, construct and provide the Works in accordance with the Servicing Agreement.

DRAINAGE COSTS

(a) Upon development of a Benefiting Parcel during the Term, the Owner of that Benefiting Parcel shall pay to the Township the Specified Charge payable with respect to that development;

(b) The Specified Charge shall be payable to Township in accordance with the terms of the Development Works Agreement Bylaw;

(c) If a Specified Charge is payable, Council, an Approving Officer, a building inspector or other municipal authority may, but is not obligated to, approve a subdivision plan, strata plan, building permit, development permit, development variance permit or zoning bylaw necessary for the development of a Benefiting Parcel, or do any other thing necessary for the development of a Benefiting Parcel until the Specified Charge has been paid;

(d) After completion of the construction of the Works and in accordance with the Servicing Agreement and to the satisfaction of the General Manager of Engineering, the Developer’s engineer or an engineer appointed by the Township shall calculate and submit to the General Manager of Engineering for approval, the Actual Capital Cost of

the Works.

(e) The Township is not responsible for financing any part of the design or construction of the Works;

(f) In consideration of the satisfactory completion of the construction of the Works by the Developer, to the acceptance of the General Manager of Engineering without incurring any cost to the Township, the Township agrees to collect from each Owner of a Benefiting Parcel the Specified Charges levied in accordance with the terms of the Development Works Agreement Bylaw;

(g) Subsequent to the completion of the construction of the Works in accordance with the Servicing Agreement to the acceptance of the General Manager of Engineering and the approval of the Actual Capital Cost of the Works, the Township shall pay to the Developer, at the beginning of the next calendar year and each calendar year thereafter, the Specified Charges collected from the previous year in respect of the development of Benefiting Parcels. The Township, at its sole discretion, may make partial payments at any time during a calendar year. The Township shall have no further obligation to the Developer to make any other payment pursuant to this Agreement. The Developer agrees that any interest earned by the Township on Specified Charges from the date of their collection to the date of their payment to the Developer shall be retained by the Township in consideration of the Township costs of administering this Agreement. If the said payments are returned to the Township unclaimed by the Developer and if the Township is unable to locate the Developer after all reasonable efforts, then the Township shall hold all monies collected until the expiry of this Agreement. After the expiry of this Agreement, all such unclaimed funds shall be retained forever by the Township; and

(h) In the event of the assignment or transfer of the rights of the Developer under Section 4(g), the Township shall pay any benefits accruing thereunder, after notice, to such successor of the Developer as the Township, in its judgment, deems entitled to such benefits; and in the event of conflicting demands being made upon the Township for benefits accruing under this Agreement, then the Township may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the Township believes to be necessary or proper, and the Township shall be discharged from further liability upon payment to the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the Township shall be entitled to recover its legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this Agreement.

INTEREST

(i) Interest will be calculated from the later of the date the construction of the Works is completed and one year after the adoption of this bylaw to the date the Specified Charge is paid at a rate of 3.95% per annum calculated annually in advance.

TERM

(j) The term of this Agreement shall commence upon the adoption of the Development Works Agreement Bylaw and shall expire on the earlier of:

i) fifteen (15) years from the date of the adoption of the Development Works Agreement Bylaw; and
ii) upon the Developer receiving the maximum Specified Charges imposed upon the Benefiting Area pursuant to the Development Works Agreement Bylaw;

(k) The Developer covenants and agrees that no Specified Charges shall be due and payable to the Developer subsequent to the expiration of the Term.

The benefits and obligations of this Agreement shall come into force upon the adoption of the Development Works Agreement Bylaw.

LATECOMER CHARGES

(l) The Developer covenants and agrees that it will not apply for nor enter into any latecomer agreements with the Township with respect to the Works and the Developer hereby releases and discharges the Township, its officers, employees, servants and agents and covenants and agrees to indemnify and save harmless the Township, its officers, employees, servants and agents from and against all damages, losses, costs, actions, causes of action, claims, demands and expenses (including legal fees and litigation) which may arise or accrue to any person, firm or corporation against the Township, its officers, employees, servants and agents for which the Township, its officers, employees, servants and agents may pay, incur, sustain or be put to by reason of the application of Section 507 of the Local Government Act as amended from time to time to the Works.

INDEMNITY

The Developer covenants and agrees to indemnify and save harmless the Township against:

(m) all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction, installation, maintenance or repair of the Works; and

(n) all expenses and costs which may be incurred by reason of the construction, installation, maintenance or repair of the Works.

MUNICIPAL COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee of $15,000 for the preparation, registration and administration of this Agreement.

NOTICES

(o) Any notice, demand, acceptance or request required to be given hereunder in writing shall be deemed to be given if either personally delivered or mailed by registered mail, postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to the Developer at the following address:

Qualico Developments (Vancouver) Ltd.
201 – 6525 177B Street
Surrey, BC V3S 5N4

and to the Township as follows:

Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1
Attention: Manager of Development Engineering

Or such change of address as the Township has, by written notification, forwarded to the other parties.

(p) Any notice shall be deemed to have been given to and received by the party to which it is addressed:

i) if delivered, on the date of delivery; or
ii) if mailed, then on the fifth (5^{th}) day after the mailing thereof.

BINDING ON SUCCESSORS

(q) It is hereby agreed by and between the parties hereto that this Agreement shall be enforceable by and against the parties, their successors and assigns.

(r) The Developer shall not assign or transfer their interest in this Agreement without the prior written consent of the Township which consent may be arbitrarily withheld.

ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any prior Agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

LAWS OF BRITISH COLUMBIA

This Agreement shall be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

SCHEDULES

The Schedules attached hereto, which form part of this Agreement, are as follows:

(s) Schedule "A" – List of Benefiting Parcels;
(t) Schedule "B" – Map of Benefiting Area;
(u) Schedule “C” – Description of the Works;

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

FOR CORPORATE BODY	SIGNED BY:	)
		)
	_____	)
		)
	In the presence of:	)
	(witness):	)
	Signature _____	)
	Name _____	)
	Address _____	)
	Occupation _____	)
FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY	SIGNED BY GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT For and on behalf of THE CORPORATION OF THE TOWNSHIP OF LANGLEY	))))))
	_____	)
	GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT	))
		)
	SIGNED BY TOWNSHIP CLERK For and on behalf of THE CORPORATION OF THE TOWNSHIP OF LANGLEY	))))))
	_____	)
	TOWNSHIP CLERK	)
		)
	In the presence of:	)
	(as to both Township signatures)	)
		)
	_____	)
	Name:	)
	Address:	)
	Occupation:	)

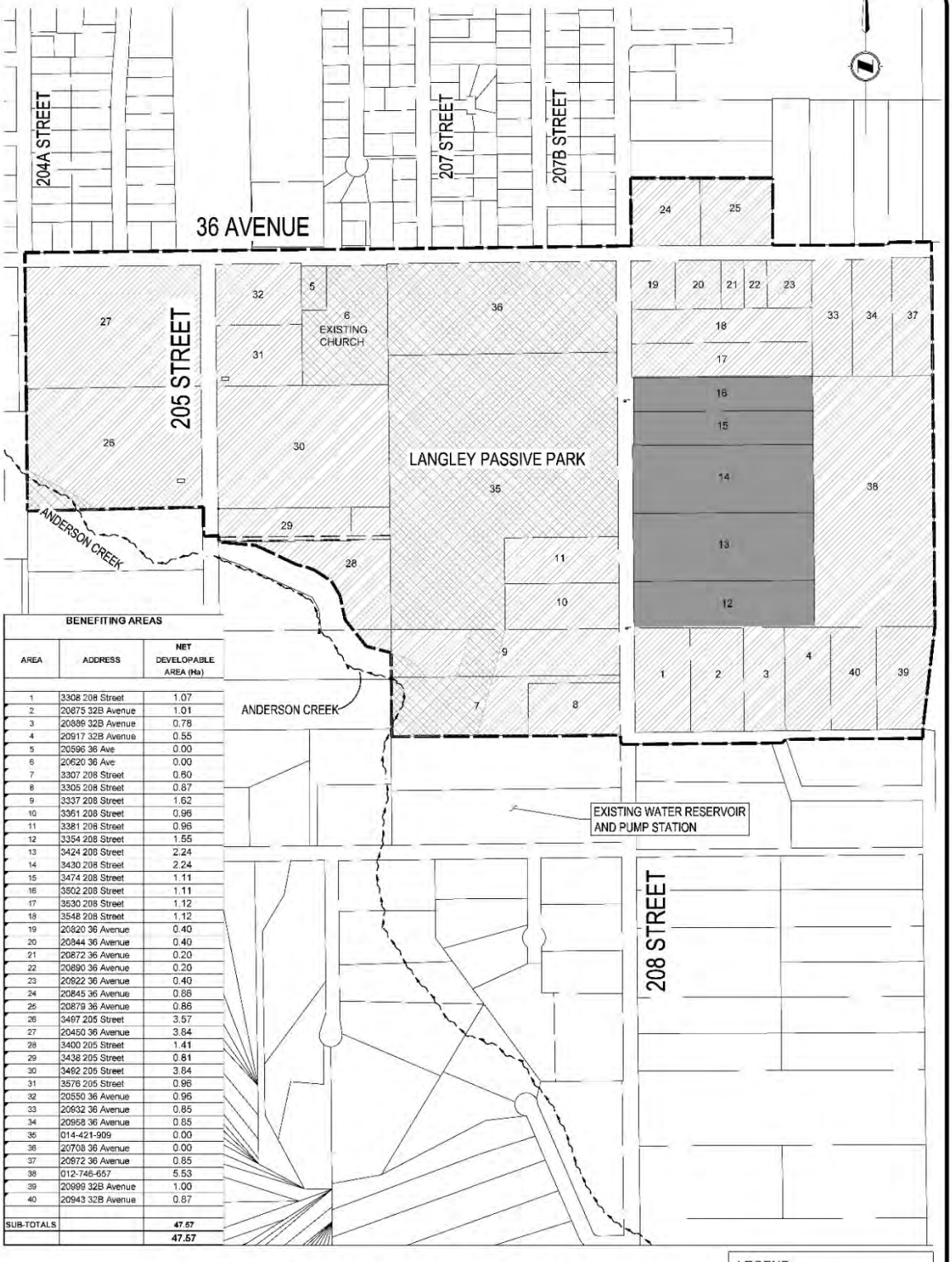
SCHEDULE "A"
LIST OF BENEFITING PARCELS

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
1	006-712-584	3308 208 ST	LT 13, SEC 25, TWP 7, NWD, PL NWP32009	1.07
2	006-707-203	20875 32B AVE	LT 14, SEC 25, TWP 7, NWD, PL NWP32009	1.01
3	010-606-327	20889 32B AVE	LT C, SEC 25, TWP 7, NWD, PL NWP21965	0.78
4	003-252-647	20917 32B AVE	LT 18, SEC 25, TWP 7, NWD, PL NWP34557	0.55
5	028-347-617	20596 36 AVE	LT 1, SEC 26, TWP 7, NWD, PL BCP46288	0
6	028-347-625	20620 36 AVE	LT 2, SEC 26, TWP 7, NWD, PL BCP46288	0
7	005-670-764	3307 208 ST	LT 2, SEC 26, TWP 7, NWD, PL NWP58752	0.6
8	005-670-730	3305 208 ST	LT 1, SEC 26, TWP 7, NWD, PL NWP58752	0.87
9	009-309-357	3337 208 ST	LT 13, SEC 26, TWP 7, NWD, PL NWP23144	1.62
10	004-389-298	3361 208 ST	LT 12, SEC 26, TWP 7, NWD, PL NWP21872	0.96
11	010-589-171	3381 208 ST	LT 11, SEC 26, TWP 7, NWD, PL NWP21872	0.96
12	009-522-263	3354 208 ST	LT 6, SEC 25, TWP 7, NWD, PL NWP11397	1.55
13	009-261-923	3424 208 ST	LT 10, SEC 25, TWP 7, NWD, PL NWP22596	2.24

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
14	003-142-612	3430 208 ST	LT 9, SEC 25, TWP 7, NWD, PL NWP22596	2.24
15	013-299-034	3474 208 ST	LT B, SEC 25, TWP 7, NWD, PL NWP80733	1.11
16	013-299-026	3502 208 ST	LT A, SEC 25, TWP 7, NWD, PL NWP80733	1.11
17	005-828-198	3530 208 ST	LT 2, SEC 25, TWP 7, NWD, PL NWP59888	1.12
18	005-828-163	3548 208 ST	LT 1, SEC 25, TWP 7, NWD, PL NWP59888	1.12
19	002-058-502	20820 36 AVE	LT 1, SEC 25, TWP 7, NWD, PL NWP11397	0.4
20	009-522-212	20844 36 AVE	LT 2, SEC 25, TWP 7, NWD, PL NWP11397	0.4
21	009-522-221	20872 63 AVE	SEC 25, TWP 7, NWD, PL NWP11397	0.2
22	009-522-247	20890 36 AVE	LT 3, SEC 25, TWP 7, NWD, PL NWP11397	0.2
23	009-522-255	20922 36 AVE	LT 4, SEC 25, TWP 7, NWD, PL NWP11397	0.4
24	006-225-489	20845 36 AVE	LT 19, SEC 25, TWP 7, NWD, PL NWP48107	0.86
25	003-734-285	20879 36 AVE	LT 20, SEC 25, TWP 7, NWD, PL NWP48107	0.86
26	001-511-807	3497 205 ST	LT 9, SEC 26, TWP 7, NWD, PL NWP1967	3.57
27	012-431-893	20450 36 AVE	LT 8, SEC 26, TWP 7, NWD, PL NWP1967	3.84

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Area (ha)
28	002-377-748	3400 205 ST	LT 2, SEC 26, TWP 7, NWD, PL NWP70250	1.41
29	002-377-730	3438 205 ST	LT 1, SEC 26, TWP 7, NWD, PL NWP70250	0.81
30	012-431-869	3492 205 ST	LT 6, SEC 26, TWP 7, NWD, PL NWP1967	3.84
31	007-413-963	3576 205 ST	LT 18, SEC 26, TWP 7, NWD, PL NWP36877	0.96
32	007-413-955	20550 36 AVE	LT 17, SEC 26, TWP 7, NWD, PL NWP36877	0.96
33	006-747-396	20932 36 AVE	LT 15, SEC 25, TWP 7, NWD, PL NWP32541	0.85
34	006-747-400	20958 36 AVE	LT 16, SEC 25, TWP 7, NWD, PL NWP32541	0.85
35	014-421-909		LT 2, SEC 26, TWP 7, NWD, PL NWP1967, EXCPTPLN EPP99423, LSLCNCNMBR 243274, LNDBRNCHFLNMBR 2405468 & LT 3, SEC 26, TWP 7, NWD, PL NWP1967, EXCPTPLN EPP99423, LSLCNCNMBR 243274, LNDBRNCHFLNMBR 2405468 & LT 4, SEC 26, TWP 7, NWD, PL NWP1967, PRTN W 1/2	0
36	014-421-895	20708 36 AVE	LT 1, SEC 26, TWP 7, NWD, PL NWP1967, EXCPTPLN EPP99423, LSLCNCNMBR 243274, LNDBRNCHFLNMBR 2405468	0
37	006-747-418	20972 36 AVE	LT 17, SEC 25, TWP 7, NWD, PL NWP32541	0.85
38	012-746-657		LT 2, SEC 25, TWP 7, NWD, PL NWP2542	5.53
39	007-071-795	20999 32B AVE	LT 20, SEC 25, TWP 7, NWD, PL NWP34557	1
40	003-252-337	20943 32B AVE	LT 19, SEC 25, TWP 7, NWD, PL NWP34557	0.87

SCHEDULE "B"
MAP OF BENEFITING AREA



BENEFITING AREAS

AREA	ADDRESS	NET DEVELOPABLE AREA (Ha)
1	3308 208 Street	1.07
2	20875 32B Avenue	1.01
3	20889 32B Avenue	0.78
4	20917 32B Avenue	0.55
5	20596 36 Ave	0.00
6	20620 36 Ave	0.00
7	3307 208 Street	0.80
8	3305 208 Street	0.87
9	3337 208 Street	1.62
10	3361 208 Street	0.96
11	3381 208 Street	0.96
12	3354 208 Street	1.55
13	3424 208 Street	2.24
14	3430 208 Street	2.24
15	3474 208 Street	1.11
16	3502 208 Street	1.11
17	3530 208 Street	1.12
18	3548 208 Street	1.12
19	20820 36 Avenue	0.40
20	20844 36 Avenue	0.40
21	20872 36 Avenue	0.20
22	20890 36 Avenue	0.20
23	20922 36 Avenue	0.40
24	20845 36 Avenue	0.86
25	20879 36 Avenue	0.86
26	3497 205 Street	3.57
27	20450 36 Avenue	3.84
28	3400 205 Street	1.41
29	3438 205 Street	0.81
30	3492 205 Street	3.84
31	3576 205 Street	0.98
32	20550 36 Avenue	0.96
33	20932 36 Avenue	0.85
34	20958 36 Avenue	0.85
35	014-421-909	0.00
36	20708 36 Avenue	0.00
37	20972 36 Avenue	0.85
38	012-746-657	5.53
39	20999 32B Avenue	1.00
40	20943 32B Avenue	0.87
SUB-TOTALS		47.57
		47.57

DWA STORM CATCHMENT AREAS

LEGEND
- EXCLUDED LANDS (GREENWAY, ETC)
- FRONT ENDER'S LANDS
- BENEFITING LANDS

McElhanney
SUITE 2300 - CENTRAL CITY TOWER
13450 102 AVENUE, SURREY, BC
V3T 5X3
P: 604-596-0391
F: 604-584-5050

Scale: 1:5000
Date: 2022.01.10
Job No.: 2111-05161-00
Mun. Proj.: 07-25-0038

SCHEDULE "C"
DESCRIPTION OF THE WORKS

Drainage works consisting of a detention pond of approximately 82,000 m^2 in area complete with approximately 145 linear metres of 525 mm diameter storm sewer, 278 linear metres of 675 mm diameter storm sewer, 178 linear metres of 1350 mm diameter storm sewer, 112 linear metres of 1500 mm diameter storm sewer, 2.4m X 2.4m flow control chamber, headwalls, erosion protection, landscaping and fencing, having an Estimated Capital Cost of the Works of $6,686,414.18 all in accordance with the Qualico Developments (Vancouver) Ltd. Bylaw No. 5763, as per design drawings numbered and named as follows:

- 2111-03141-04 Sheets 1 to 50 inclusive
  Prepared by McElhanney Consultants Ltd.

- 2111-05161-00 Sheets L1 to L10 inclusive
  Prepared by McElhanney Consultants Ltd.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 25, 2022 - REGULAR MEETING	**REPORT:**	22-38
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-33-0138
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100214 AND HERITAGE ALTERATION PERMIT APPLICATION NO. 101241 (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP / 9100 BLOCK KING STREET)		

RECOMMENDATIONS:

That Council give third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw No. 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761 changing the land use designation to Multi Family and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5762, with revisions incorporated in response to input received at the Public Hearing held on February 28, 2022, rezoning approximately 0.77 ha (1.9 ac) of land located in the 9100 Block of King Street to Comprehensive Development Zone CD-106 to allow development of 41 townhouse units and consolidation of the subject properties, subject to the development prerequisites outlined in Attachment A to this report, as previously considered by Council on February 7, 2022;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw No. 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council, at time of third reading of Rezoning Bylaw No. 5762 and in advance of final reading of Bylaw No. 5762, consider authorizing the applicant to proceed with clearing work associated with required archaeological permitting subject to the conditions outlined in Attachment A to this report, as previously considered by Council on February 7, 2022; and further

That Council, at time of final reading of Rezoning Bylaw No. 5762, authorize issuance of Heritage Alteration Permit No. 101241 as revised in Attachment B to this report to respond to input received at the February 28, 2022 Public Hearing subject to the conditions outlined in Attachment B to this report.

EXECUTIVE SUMMARY:

On March 7, 2022, Council considered third reading of the subject applications and referred the matter to staff to work with the applicant to address all of the comments raised at the February 28, 2022 Public Hearing. The applicant has revised the development proposal in response to Council's resolution and the concerns raised at the Public Hearing as follows:

- Reducing the proposed number of units from 44 to 41 and overall density from 57 units per hectare (23 units per acre) to 54 units per hectare (21.5 units per acre).
- Increasing the length of driveway in front of 15 units to provide additional parking opportunities onsite (27 total).

The applicant's written response includes specific comments responding to each of the concerns from the public hearing, a revised site plan, revised architectural drawings, and revised landscape drawings. The revisions to the proposal require amendments to the proposed Bylaws as included in this package for Council's consideration. The revised plans have been incorporated into this report and the Heritage Alteration Permit for Council's consideration.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Fort Langley Community Plan Amendment Bylaw No. 5761, Rezoning Bylaw No. 5762, and Heritage Alteration Permit No. 101241.



Revised Site Plan



Original Site Plan

BACKGROUND/HISTORY:

On March 7, 2022, Council considered third reading of the subject applications and passed the following resolution (Attachment C):

"That Official Community Plan Amendment and Rezoning Application No. 100214 and Heritage Alteration Permit Application No. 101241 be referred to staff to work with the proponent to address all the concerns raised at the Public Hearing."

Staff reviewed the materials submitted and the minutes of the February 28, 2022 Public Hearing (Attachment D) and summarized the following concerns raised at the Public Hearing:

- Lack of parking or impact on parking (both onsite and onstreet)
- Traffic (increase generally and impact on community)
- Proposed density too high
- Impact of the closure of Royal Street
- Design not appropriate for context
- Lack of sidewalks/road infrastructure in Fort Langley
- Proposal inconsistent with historical aspects of area, heritage character, charm of village, etc.
- Proposed building height too tall
- Loss of public space/unknown benefit to community
- Lack of affordability
- Entrance to the site (add one or move to Mary Avenue)
- Lack of greenspace
- Not supportive of change to the Fort Langley Community Plan or Heritage Conservation Area guidelines
- Opportunity missed to include secondary suites
- Opportunity missed to provide energy efficiency / green building standards
- Lack of transit in neighbourhood
- Impact of construction and noise
- Lack of public consultation

DISCUSSION/ANALYSIS:

The applicant has revised the development in response to concerns raised at the Public Hearing. The applicant's written submission (Attachment E) includes an individual response to each of the summarized concerns raised at the Public Hearing and states in summary the following with regards to the project:

"The revised proposal decreases the density, from 44 to 41 units. It also significantly enhances the amount of on-site parking, by 30%, providing driveway apron parking for 15 of the homes. There is now an increased ratio of amenity greenspace per home, and the density reduction lessens any impact on area traffic and parking. For clarity, in regards to traffic impact, our traffic engineer has evaluated the overall traffic impact as "not an appreciable impact."

We have maintained the integrity of the exterior perimeter design, with the 2-storey appearance facing the community still consistent with the Fort Langley Community Plan. We have also maintained the integrity of the heritage theme and character that was

proposed and endorsed by the Heritage Review Panel and Heritage Advisory Committee. Additionally, we have further enhanced the landscape design on site including providing significantly more trees than required by bylaw (89 trees provided, 57 required), and confirm we are still providing 3 adaptable, elevator-ready homes (1 more than required by bylaw.)"

The revisions include removing three units from the site plan to reduce the density and traffic of the development and increasing the driveway lengths for 15 units to provide more onsite parking opportunities. The additional driveway length and addition of structural soil has allowed the development to accommodate 12 more trees onsite. As a result of reducing the number of units, the amount of age friendly amenity area per unit is increased from 8.4 m^2 per unit to 9 m^2 in the revised proposal. The following table summarizes the proposed revisions in relation to the original proposal and applicable requirements.

	Original Proposal	**Revised Proposal**	**Plan/Bylaw Requirements** (based on revised proposal)
Number of Units	44	41	
Density	57 units per hectare (23 units per acre)	54 units per hectare (21.5 units per acre)	Multi family: 30 units per hectare (12 units per acre)
Lot Coverage	40%	37%	
Parking	98 proposed	118 proposed	91 (of which 8 are visitor parking spaces)
Age Friendly Amenity Area	368 m^2 (3,961 ft^2) (8.4 m^2 per unit)	373 m^2 (4,014 ft^2) (9 m^2 per unit)	328 m^2 (3,531 ft^2) (8 m^2 per unit)
Adaptable Units	3	3	2
Onsite Trees	77	89	57

The overall site layout, building siting and height, age friendly amenity area, and form and character of the development remain consistent with the original proposal.

The applicant highlights that the project will formalize the parking on Mary Avenue and King Street to a full urban standard (curb, gutter, sidewalk, boulevard, and street trees) including defined street parking subject to detailed offsite engineering design. The Technical Memorandum provided by the Transportation Engineer further states that:

"It is noted that with the revised development proposal the net trip generation decreases to 20 (from 22) trips during the AM peak hour and 24 (From 26) trips during the PM peak hour. The site generated traffic is readily accommodated on the existing road network, even with the proposed partial closure of Royal Street and will not have an appreciable impact on intersection operations."

Staff have revised Bylaws No. 5761 and 5762 to reflect the reduced unit count and density, and Heritage Alteration Permit No. 101241 to include the updated site, building, and landscape plans. Attached to this report are the original Community Development Division report to Council dated February 7, 2022 with the original Heritage Alteration Permit and Bylaws (Attachment A), the amended Heritage Alteration Permit No. 101241 (Attachment B), the

minutes of the March 7, 2022 Regular Meeting (Attachment C), the minutes from the February 28, 2022 Public Hearing (Attachment D), the applicant's written response to February 28, 2022 Public Hearing feedback & March 7, 2022 Council Resolution (Attachment E), and a Technical Memorandum from Creative Transportation Solution Ltd. in regards to traffic and parking (Attachment F).

Royal Street:

The proposal for closure of Royal Street was first advanced to Council with the Heritage Alteration Permit for Salishan Place (TOL Project Number 11-33-0128). Council's response included a requirement for a public input opportunity related to the road closure bylaw which has advanced concurrently with the subject development application.

The Fort Langley Community Plan includes language which allows for consideration of creation of larger sites in the area through use of the adjacent roads although part of the historical street grid in the area. In the case of Royal Street, a portion of the road dedication lands are proposed to be used as a public parking lot as part of the Salishan Place project with the remainder sold to Vicini Homes Ltd. to expand the townhouse site. Pedestrian connections in the area are proposed to be maintained through construction of a 3 m wide concrete path in a 4.5 m right of way between the townhouses and the Fort Langley National Historic Site. The path ties into local features like the Fort to Fort trail.

Analysis of the proposed Fort Street road closure completed by the applicant's Transportation Engineer concludes that Royal Street currently accommodates approximately 29 informal street parking spaces. The parking lot proposed to be constructed at the north end of Royal Street will include 16 parking spaces. The Transportation Engineer also notes that:

> *"…the road network has sufficient capacity to accommodate traffic that is diverted due to the partial closure of Royal Street between Mary Avenue and Mavis Avenue as well as accommodating the traffic generated by the proposed townhouse development."*

Bylaw Changes in Response to Input at the Public Hearing:

The amendments proposed to the original development plan in response to the comments provided at the Public Hearing have reduced the proposed density of the development from 57 units per hectare (23 units per acre) to 54 units per hectare (21.5 units per acre). As a result, Bylaws No. 5761 and 5762 are proposed to be amended to reflect the current proposal (41 units, 54 units per hectare (21.5 units per acre) and 37% lot coverage). Section 470(1) of the Local Government Act states the following:

470 (1) After a public hearing, the council or board may, without further notice or hearing:
- *(a) adopt or defeat the bylaw, or*
- *(b) alter and then adopt the bylaw, provided that the alteration does not do any of the following:*
  - *(A) alter the use;*
  - *(B) increase the density;*
  - *(C) without the owner's consent, decrease the density of any area from that originally specified in the bylaw, or*
  - *(D) alter the bylaw in relation to residential rental tenure in any area.*

In this case, the Township of Langley and Vicini Homes (Fort Langley) LP have provided written consent to amend the proposed bylaws allowing Council to consider the proposed bylaw amendments.

Policy Considerations:

This report provides information in response to Council's March 7, 2022 motion with regards to the concerns raised at the public hearing. In response to the concerns raised at the public hearing, the applicant has made the following changes to the proposal:

- Reducing the proposed number of units from 44 to 41 and overall density from 57 units per hectare (23 units per acre) to 54 units per hectare (21.5 units per acre).
- Increasing the length of driveway in front of 15 units to provide additional parking spaces onsite (27 total).

The revised proposal is consistent with the form and character presented in the original proposal in particular with regards to items related to building height and siting. As a result of the reduced unit count, the proposal now exceeds requirements for age friendly amenity area.

Staff recommend that Council receive this report for information and that revised Bylaws No. 5761 and 5762 be considered for third reading. Should third reading be granted, it is also recommended that Council authorize preclearing of the site to commence after third reading to allow for archeological work to be completed, and that Council authorize issuance of Heritage Alteration Permit No. 101241 (incorporating the revised plans) at time of final reading of Rezoning Bylaw No. 5762.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Community Development Division Report to Council dated February 7, 2022 (with original HAP and Bylaws)
ATTACHMENT B	Amended Heritage Alteration Permit No. 101241
ATTACHMENT C	Excerpt from March 7, 2022 Regular Meeting Minutes
ATTACHMENT D	February 28, 2022 Public Hearing Minutes
ATTACHMENT E	Applicant's Written Response to February 28, 2022 Public Hearing Feedback & March 7, 2022 Council Resolution
ATTACHMENT F	Technical Memorandum from Creative Transportation Solution Ltd.

ATTACHMENT A

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: FEBRUARY 7, 2022 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100214 AND HERITAGE ALTERATION PERMIT APPLICATION NO. 101241 (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP / 9100 BLOCK KING STREET)

REPORT: 22-10
FILE: 11-33-0138

PROPOSAL:

Application to amend the Fort Langley Community Plan land use designation from Institutional to Multi Family and rezone approximately 0.77 ha (1.9 ac) of land located in the 9100 Block of King Street to Comprehensive Development Zone CD-106 with an accompanying Heritage Alteration Permit application to facilitate development of 44 townhouse units.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5761 and 5762 subject to 11 development prerequisites; authorize issuance (at time of final reading of Bylaw No. 5762) of Heritage Alteration Permit No. 101241; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal will increase the variety of housing forms in Fort Langley in keeping with the objectives of the Official Community Plan, is designed to be sympathetic to the context of the site consistent with the Fort Langley Community Plan, and supports development of adjacent Salishan Place.



RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw No. 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761 changing the land use designation to Multi Family and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5762 rezoning approximately 0.77 ha (1.9 ac) of land located in the 9100 Block of King Street to Comprehensive Development Zone CD-106 to allow development of 44 townhouse units and consolidation of the subject properties, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including Mary Avenue, King Street, Mavis Avenue and Royal Street in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements including Mary Avenue, King Street, Mavis Avenue and Royal Street in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
3. Provision of right of way for and construction of the 4.5 m wide concrete Royal Street green link on the east side of the site;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of final on-site landscape plans including resolution of Age Friendly Amenity Area requirements;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
7. Provision of a $75,000 contribution to support public amenities in Fort Langley;
8. Closure of Royal Street and lane (see Bylaws 5597 and 5558) and consolidation of the subject properties in substantial compliance with Attachment A;
9. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles;
    c. Prohibiting the development of secondary suites within individual townhouse units;
    d. Identifying the three (3) units to be constructed in compliance with the adaptable housing requirements; and
    e. Notifying property owners of the proximity of the Fort Langley National Historic Site and Salishan Place and of the potential for sound impacts from activities;
10. Compliance with the requirements of the Community Amenity Contributions Policy, and 5% Neighbourhood Park Land Acquisition Policy; and

11. Payment of applicable supplemental Rezoning fees, Development Engineering fee, Green Infrastructure Services fee, Development Works Agreement (DWA) and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw No. 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council, at time of third reading of Rezoning Bylaw No. 5762 and in advance of final reading of Bylaw No. 5762, consider authorizing the applicant to proceed with clearing work associated with required archaeological permitting subject to the following conditions to the acceptance of the General Manager of Engineering and Community Development:

1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
2. Installation of tree protection fencing around the remaining trees onsite to be retained on an interim basis;
3. Conformance with Schedule "B" of the Erosion and Sediment Control Bylaw 2006 No. 4381, as amended, Erosion and Sediment Control for Building Sites (less than 2,000 m^2);
4. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and nesting; and
5. Confirmation by the applicant that works undertaken prior to final reading of related bylaw and issuance of Heritage Alteration permit are completely at applicant's risk and expense and in no way fetter Council's discretion in dealing with the rezoning and Heritage Alteration Permit applications;

That Council at time of final reading of Rezoning Bylaw No. 5762 authorize issuance of Heritage Alteration Permit No. 101241 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
c. All signage being in compliance with the Township's Sign Bylaw;
d. All mechanical equipment to be screened from view by complementary architectural or landscape screening; and
e. All refuse bins to be stored within a building.

Although not part of the heritage alteration permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;

c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
e. Although not a commercial or industrial property, provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township to minimize the impact of exterior lighting on adjacent historic sites; and
f. Payment of supplemental heritage alteration permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required public hearing for Bylaws No. 5761 and 5762 in conjunction with the hearing for proposed Heritage Alteration Permit No. 101241.

EXECUTIVE SUMMARY:

Vicini Homes (Fort Langley) LP has applied on behalf of the Township of Langley to develop 44 townhouses on approximately 0.77 ha (1.9 ac) of land located in the 9100 Block of King Street.

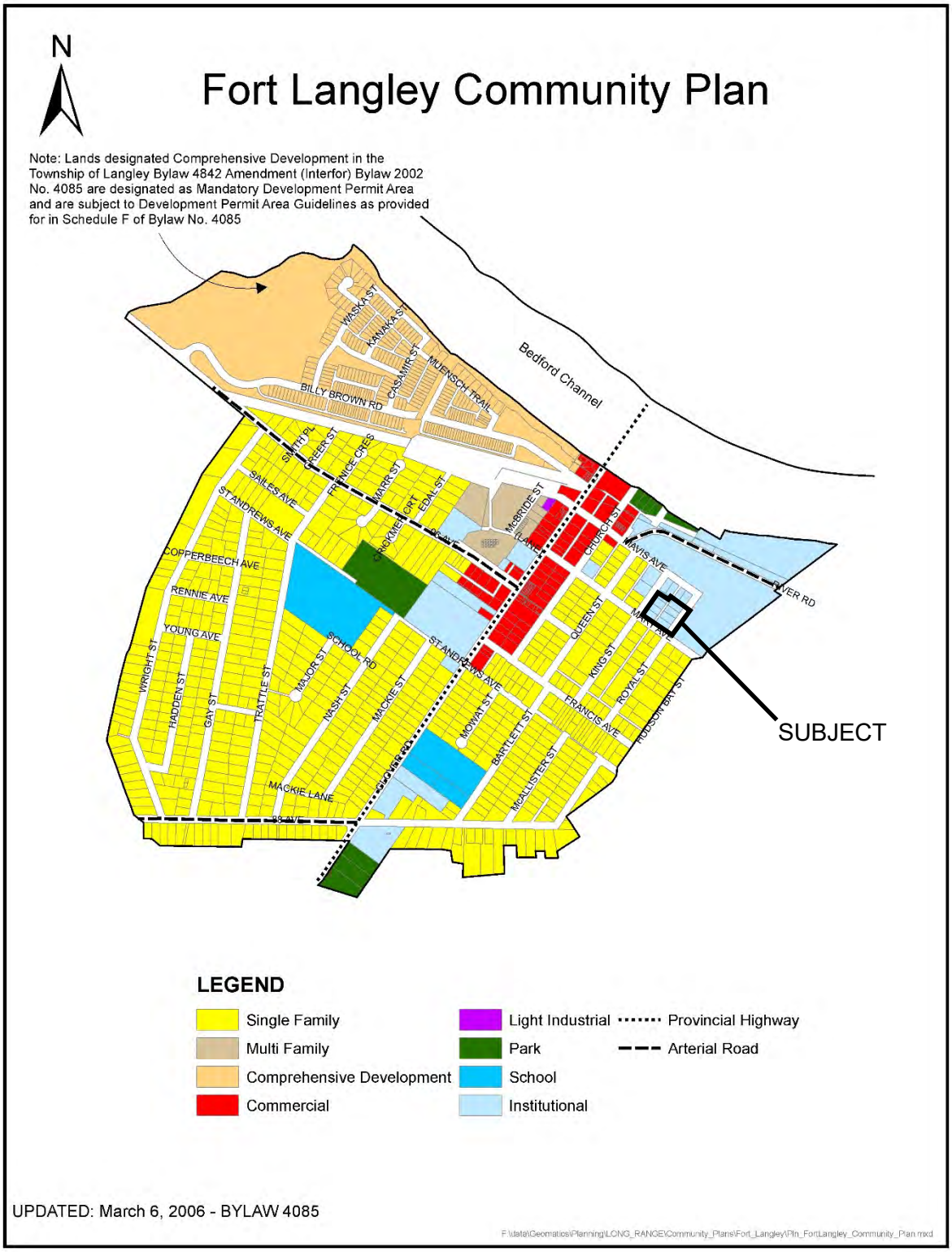
The application proposes to amend the Fort Langley Community Plan to change the land use designation from Institutional to Multi Family and include a site-specific maximum density of 57 units per hectare (23 units per acre). Consistent with the proposed Multi Family designation, the applicant proposes to rezone the site to Comprehensive Development Zone CD-106. The CD-106 zone permits the development of 44 3-storey townhouses at a density of 57 units per hectare (23 units per acre), 40% lot coverage, and maximum height of 10.9 m (36 ft).

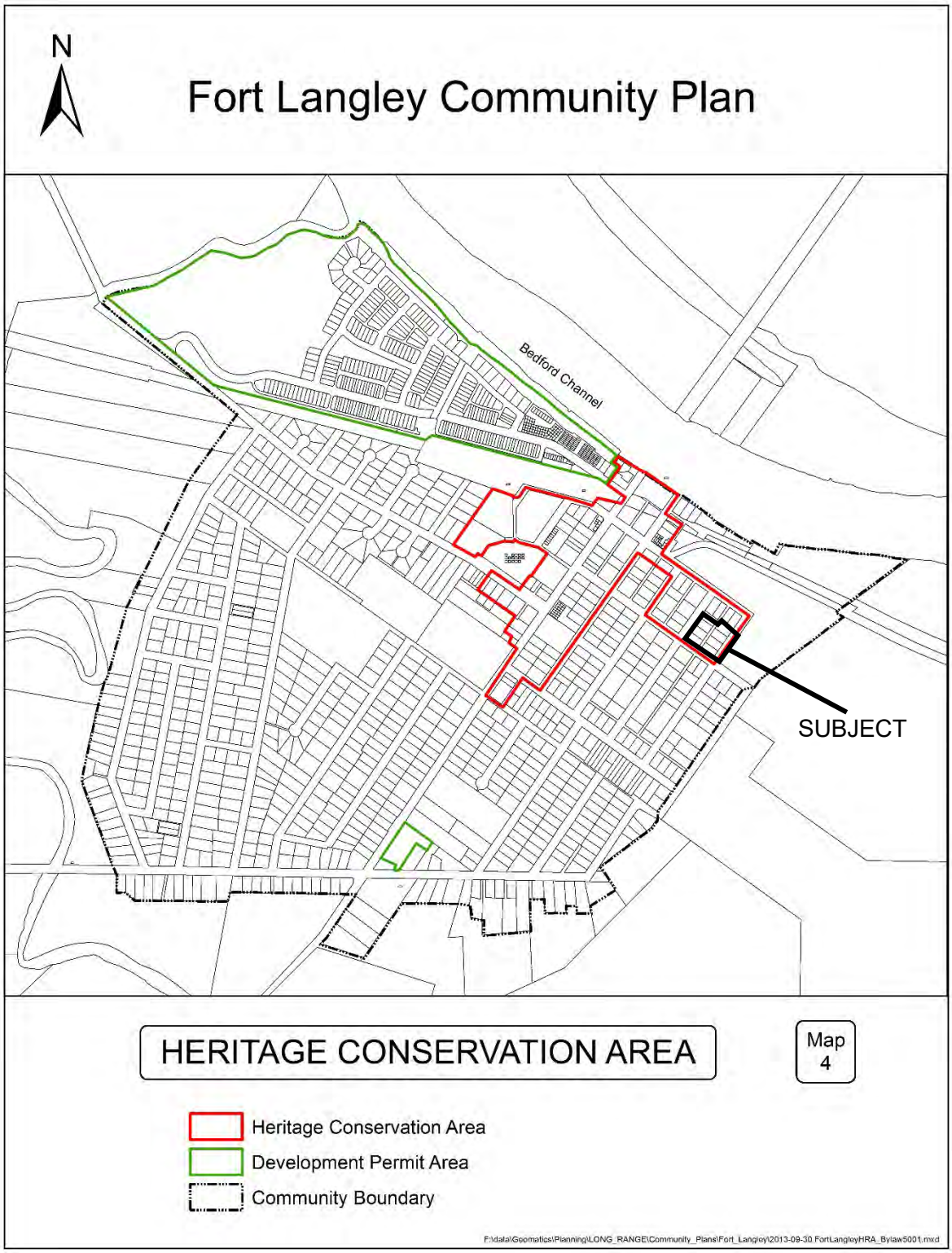
As the subject lands are located in the Heritage Conservation Area of the Fort Langley Community Plan, a Heritage Alteration Permit (HAP) for the site is required. Accordingly, this permit is being processed in conjunction with the rezoning application to give Council the opportunity to evaluate the overall form and character of the project in relation to the Heritage Conservation Area guidelines and the proposed consolidation of the lands in the Heritage Conservation Area.

Noting that the proposal will increase the variety of ground-oriented housing forms in Fort Langley consistent with Official Community Plan policy, is designed to be sympathetic to the context of the site consistent with the Fort Langley Community Plan, and supports development of Salishan Place, staff recommend that Council consider the Fort Langley Community Plan amendment and rezoning request subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5762) of Heritage Alteration Permit No. 101241.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Fort Langley Community Plan Amendment Bylaw No. 5761, Rezoning Bylaw No. 5762, and Heritage Alteration Permit No. 101241.


N
Fort Langley Community Plan
Note: Lands designated Comprehensive Development in the Township of Langley Bylaw 4842 Amendment (Interfor) Bylaw 2002 No. 4085 are designated as Mandatory Development Permit Area and are subject to Development Permit Area Guidelines as provided for in Schedule F of Bylaw No. 4085
Bedford Channel
WASKA ST
HANNAH ST
CASAMIR ST
MUENSCH TRAIL
BILLY BROWN RD
SMITH PL
CREEP ST
PRINCE CRES
MARR ST
EDAL ST
CRICKMER CRT
McBRIDE ST
CHURCH ST
MAVIS AVE
RIVER RD
SAILES AVE
ST ANDREWS AVE
COPPERBEECH AVE
RENNIE AVE
YOUNG AVE
WRIGHT ST
HADDEN ST
GAY ST
RATTLE ST
MAJOR ST
SCHOOL RD
NASH ST
MACKIE ST
MACKIE LANE
88 AVE
QUEEN ST
KING ST
ROYAL ST
FRANCIS AVE
HUDSON BAY ST
MOWAT ST
BARTLETT ST
McALLISTER ST
SUBJECT
LEGEND
Single Family
Multi Family
Comprehensive Development
Commercial
Light Industrial
Park
School
Institutional
Provincial Highway
Arterial Road
UPDATED: March 6, 2006 - BYLAW 4085
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Fort_Langley\Pln_FortLangley_Community_Plan.mxd


N
Fort Langley Community Plan
Bedford Channel
SUBJECT
HERITAGE CONSERVATION AREA
Map 4
Heritage Conservation Area
Development Permit Area
Community Boundary
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Fort_Langley\2013-09-30 FortLangleyHRA_Bylaw5001.mxd



ZONING BYLAW NO. 2500

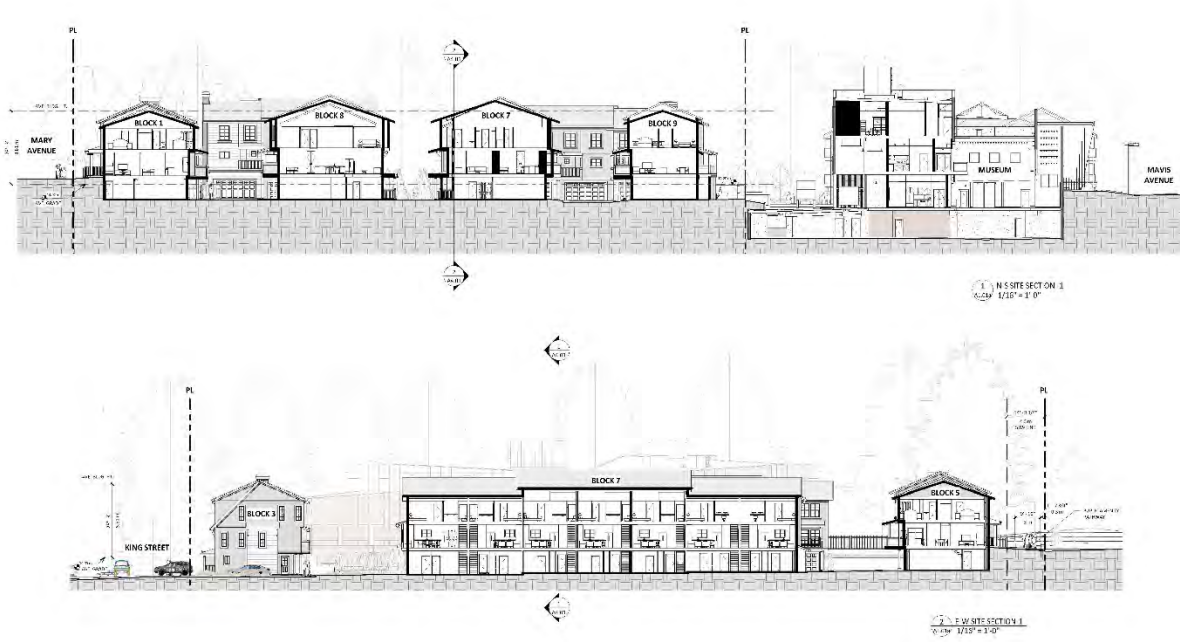


King St. Perspective (Looking south)



Age Friendly Amenity Area (Corner of Mary Ave and King St.

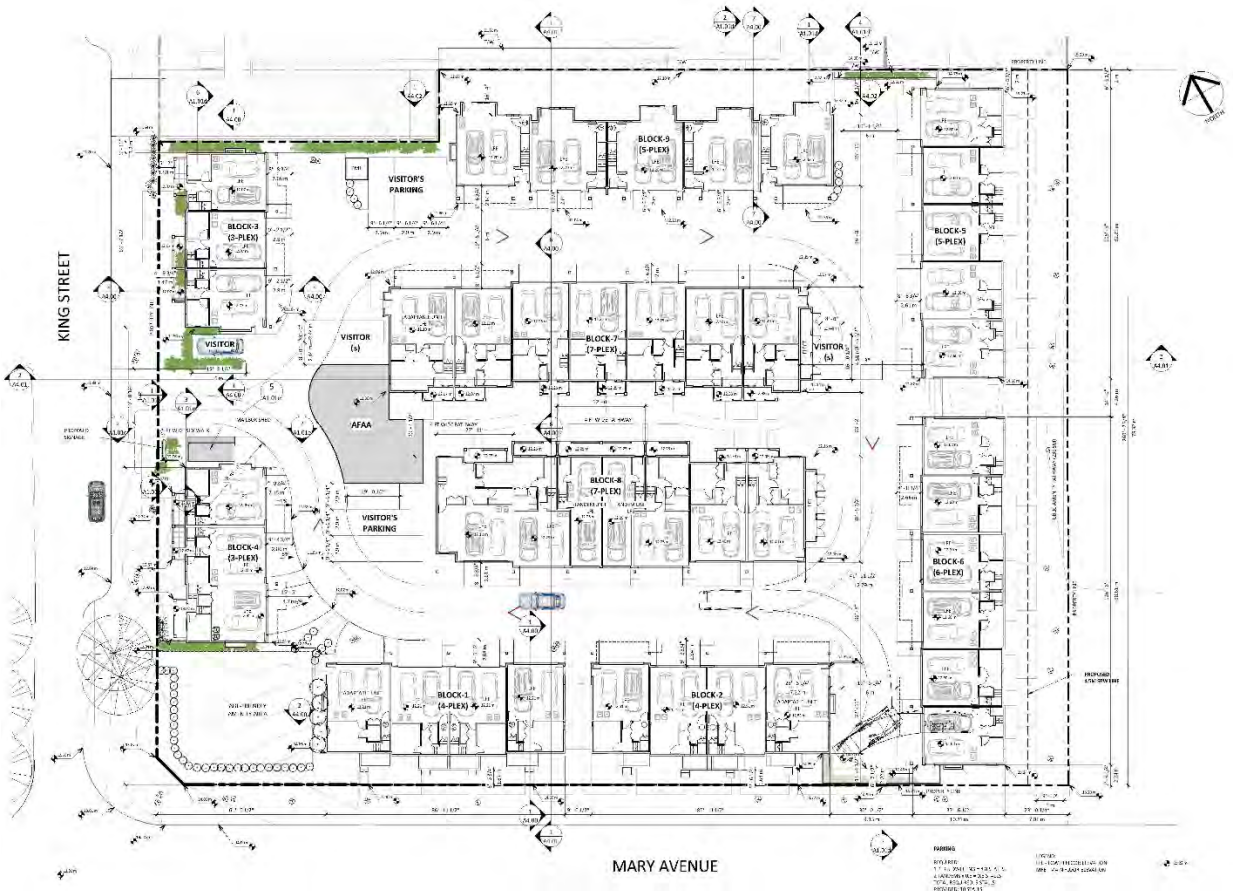
RENDERINGS – SUBMITTED BY APPLICANT



SITE SECTIONS – SUBMITTED BY THE APPLICANT



STREETSCAPES – SUBMITTED BY THE APPLICANT



SITE PLAN– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	The Corporation of the Township of Langley 20338 – 65 Avenue Langley, BC V2Y 3J1
Agent:	Vicini Homes (Fort Langley) LP 401, 1930 Pandora Street Vancouver, BC V5L 0C7
Legal Description:	Lots 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856 Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614 Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597 Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558
Location:	9112, 9114 and 9134 King Street 23391 and 23411 Mary Avenue 9093, 9103 and 9113 Royal Street Portions of Royal Street and lane to be closed
Area:	0.77 ha (1.9 ac)
Existing Zoning:	Residential Zone R-1E
Proposed Zoning:	Comprehensive Development Zone CD-106
Existing Fort Langley Community Plan:	Institutional
Proposed Fort Langley Community Plan:	Multi Family

BACKGROUND/HISTORY:

The subject site includes the southern portion of a block (bounded by Mavis Avenue, King Street, Mary Avenue, and Royal Street) designated for Institutional uses in the Fort Langley Community Plan, is located within the Fort Langley Heritage Conservation Area, and includes lands currently dedicated as road. The lands in the block were acquired by the Township beginning in the 1970's to support development of community, cultural, and historical amenities to support Fort Langley. The site is currently zoned Residential Zone R-1E which provides for residential uses.

Road closure bylaws for lands currently dedicated as road (Royal Street and a lane) were granted first and second reading by Council on April 20, 2020 to provide for a larger consolidated site. At that time, Council passed a resolution requesting that a public input opportunity be provided concurrently with the development application for the lands. Consistent with Council's resolution, the subject development process is being coordinated to include a public input opportunity for the closure of Royal Street and the lane through Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597 and Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558.

On June 15, 2020, Council issued Heritage Alteration Permit No. 101184 granting permission for removal of the buildings from the subject site. All buildings have been removed.

On September 14, 2020, Council issued Heritage Alteration Permit No. 101015 to allow for construction of a new cultural centre and museum known as Salishan Plan as well as consolidation of the lots comprising the museum site for the northern portion of the block. The project also included closure of the northern portion of the lane by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5634 approved by Council October 5, 2020. Salishan Place is currently under construction.

DISCUSSION/ANALYSIS:

Vicini Homes (Fort Langley) LP has applied on behalf of the Township of Langley to amend the Fort Langley Community Plan, to rezone the lands to Comprehensive Development Zone CD-106 and for a HAP to allow for construction of 44 townhouses on the subject site. A subdivision proposal is included in the HAP to provide for the consolidation of the subject properties, the lane, and the Royal Street road dedication. Staff note that Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597 and Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558 are being advanced concurrently with the subject application.

As the subject properties are located within the Fort Langley Heritage Conservation Area, Council issuance of a HAP is required to allow the construction of the townhouses and the subdivision. The application is considered in relation to the requirements of the Zoning Bylaw, the Fort Langley Community Plan, and requirements of the Heritage Conservation Area as outlined in the Fort Langley Community Plan (Attachment B).

The subject site is comprised of eight (8) single family lots with access previously taken from a rear lane and the fronting streets. All buildings were removed from the site in accordance with previous approvals. The site slopes down from the intersection of Royal Street with Mary Avenue to the northeast at King Street.

Adjacent Uses:

North: Salishan Place (under construction) designated Institutional in the Fort Langley Community Plan and zoned Residential Zone R-1E.

South: Mary Avenue beyond which are existing single family homes on lands designated Single Family in the Fort Langley Community Plan and zoned Residential Zone R-1E.

East: The Fort Langley National Historic Site designated Institutional in the Fort Langley Community Plan and zoned Civic Institutional Zone P-1.

West: King Street beyond which are two (2) lots occupied by the Langley Centennial Museum and BC Farm Museum (designated Institutional in the Fort Langley Community Plan and zoned Civic Institutional Zone P-1) and two (2) lots occupied by single family houses (designated Single Family in the Fort Langley Community Plan and zoned Residential Zone R-1E).

Fort Langley Community Plan Amendment:

The site is currently designated for Institutional uses in the Fort Langley Community Plan (1987). At the time of development of the Fort Langley Community Plan, the future redevelopment of this block of Township owned land was considered to support development of community, cultural, and historical amenities to support Fort Langley.

A January 29, 2018 report to Council (CPC) entitled Development Phasing Strategy noted that the build out of Fort Langley in accordance with the current Fort Langley Community Plan would result in approximately 71% single family, 7% townhouse, and 22% apartment units. The proposed townhouse use supports the Township's Official Community Plan policy and the Housing Needs Report, as well as contributes to the diversification of residential building forms within the Fort Langley Community by increasing the townhouses available in a predominantly single family context.

The Fort Langley Community Plan Multi Family land use designation seeks low density (not in excess of 30 units per hectare (uph) / 12 units per acre (upa)) development compatible in scale (not in excess of 2.5-storeys in height) and design to Fort Langley and indicates that the appropriate location for such uses is in the vicinity of McBride Street on the west side of the Glover Road commercial area. Although the subject proposal requests an increase in density from the 30 uph (12 upa) density indicated in the Fort Langley Community Plan to 57 uph (23 upa), the presentation of 2-storey building massing adjacent to the Fort Langley Historic Site and Mary Avenue and a 2.5-storey building massing to King Street supports the compatibility of the project with existing development in the area. Although not in proximity to McBride Street, the proposed townhouse development maintains a walkable relationship to commercial development along Glover Road (300 m west) and Mavis Avenue (150 m west).

The applicant has provided a planning rationale in support of the application included as Attachment C to this report noting the following excerpts:

> *"Proposed generally to be family townhomes with primarily 2-car side-by-side parking, this development will offer a diversity of unit types ranging from about 1450 SF to 2100 SF in size. The homes include smaller and medium sized 3-bedroom townhomes, 3-bedroom & den townhomes, larger 4-bedroom townhomes, as well as three adaptable elevator-ready homes. This residential use will fit within the context of the existing neighbourhood, with care taken in the design to do so, and will providing an option for local end-users to stay in the community as well as complement the adjacent new museum facility."*
>
> *"The height of the proposed buildings is a response to the grade of the lands while providing a much-needed form of housing, townhome living, in the Fort Langley core. The height steps from showing as 2 storeys above grade along the eastern streetscape of Royal St, moving gradually to become 3 storeys along King St as the grade falls. The King St building designs have taken care to bring the roofline down to a two-storey*

expression with dormers, as further outlined in the design rationale. As a result, we are proposing that the technical height variance can be dealt with through the proposed zone, while still generally conforming to the intent of the 9.0m and two-storey height requirement with an overall development height of 8.63m."

To support the proposed land use change and in response to comments received during public consultation, the applicant is offering a $75,000 contribution to support public amenities in Fort Langley. The specific public amenity is proposed to be determined prior to final reading.

Fort Langley Community Plan Amendment Bylaw No. 5761 proposes to permit the proposed density on a site-specific basis. The bylaw also removes a requirement related to septic approvals (relevant when the Fort Langley Community Plan was adopted in 1987, but now redundant given the availability of a sanitary sewer system).

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District provided the number of students estimated for the development and noted that students would be accommodated in the district. Staff recommends that Council consider the consultation complete consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

The Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan, Housing Needs Report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans as the development site is located in the urban area and designed to accommodate service requirements. Consistent with the Housing Needs Report, the proposed townhouse form offers an alternative housing form to the primarily single family and apartment housing forms currently available in the Fort Langley community.

Zoning Amendment:

Bylaw No. 5762 proposes to rezone the site to a new Comprehensive Development Zone (CD-106) to provide for development of 44 townhouse units.

Section 104.5.2) of the Zoning Bylaw restricts the height of buildings in the Fort Langley area to a maximum height of 9 m (29.5 ft) with no building permitted to exceed 2-storeys or any room permitted to be located above the second storey. The height restriction was implemented to support the heritage scale and character of the Fort Langley area. The subject application proposes 3-storey buildings with a maximum height of 10.9 m (36 ft). Staff are supportive of the proposed building height as the Fort Langley Community Plan indicates a maximum height of 2.5-storeys for multi family uses and the applicant has designed the site grading and proposed buildings to present a 2-storey height facing the Fort Langley National Historic Site and the single family residential buildings across Mary Avenue. The grade of the site did not allow for the buildings fronting King Street to achieve the same massing, but the architect has designed

the buildings to reduce the apparent height by building the third storey into the roof to achieve a 2.5-storey massing facing King Street. The architect provides the following description of the height in the Architect's Design Rationale:

> *"Height was considered, especially given the 9m height outlined for the neighbourhood. Even though we have some interior buildings that when measured at their bases, are over the 9m limit, there was great effort put into dropping the interior of the site, to lower the facades on the exterior of the site, and allow all the roofs to be at basically the same plane, or lower. When considering the overall site average grade (14.33M) and the highest roof (Block 8 and 9 – 22.96M), we are actually at 8.63M roof height, even with the revised 5/12 pitch, for the entire site."*

The Comprehensive Development Zone has been written to accommodate the proposed building height as well as to secure the design commitments. No amendments to Section 104.5.2) of the Zoning Bylaw are proposed to accommodate the proposed building heights.

The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-106 zoning in terms of siting, site coverage (40%), height, use, and density.

Public Consultation:

In accordance with Policy 07-164, the applicant hosted a Public Information Meeting on November 8, 2021. The summary of the Public Information Meeting, including comments with regards to revisions made to respond to public input, is included as Attachment D to this report.

Following standard practice for applications in the Fort Langley commercial district, the application was referred to the Fort Langley Community Association (FLCA) for comments. The response from the FLCA is included as Attachment E to this report.

Staff have been in ongoing discussions with Parks Canada with regards to the Fort Langley National Historic Site in relation to the subject site. In response to comments provided by Parks Canada, the development prerequisites include a requirement for registration of a restrictive covenant notifying the future townhouse owners of the potential for noise to be generated at activities at the Fort Langley National Historic Site and also a requirement for lighting for the townhouses to be provided in accordance with the Township's Exterior Lighting Impact Policy to reduce the light trespass onto the Fort Langley National Historic Site.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 5% of the townhouse units, or two (2) units, shall incorporate adaptable design features as per Schedule 2 of the Official Community Plan. The applicant is proposing to provide three (3) adaptable units. A condition of rezoning is registration of a restrictive covenant to identify and secure the three (3) adaptable units proposed.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and most recently amended October 18, 2021) is applicable to the application. The

policy specifies target contribution amounts based on unit types (townhouse is $5,776 per unit). The applicant is proposing a CAC contribution of $259,920 or $5,776 per unit.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 20 significant trees exist within the subject lands with none proposed for retention. Staff note that the development is designed to retain a Western Red Cedar and Douglas Fir in the boulevard of King Street fronting the amenity space on the subject site.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 57 replacement trees are required with 77 proposed to be planted on-site. In addition, approximately 19 street trees are proposed to be planted. Post development approximately 98 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

As indicated in Attachment F, the applicant is also requesting permission to advance tree clearing on a portion of the site to allow for completion of a required Archaeological Assessment noting that the associated provincial permit expires in February of 2022. The request to clear portions of the site proposes the removal of approximately 13 significant trees, which are already proposed to be removed as part of the redevelopment and disturbance of approximately 530 m^2 (5,700 ft^2) or 7% of the site area. Prior to work commencing on the site, the Tree Management Plan for the lands is required to be approved and secured to the acceptance of the Township and interim tree protection fencing installed.

Servicing:

As a condition of rezoning, full urban services are required to be provided to the frontages of both the subject site and Salishan Place. A Servicing Agreement will be required to secure works and services such as the construction of road and sidewalk works, the Royal Street green link with concrete path and associated landscaping, tree replacement and utility upgrades and/or extensions along Mary Avenue, King Street, Mavis Avenue, and Royal Street as deemed necessary in accordance with the Subdivision and Development Servicing Bylaw. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

Heritage Values:

As described in the report to Council regarding Heritage Alteration Permit No. 101184 for Salishan Place, the subject site's proximity to a registered archaeological site having both pre- and post-contact heritage values places it within an area of high archaeological potential. In order to address the potential sensitivity of the site, a process of archaeological monitoring and permitting has been undertaken and will be maintained throughout the site preparation and construction process to ensure land altering and construction processes are in strict accordance with provincial requirements.

Heritage Alteration Permit:

The Fort Langley Community Plan designates the subject site as part of the Heritage Conservation Area (HCA) for the purpose of protecting the heritage character of downtown Fort

Langley. The guidelines for the HCA encourage new development and building alterations that complement and enhance buildings with heritage value and the heritage character of the area.

In accordance with the requirements of the Local Government Act for designated heritage areas, a HAP is required to authorize the proposed construction of the townhouses as well as the subdivision of the lands. In the HCA, a HAP is required for new construction, subdivision and demolitions and is similar to a Development Permit in that Council is provided the opportunity to review the form, character, and siting of the proposed development. The proposal is required to demonstrate conformance with the general building guidelines for the HCA. Supporting information detailing the proposed development (renderings, streetscapes, site plan, building elevations, landscape plans, signage plan, colour palette, and materials board) are provided in Attachment A.

The applicant proposes to construct 44 3-storey, three (3) bedroom townhouses on the subject lands. The applicant proposes to grade the site so that the 19 units fronting the Fort Langley National Historic Site and Mary Avenue are 2-storeys above the ground facing the public realm and 3-storeys internal to the site. The six (6) units fronting King Street utilize dormers to incorporate the third storey within the roof creating the appearance of a 2.5-storey building fronting the public realm. The remaining 20 units on the site are 3-storeys.

Vehicle access to the site is proposed from King Street. Along the east side of the site, a 3 m wide concrete path in a 4.5 m wide greenlink right of way maintains the pedestrian circulation in the area provided by Royal Street and provides front door access to the units. A private mews provides pedestrian access onto the site and connects King Street to the Royal Street green link. Two pedestrian connections are provided from Mary Avenue onto the site. Every unit fronting the public realm incorporates a porch at the front door.

The 44 units range in size from 134 m^2 (1,444 ft^2) to 237 m^2 (2,549 ft^2). The larger units include den spaces. Two (2) of the proposed units provide parking by way of a tandem garage. The remaining 43 units each have a two-car wide garage.

The primary age friendly amenity area is proposed at the southwest corner of the site. The amenity area meets the grade and supports tree retention in the King Street boulevard and then transitions down into the site. A second age friendly amenity area is located at the west end of the private mews across from the entrance to the site.

The architect's design rationale for the project is included as Attachment G. As noted by the architect, the form of the proposed buildings is simple consistent with historic buildings in the Fort Langley Community. Varied rooflines, building articulation, projections, and strategic colour and material usage serve to break up the mass of the buildings. The buildings are clad in fibre cement lap and shingle siding in contrasting neutral colours and fieldstone chimneys are included at the ends of buildings. The materials are modern but provided in traditional profiles and detailing.

Landscaping:

The landscape plans (refer to Schedule B of Attachment A) propose plantings of trees, shrubs, and groundcovers around the perimeter and throughout the site. The proposal includes construction of the Royal Street green link (a 3 m wide concrete path in a 4.5 m wide right of way) on the east side of the site providing frontage for the townhouse units and maintaining the public pedestrian route currently available along Royal Street.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of Age Friendly Amenity areas (8 m^2 per residential unit) for townhouse developments, resulting in a requirement of 352 m^2 (3,789 ft^2) for the subject site. The amenity area located at the southwest corner of the site is 248 m^2 (2,669 ft^2). A second amenity area (120 m^2 / 1,292 ft^2) is proposed at the west end of the central mews for a total area of approximately 368 m^2 (3,961 ft^2). Final age friendly amenity area plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Access and Parking:

Vehicular access is provided from King Street. Pedestrian accesses to the units are provided from the street as well as from a public green link along the eastern edge of the site and a mews through the middle of the site.

Each unit is provided a two-car garage with the garage in two (2) units (4%) being provided in a tandem configuration. The Zoning Bylaw requires 98 parking spaces with 98 proposed as outlined in the table below:

	Parking Spaces Required	**Parking Spaces Provided**
Townhouse (2 per unit)	84	84
Tandem Townhouse (2.3 per unit)	5	5
Visitor (0.2 per unit)	9	9
Total	98	98

Exterior Lighting Impact Policy:

Although not required based on the proposed use, a condition of the HAP is conformance with the Exterior Lighting Impact Policy principles, techniques, and implementation guidelines to minimize the impact of exterior lighting on the adjacent Fort Langley National Historic Site.

Heritage Review:

On October 28, 2021, the subject application was presented to the Heritage Review Panel to obtain comment on the proposal. Following review by the public at the PIM, the applicant

returned to the Heritage Review Panel on December 16, 2021 to present revisions to the proposal in response to previous comments including revisions to the King Street elevations, building rooflines, porch design, and the age friendly amenity area. The Heritage Review Panel recommended support for this HAP application, with further refinements to the outdoor amenity space to be made to the satisfaction of Township staff. The Panel's recommendation was endorsed by resolution of the Heritage Advisory Committee at its meeting of January 5, 2022.

School Sites:

School District 35 has provided comments (Attachment H) estimating that the proposed development will generate approximately 16 new students for Fort Langley Elementary (located approximately 600 m southwest of the site) and 12 new students for D.W. Poppy Secondary School (located approximately 8 km southeast of the site).

Parks:

The site is located adjacent to the Fort Langley National Historic Site. Access to the Fraser River waterfront is provided approximately 400 m north at Marina Park. The Fort Langley Community Park is located approximately 600 m west of the subject site.

Transit:

Currently, transit service (562 bus) is provided along Glover Road to 96 Avenue, an approximately 420 m walk west of the subject site.

Environmental Considerations:

There are no watercourses present on the site, however staff note that the Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Policy Considerations:

The proposed Fort Langley Community Plan amendment, rezoning, and heritage alteration permit applications will allow the development of 44 townhouse units on a consolidated site in the Fort Langley Heritage Conservation Area.

A Fort Langley Community Plan amendment from Institutional to Multi Family at a maximum density of 57 uph (23 upa) for the subject site is proposed. The applicant also proposes to rezone the site to Comprehensive Development Zone CD-106. Noting the Zoning Bylaw limits building height to 2-storeys and 9 m (29.5 ft) in Fort Langley to support the heritage character of the area, Comprehensive Development Zone CD-106 includes provisions to allow for a proposed 3-storey, 10.9 m (36 ft) maximum height for the townhouse buildings while ensuring

2- and 2.5-storey massing fronting the Fort Langley National Historic site, Mary Avenue, and King Street.

A HAP for the site is being processed in conjunction with the rezoning application to allow the construction of the townhouses and the proposed consolidation of the lands in the Fort Langley Heritage Conservation Area.

Noting that the proposal will increase the variety of ground-oriented housing forms in Fort Langley consistent with objective of the Official Community Plan, is designed to be sympathetic to the context of the site consistent with the Fort Langley Community Plan, and supports development of Salishan Place, staff recommend that Council consider the Fort Langley Community Plan amendment and rezoning request subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5762) of Heritage Alteration Permit No. 101241.

Respectfully submitted,

Teresa Hanson
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Heritage Alteration Permit No.101241
ATTACHMENT B	Fort Langley Community Plan – Heritage Conservation Area Guidelines
ATTACHMENT C	Planning Rationale – submitted by the applicant
ATTACHMENT D	Public Information Meeting Summary
ATTACHMENT E	Fort Langley Community Association Comments
ATTACHMENT F	Request to remove trees in advance of final reading for Archaeological Study
ATTACHMENT G	Architect’s Design Rationale
ATTACHMENT H	School District 35 Comments

~~ATTACHMENT A~~

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101241

This Permit is issued this _____day of _____, 2022 to:

1. Name: Vicini Homes (Fort Langley) LP

   Address: 401, 1930 Pandora Street
   Vancouver, BC V5L 0C7

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lots 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856
   Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614
   Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597
   Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558

   CIVIC ADDRESS: 9112, 9114 and 9134 King Street
   23391 and 23411 Mary Avenue
   9093, 9103 and 9113 Royal Street
   Portions of Royal Street and lane to be closed

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
   c. All signage being in compliance with the Township’s Sign Bylaw;
   d. All mechanical equipment to be screened from view by complementary architectural or landscape screening; and
   e. All refuse bins to be stored within a building.

   Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

   a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
   b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   c. On-site landscaping to be secured by letter of credit at building permit stage;
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
   e. Although not a commercial or industrial property, provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior

Lighting Impact Policy to the acceptance of the Township to minimize the impact of exterior lighting on adjacent historic sites; and

f. Payment of supplemental heritage permit application fees, Development Cost Charges, and building permit administration fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Heritage Alteration Permit shall be substantially commenced within two years after the date the Heritage Alteration Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



CONWEST FORT LANGLEY

ARCHITECTURAL
Site Lines Architecture
#200 - 23160 96 Ave
Fort Langley, B.C.
Canada, V1M 2R6
Ph: 604-881-7173

Contact: Gord Klassen

ARBORIST
VDZ+A Landscape Architecture
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Fort Langley, B.C.
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Ph: 604-882-0024

Contact: Kyle MacGregor

CIVIL
CitiWest Consulting Ltd.
101-9030 King George Blvd.
Surrey, B.C.
Canada, V3V 7Y5
Ph: 604-591-2213

Contact: Peter Moroso

LANDSCAPE
PMG Landscape Architects Ltd
C100 4185 Still Creek Dr.
BURNABY, B.C.
Canada, V5C 6G9
Ph: 604-294-0011

Contact: Mary Chan-Yip

ELECTRICAL
Gager Electrical Consultants
20689 56th Avenue
Langley, B.C.
Canada, V3A 3Y9
Ph: 778-277-2225

Contact: Marc Gager

Sheet Number	Sheet Name
A0.00	COVER PAGE
A0.01	DESIGN INSPIRATION
A0.02	DESIGN INSPIRATION
A0.03	CONCEPTUAL RENDERINGS
A0.04	CONCEPTUAL RENDERINGS
A0.05	CONCEPTUAL RENDERINGS
A0.07	ELEVATIONS
A1.01	KEY PLAN, SYNOPSIS & AREA CALCULATION
A1.01a	OVERALL SITE PLAN
A1.01b	SITE PLAN
A1.01c	SITE PLAN 2 (SHOWING MAIN FLOOR)
A1.01d	SITE DETAILS
A1.02	BLOCK-1 FLOOR PLANS
A1.03	BLOCK-2 FLOOR PLANS
A1.04	BLOCK-3 FLOOR PLANS
A1.05	BLOCK-4 FLOOR PLANS
A1.06	BLOCK-5 FLOOR PLANS
A1.07	BLOCK-6 FLOOR PLANS
A1.08	BLOCK-7 FLOOR PLANS
A1.09	BLOCK-8 FLOOR PLANS
A1.10	BLOCK 9 FLOOR PLANS
A1.11	COLOUR SCHEME
A3.00	BLOCK-1 BUILDING ELEVATIONS
A3.01	BLOCK-2 BUILDING ELEVATIONS
A3.02	BLOCK-3 BUILDING ELEVATIONS
A3.03	BLOCK-4 BUILDING ELEVATIONS
A3.04	BLOCK-5 BUILDING ELEVATIONS

Sheet Number	Sheet Name
A3.05	BLOCK-6 BUILDING ELEVATIONS
A3.06	BLOCK-7 BUILDING ELEVATIONS
A3.07	BLOCK-8 BUILDING ELEVATIONS
A3.08	BLOCK-9 BUILDING ELEVATIONS
A3.20	STREETSCAPE
A3.21	PERPSPECTIVES
A3.22	PERPSPECTIVES
A3.23	PERSPECTIVES
A4.00	TOWNHOUSE BUILDING SECTIONS
A4.01	SITE SECTIONS
A5.00	TYPE-A PLANS
A5.01	TYPE-A2 PLANS
A5.02	TYPE-B PLANS
A5.03	TYPE-B2 PLANS
A5.04	TYPE-B3 PLANS
A5.05	TYPE-B4 PLANS
A5.06	TYPE-B5 PLANS
A5.07	TYPE-C PLANS
A5.08	TYPE-C2 PLANS
A5.09	TYPE-C3 PLANS
A5.10	TYPE-C4 PLANS
A5.11	TYPE-C5 PLANS
A5.12	TYPE-C6 PLAN
A5.13	TYPE-C7 PLANS
A5.14	TYPE-D PLANS
A5.15	TYPE-D2 PLANS
A5.16	TYPE-D3 PLANS
A5.17	TYPE-D4 PLANS
A5.18	TYPE-E & E2 PLANS

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CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
COVER PAGE

scale 1/4" = 1'-0"
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet A0.00

seal

SCHEDULE A

H.1

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DESIGN INSPIRATION



Pioneer Architecture

KEY WORDS:

PIONEER THEMED ARCHITECTURE
Simple Forms and High Quality Materials Married with Modern Needs and Technology
(Low Maintenance Durable Finishes)

QUIET
Colours, Forms (Let the Museum be the Main Attraction, the Townhouses a Complement)

NATURAL AND HISTORICALLY APPROPRIATE MATERIALS
Natural Stone on Chimneys, Horizontal Cladding, Shingles, Wide Window Trims & Sill Details

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KING & MARY AVE, FORT LANGLEY, BC

title
DESIGN INSPIRATION

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DESIGN INSPIRATION



MAIN BUILDING AT THE HISTORIC FORT



HOME ON 88 AVENUE IN FORT LANGLEY (PORCH, WINDOWS)



HOME ACROSS FROM PROJECT SITE (PORCH, WNDOWS)



JOHN WORRAL HOME - FORT LANGLEY (PORCH ROOF)



HALDI HOUSE - FORT LANGLEY (PORCH ROOF, WINDOWS)



MCINTOSH HOUSE - FORT LANGLEY (PORCH ROOF)

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title
DESIGN INSPIRATION

scale @ 8"x 10"

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sheet no. A0.02

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CONCEPTUAL RENDERINGS



Mary Ave. Perspective A (Looking east)



Mary Ave. Perspective B (Looking east)

Renderings are preliminary and conceptual for visualization of project look and feel, and subject to further review and approval through the permit process. Please refer to colour and material samples and landscape plan for further information.

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CONWEST
FORT
LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
CONCEPTUAL
RENDERINGS

scale
@ 9'-1/2"

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CONCEPTUAL RENDERINGS



King St. Perspective (Looking south)



Age Friendly Amenity Area (Corner of Mary Ave and King St.

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KING & MARY AVE, FORT LANGLEY, BC

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CONCEPTUAL RENDERINGS

scale @ 9'-0"

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CONCEPTUAL RENDERING



Public Pathway Amenity (Looking north)

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CONWEST
FORT
LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
CONCEPTUAL
RENDERINGS

scale
@ 3/16"

date OCTOBER 2021

drawn JJ checked GK

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sheet no. A0.05

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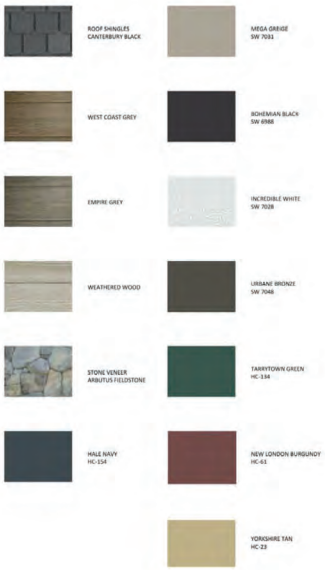
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ELEVATIONS

MATERIAL/FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOORS - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOORS - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
8	WOOD FASCIA - INCREDIBLE WHITE, SW 7028
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES - BLACK
11	ASPHALT ROOF SHINGLES - 'BLACK WALNUT'
12	GARAGE SERVICE DOOR - INCREDIBLE WHITE, SW 7028
13	PRE-FINISHED METAL GUTTER - BLACK
14	CONCRETE COLUMN PAINTED - WHITE
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOORS - MEGA GREIGE, SW 7031
18	CONCRETE FOUNDATION WALL
19	WOOD POST - BOHEMIAN BLACK, SW 6988
20	FRONT DOORS - HALE NAVY, HC-154
21	FRONT DOORS - NEW LONDON BURGUNDY, HC-61
22	FRONT DOORS - YORKSHIRE TAN, HC-23
23	FRONT DOORS - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
27	FIBRE-CEMENT WALL LAP SIDING - WEST COAST GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD





BLOCK-1 SOUTH ELEVATION



BLOCK-2 SOUTH ELEVATION

Design Highlights

Applying Pioneer Heritage Style

Central Manor House Concept

- Central manor house for each building that sits forward, with separate roofline, and different veranda style
- End portions of buildings represent idea of additions to the original central manor house that could have been built over time

Historically Appropriate Materiality

- Simple but high-quality materials
- Historical look of horizontal panels and shingle in a durable modern product
- Natural stone finish on anchoring chimney element

Colour & Rhythm

- Neutral palette for quiet backdrop to new museum
- Heritage colours on front doors
- Framed window with distinct heritage sill detail
- Symmetrical rhythm of windows and doors

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CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
ELEVATIONS

scale
@ 3/16"

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AREA CALCULATION

BUILDING AREA			
BLOCK NO.	NO. OF UNITS	SF	AREA (SM)
BLOCK-1	4	3037.50	282.19
BLOCK-2	4	3041.00	282.52
BLOCK-3	3	2066.00	191.94
BLOCK-4	3	2066.00	191.94
BLOCK-5	5	3663.00	340.30
BLOCK-6	6	4409.24	409.63
BLOCK-7	7	5615.14	521.66
BLOCK-8	7	5472.00	508.37
BLOCK-9	5	3838.06	356.57
TOTAL	**44**	**33208**	**3085.12**

	UNIT AREAS (SF)																				
UNIT TYPE	**A**	**A2**	**B**	**B2**	**B3**	**B4**	**B5**	**C**	**C2**	**C3**	**C4**	**C5**	**C6**	**C7**	**D**	**D2**	**D3**	**D4**	**E**	**E2**	**TOTAL**
LEVEL																					
GROUND	255	254	329	374	349	356	460	185	187	187	199	199	201	201	118	114	119	112	90	305	
MAIN	700	761	760	885	844	809	1036	630	634	653	643	641	647	648	725	743	753	734	653	652	
UPPER	731	798	782	856	843	807	1053	686	669	693	731	722	727	739	762	763	805	754	701	696	
TOTAL	**1686**	**1813**	**1871**	**2115**	**2036**	**1972**	**2549**	**1501**	**1490**	**1533**	**1573**	**1562**	**1575**	**1588**	**1605**	**1620**	**1677**	**1600**	**1444**	**1653**	
NO. OF UNITS	6	2	6	1	1	1	1	2	2	2	4	3	2	2	2	1	1	1	2	2	**44**
TOTAL	10116	3626	11226	2115	2036	1972	2549	3002	2980	3066	6292	4686	3150	3176	3210	1620	1677	1600	2888	3306	74,293.00
																				LOT AREA	**83,366.36**
																				FSR	**0.8911628**

SYNOPSIS

PROJECT INFORMATION

CIVIC ADDRESS: MARY AVE & KING STREET, FORT LANGLEY, BC
LEGAL DESCRIPTION:
STANDARD: 2018 BC Building Code/Div. B Part 9
DESCRIPTION: 44 - UNIT TOWNHOUSES

MAJOR OCCUPANCIES

GROUP C : RESIDENTIAL , 3 STOREY

ZONING

LOT AREA: 83,366.36 sf [1.91 acres]
7,744.98 sm [0.77 ha]
TOTAL BUILDING AREA (9-BLOCKS): **33, 208 sf [3,085.12sm]**

CURRENT ZONE: RESIDENTIAL
PROPOSED ZONE: **NEW CD**

LOT COVERAGE: PROPOSED **40%**

DENSITY:
(units per hectare) **57**
(units per acre) 23
FSR: 0.89

SETBACKS PROPOSED (TO MAIN FACE OF BUILDING)

NORTH **1.20 m (.59m TO NON-COMBUSTIBLE FIREPLACE FOR BLOCK 3)**
SOUTH **3.19 m**
WEST **2.94 m**
EAST **6.90 m**

PARKING
PARKING STALL SIZE:

RESIDENT 2.75 x 5.80, (TANDEM 2.60 x 11.20)
VISITOR 2.80 x 5.80, (SMALL 2.44 x 4.88)

REQUIRED:
VISITOR:

1 PER 5 DWELLING = 8.8 STALLS
2 TANDEMS x 0.3 = 0.6 STALLS
TOTAL REQUIRED: 9 STALLS

RESIDENT:
2 PER DWELLING x 44 DWELLINGS = 88 STALLS

VISITOR STALLS PROVIDED: 10 STALLS (2-small incuded)
RESIDENT PARKING PROVIDED: 88 STALLS

AMENITY AREA:
REQUIRED: 8 m2 per dwelling unit = 360 m2
PROVIDED:
AGE FRIENDLY AMENITY (SOUTWEST CORNER)= 248 m2
CENTRAL MEWS AMENITY = 120 m2
TOTAL = 368 m2
PUBLIC GREENLINK PATHWAY = 238 m2

MAX HEIGHT REQUIRED 9.00 m
BUILDING HEIGHTS BASED ON AVERAGE GRADE AT EACH BLOCK:

BLOCK-1	9.10 m	BLOCK-7	10.88 m
BLOCK-2	9.59 m	BLOCK-8	10.91 m
BLOCK-3	9.87 m	BLOCK-9	10.48 m
BLOCK-4	10.68 m		
BLOCK-5	9.04 m		
BLOCK-6	9.11 m		

AVERAGE BLDG HEIGHT FOR ENTIRE SITE - 8.63m
(BASED ON AVERAGE GRADE OF ENTIRE SITE - 13.99M, COMPARED TO HEIGHT FOR EACH BUILDING AND AVERAGED)



TOWNHOUSE SITE KEY PLAN

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17	2022.01.10	RE-ISSUE FOR HAP/DP
18	2022.01.31	RE-ISSUE FOR HAP/DP

CONWEST
FORT
LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
KEY PLAN, SYNOPSIS
& AREA CALCULATION

scale @ 8"x 36" 3/64" = 1'-0"
date OCTOBER 2021
drawn JJ checked GK

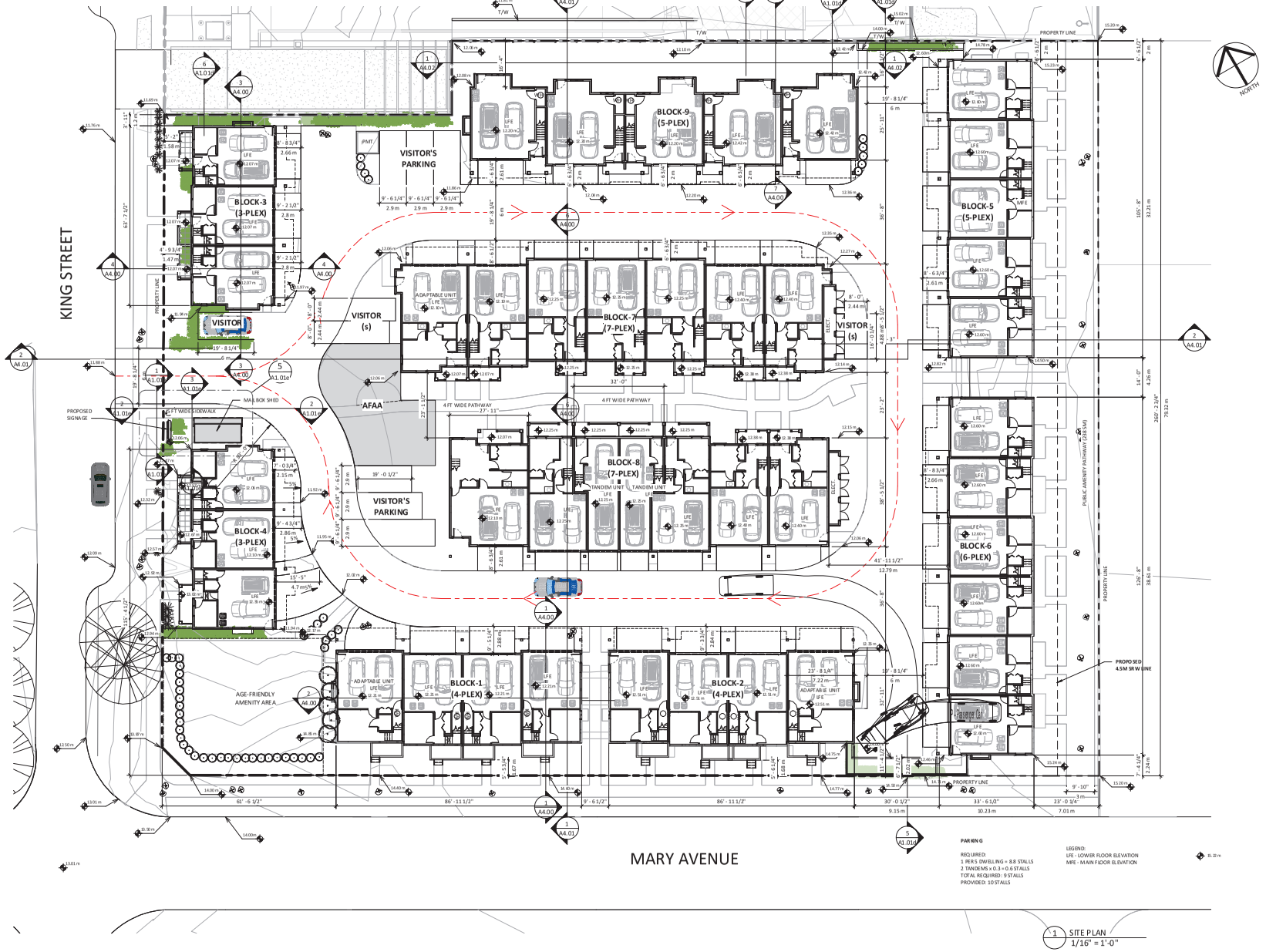
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18	2022.01.31	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
SITE PLAN

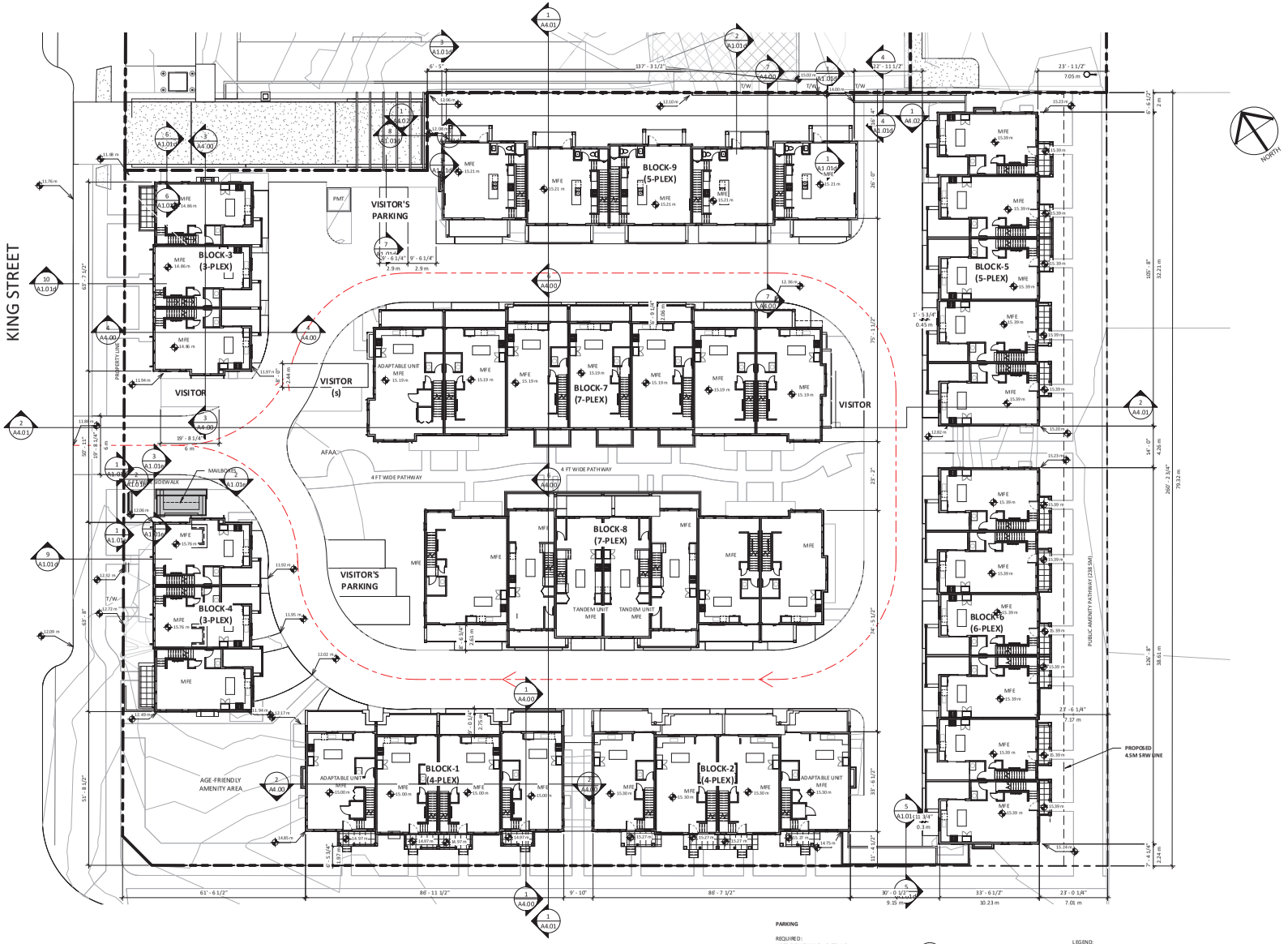
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drawn JJ checked GK

job no. 2025
sheet no. A1.01b

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12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2121.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
SITE PLAN 2 (SHOWING MAIN FLOOR)

scale 1/16" = 1'-0" @ 24"x 36"
date OCTOBER 2021
drawn JJ checked GK

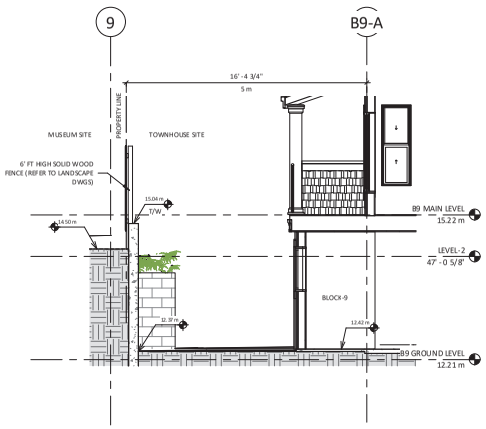
job no. 2025
sheet no. A1.01c

seal

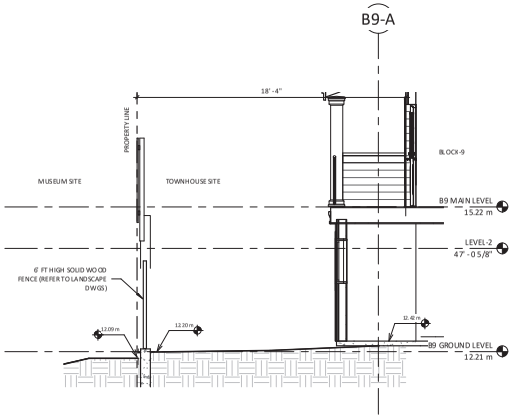
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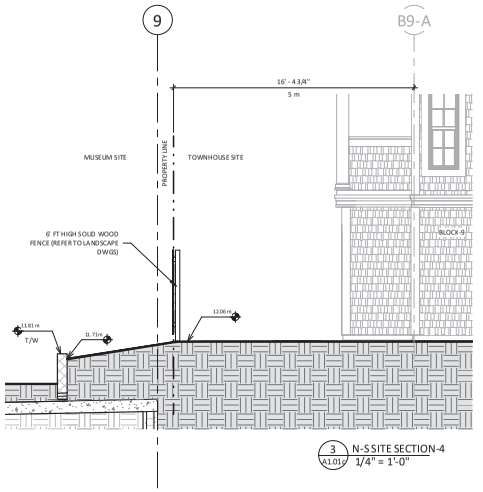
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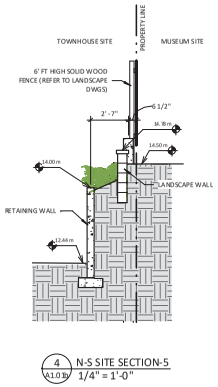
1 A1.01 N-S SITE SECTION-2 1/4" = 1'-0"



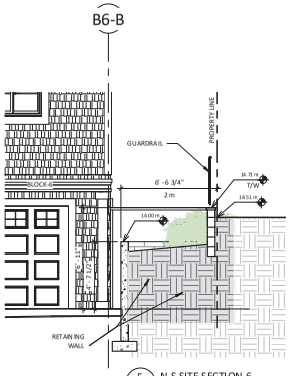
2 A1.01 N-S SITE SECTION-3 1/4" = 1'-0"



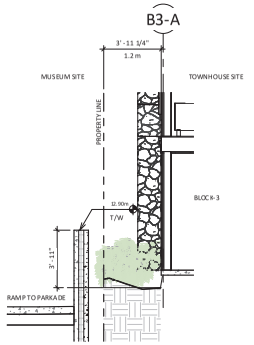
3 A1.01 N-S SITE SECTION-4 1/4" = 1'-0"



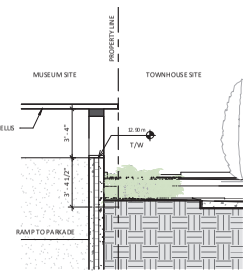
4 A1.01 N-S SITE SECTION-5 1/4" = 1'-0"



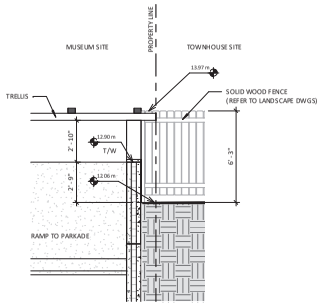
5 A1.01 N-S SITE SECTION-6 1/4" = 1'-0"



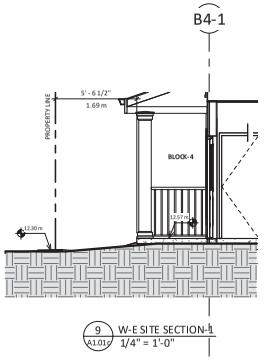
6 A1.01 N-S SITE SECTION-7 1/4" = 1'-0"



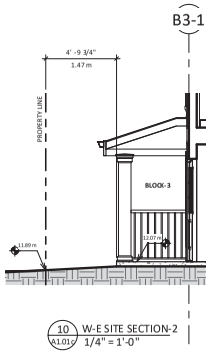
7 A1.01 N-S SITE SECTION-8 1/4" = 1'-0"



8 A1.01 N-S SITE SECTION-9 1/4" = 1'-0"



9 A1.01 W-E SITE SECTION-1 1/4" = 1'-0"



10 A1.01 W-E SITE SECTION-2 1/4" = 1'-0"

site lines ARCHITECTURE

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REVISIONS

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6	2021.03.12	ISSUE FOR HAP/DP
7	2021.07.21	ISSUE FOR CLIENT REVIEW
8	2021.08.09	ISSUE FOR CLIENT REVIEW
9	2021.08.13	RE-ISSUE FOR HAP/DP
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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
SITE DETAILS

scale @ 8"x36" 1/4" = 1'-0"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A1.01d

seal

2021-12-08 3:29:29 PM

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1 COLOUR SCHEME
1/16" = 1'-0"

site lines ARCHITECTURE

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REVISIONS

	DATE	DESCRIPTION
15	2021.11.11	RE-ISSUE FOR HAP/DP
18	2022.01.31	RE-ISSUE FOR HAP/DP

CONWEST
FORT
LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
COLOUR SCHEME

scale 1/16" = 1'-0"
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A1.11

seal

2022-02-01 10:43:20 AM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOORS - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
17	GARAGE DOOR - MEGA GREIGE, SW 7031
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
22	ENTRANCE DOOR - YORKSHIRE TAN, HC-23
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD

ROOF SHINGLES
CANTERBURY BLACK

MEGA GREIGE
SW 7031

EMPIRE GREY

BOHEMIAN BLACK
SW 6988

WEATHERED WOOD

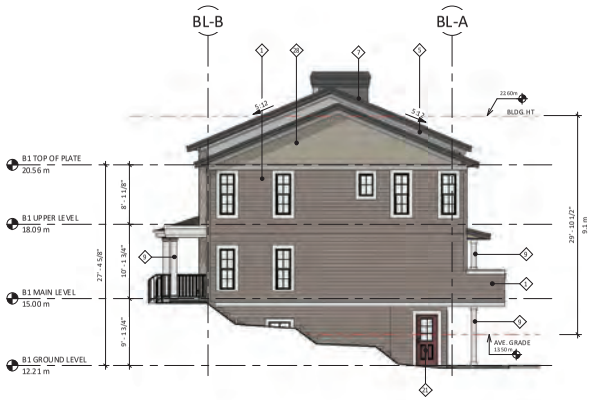
INCREDIBLE WHITE
SW 7028

STONE VENEER
ARBUTUS FIELDSTONE

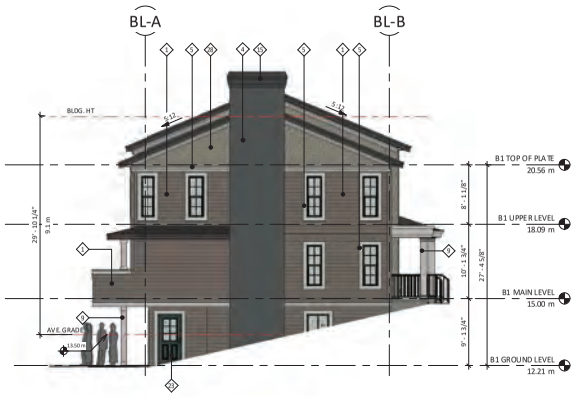
TARRYTOWN GREEN
HC- 134

YORKSHIRE TAN
HC-23

NEW LONDON BURGUNDY
HC- 61



1 BLOCK-1 EAST ELEVATION
1/8" = 1'-0"



2 BLOCK-1 WEST ELEVATION
1/8" = 1'-0"



3 BLOCK-1 NORTH ELEVATION
1/8" = 1'-0"



4 BLOCK-1 SOUTH ELEVATION
1/8" = 1'-0"

site lines ARCHITECTURE
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REVISIONS

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3	2021.12.23	ISSUE FOR CLIENT REVIEW
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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-1 BUILDING ELEVATIONS

scale As indicated
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.00

seal

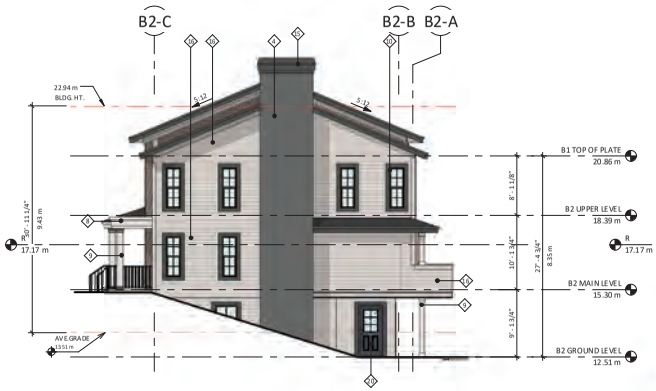
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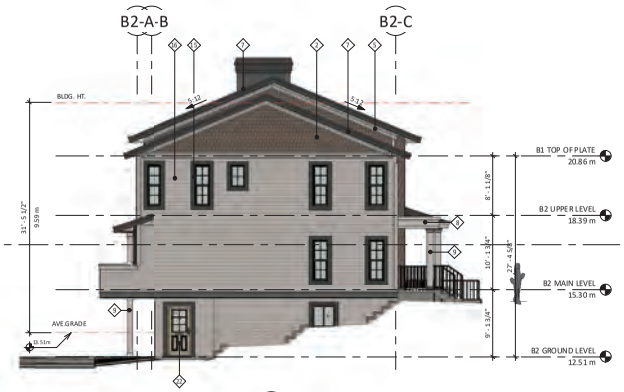
MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE-CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOOR - MEGA GREIGE, SW 7031
20	ENTRACEN DOOR - HALE NAVY, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
22	ENTRANCE DOOR - YORKSHIRE TAN, HC-23
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD

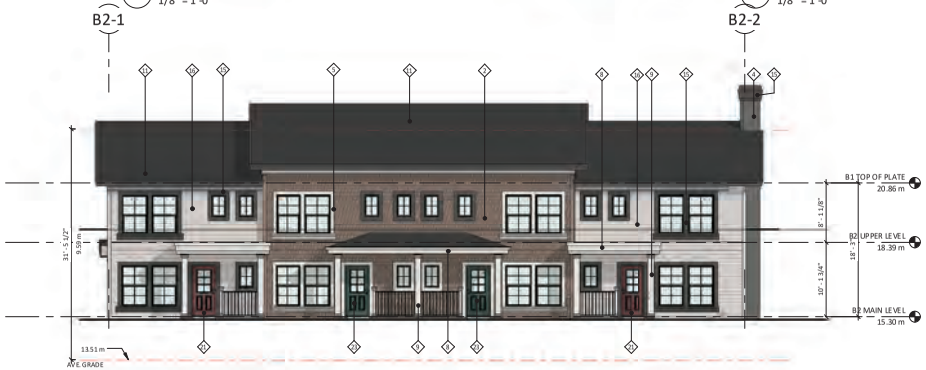




1 BLOCK-2 EAST ELEVATION
1/8" = 1'-0"



4 BLOCK-2 WEST ELEVATION
1/8" = 1'-0"



3 BLOCK-2 SOUTH ELEVATION
1/8" = 1'-0"



2 BLOCK-2 NORTH ELEVATION
1/8" = 1'-0"

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REVISIONS

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1	2020.10.15	ISSUE FOR CLIENT REVIEW
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13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
BLOCK-2 BUILDING ELEVATIONS

scale As indicated @ 8"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.01

seal

2021-12-08 3:32:06 PM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOORS - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
20	ENTRANCE DOOR - HALE NAVY, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD


ROOF SHINGLES
CANTERBURY BLACK


BOHEMIAN BLACK
SW 6988


EMPIRE GREY

INCREDIBLE WHITE
SW 7028


WEATHERED WOOD


URBANE BRONZE
SW 7048

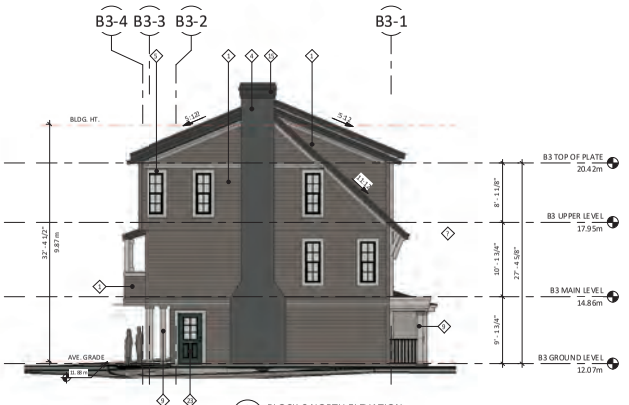

STONE VENEER
ARBUTUS FIELDSTONE


NEW LONDON BURGUNDY
HC-61


HALE NAVY
HC-154



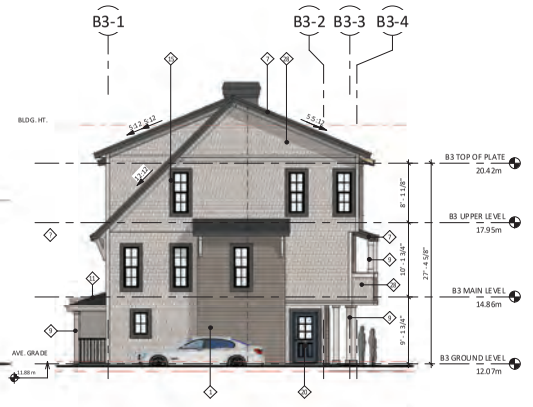
4 BLOCK-3 EAST ELEVATION
1/8" = 1'-0"



1 BLOCK-3 NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK-3 WEST ELEVATION
1/8" = 1'-0"



2 BLOCK-3 SOUTH ELEVATION
1/8" = 1'-0"

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REVISIONS

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15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-3 BUILDING ELEVATIONS

scale As indicated @ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.02

seal

2021-12-08 3:32:31 PM

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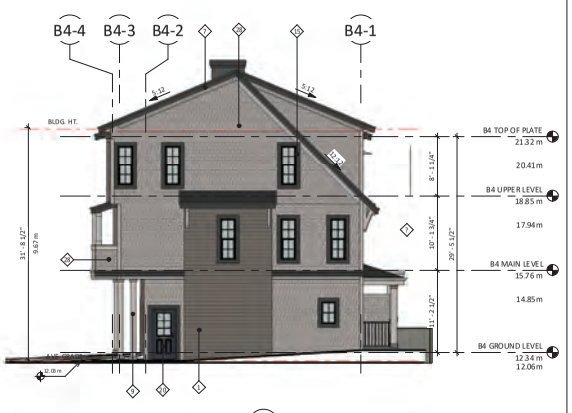
MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
3	GARAGE DOOR - URBANE BRONZE , SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOOR - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
20	ENTRANCE DOOR - HALE NAVY, HC 154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD





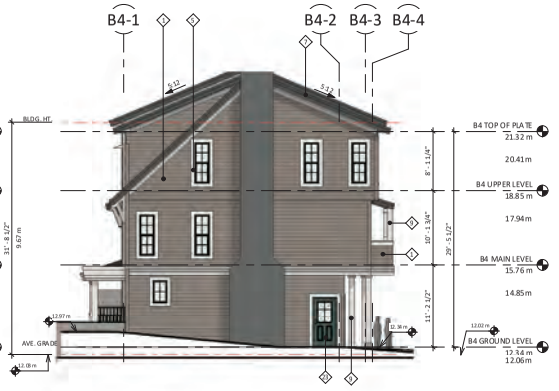
4 BLOCK-4 WEST ELEVATION
1/8" = 1'-0"



2 BLOCK-4 NORTH ELEVATION
1/8" = 1'-0"



1 BLOCK-4 EAST ELEVATION
1/8" = 1'-0"



3 BLOCK-4 SOUTH ELEVATION
1/8" = 1'-0"

site lines ARCHITECTURE
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REVISIONS

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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-4 BUILDING ELEVATIONS

scale As indicated @ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.03

seal

2021-12-08 3:32:52 PM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE-CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOOR - MEGA GREIGE, SW 7031
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
22	ENTRANCE DOOR - YORHSIRETAN, HC-23
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD


ROOF SHINGLES
CANTERBURY BLACK


MEGA GREIGE
SW 7031


WEST COAST GREY


BOHEMIAN BLACK
SW 6988


WEATHERED WOOD

INCREDIBLE WHITE
SW 7028

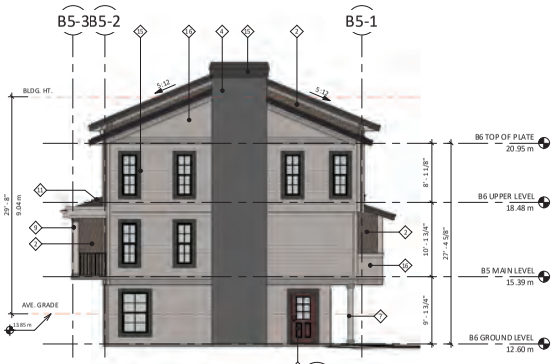

STONE VENEER
ARBUTUS FIELDSTONE


URBANE BRONZE
SW 7048

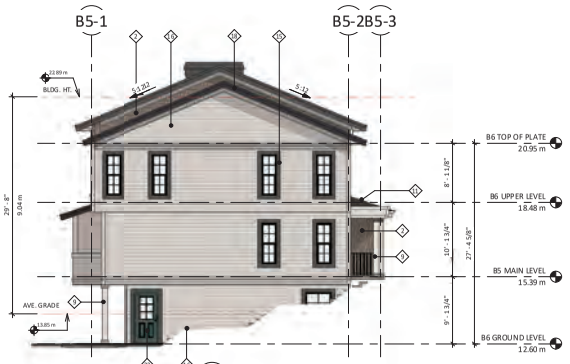

YORKSHIRE TAN
HC-23


TARRYTOWN GREEN
HC-134


NEW LONDON BURGUNDY
HC-61



2 BLOCK-5 NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK-5 SOUTH ELEVATION
1/8" = 1'-0"



1 BLOCK-5 EAST ELEVATION
1/8" = 1'-0"



4 BLOCK-5 WEST ELEVATION
1/8" = 1'-0"

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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-5 BUILDING ELEVATIONS

scale As indicated
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.04

seal

2021-12-08 3:33:41 PM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE-CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOOR - MEGA GREIGE, SW 7031
20	ENTRANCE DOOR - HALE NAVY, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD

ROOF SHINGLES
CANTERBURY BLACK

MEGA GREIGE
SW 7031

WEST COAST GREY

BOHEMIAN BLACK
SW 6988

WEATHERED WOOD

INCREDIBLE WHITE
SW 7028

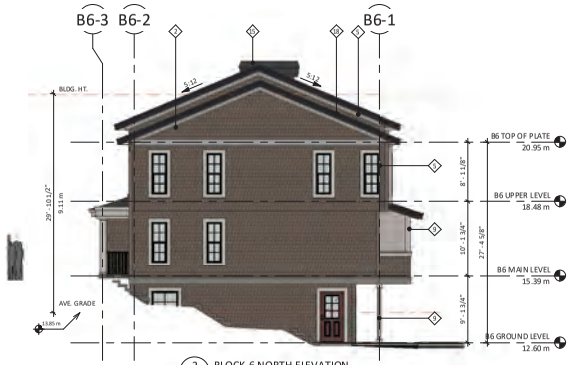
STONE VENEER
ARBUTUS FIELDSTONE

URBANE BRONZE
SW 7048

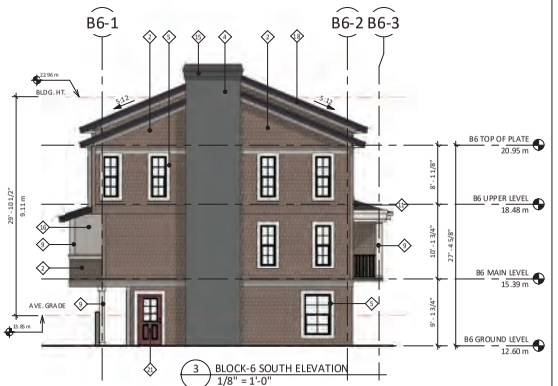
HALE NAVY
HC-154

TARRYTOWN GREEN
HC-134

NEW LONDON BURGUNDY
HC-61



2 BLOCK-6 NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK-6 SOUTH ELEVATION
1/8" = 1'-0"



1 BLOCK-6 EAST ELEVATION
1/8" = 1'-0"



4 BLOCK-6 WEST ELEVATION
1/8" = 1'-0"

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16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-6 BUILDING ELEVATIONS

scale As indicated
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.05

seal

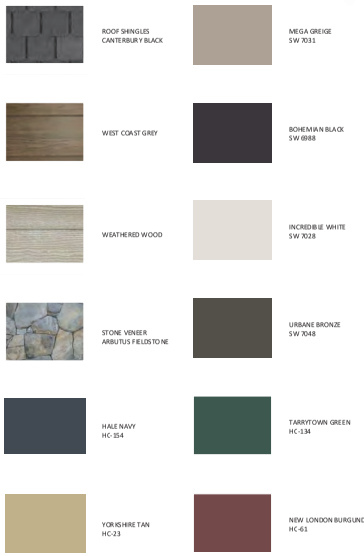
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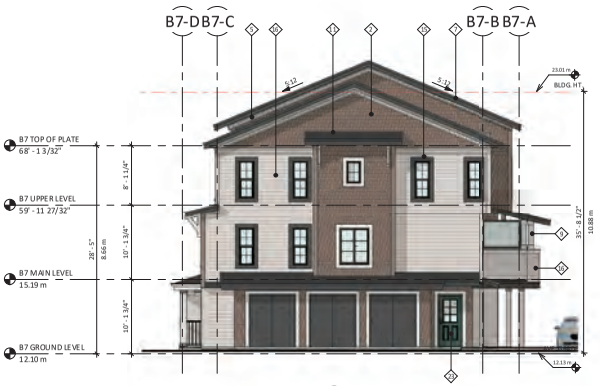
MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE-CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOOR - MEGA GREIGE, SW 7031
20	ENTRANCE DOOR - HALE NAV, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD

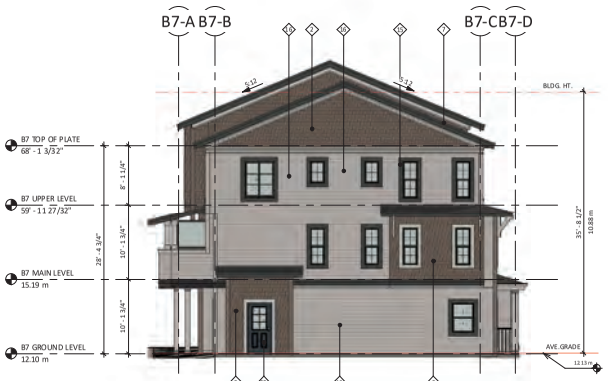




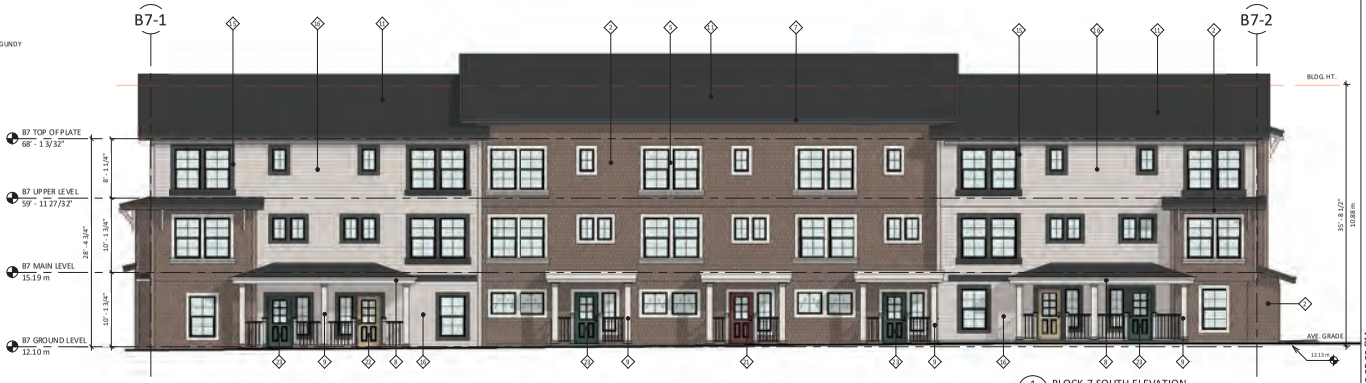
2 BLOCK-7 NORTH ELEVATION
1/8" = 1'-0"



5 A1.08 BLOCK-7 EAST ELEVATION
1/8" = 1'-0"



6 BLOCK-7 WEST ELEVATION
1/8" = 1'-0"



1 BLOCK-7 SOUTH ELEVATION
1/8" = 1'-0"

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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
BLOCK-7 BUILDING ELEVATIONS

scale As indicated @ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.06

seal

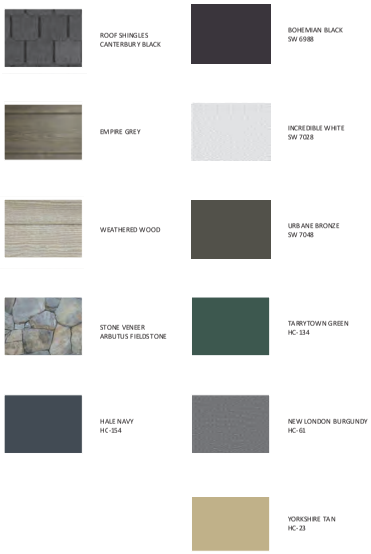
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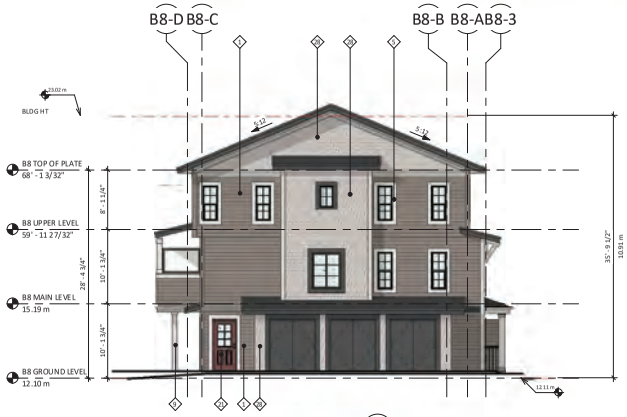
MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOORS - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
20	ENTRANCE DOOR - HALE NAVY, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
22	ENTRANCE DOOR - YORKSHIRE TAN, HC-23
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD

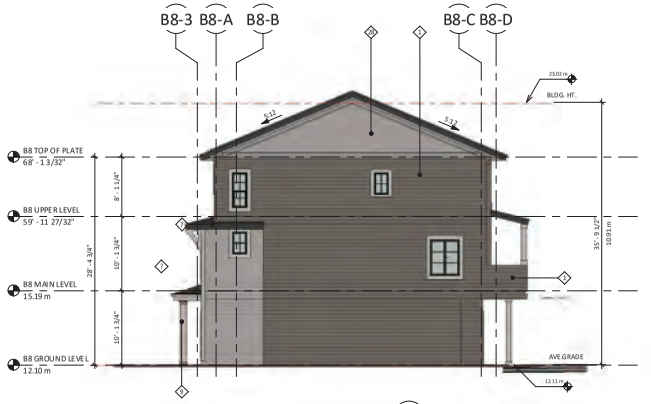




4 BLOCK-8 NORTH ELEVATION
1/8" = 1'-0"



1 BLOCK-8 EAST ELEVATION
1/8" = 1'-0"



3 BLOCK-8 WEST ELEVATION
1/8" = 1'-0"



2 BLOCK-8 SOUTH ELEVATION
1/8" = 1'-0"

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16	2021.12.09	RE-ISSUE FOR HAP/DP
17	2022.01.10	RE-ISSUE FOR HAP/DP
18	2022.01.31	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
BLOCK-8 BUILDING ELEVATIONS

scale As indicated @ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.07

seal

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2022-02-01 4:37:57 PM

MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE-CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOOR - MEGA GREIGE, SW 7031
20	ENTRANCE DOOR - HALE NAV, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD

ROOF SHINGLES CANTERBURY BLACK

MEGA GREIGE SW 7031

WEST COAST GREY

BOHEMIAN BLACK SW 6988

WEATHERED WOOD

INCREDIBLE WHITE SW 7028

STONE VENEER ARBUTUS FIELDSTONE

URBANE BRONZE SW 7048

HALE NAVY HC-154

TARRYTOWN GREEN HC-134

YORKSHIRE TAN HC-23

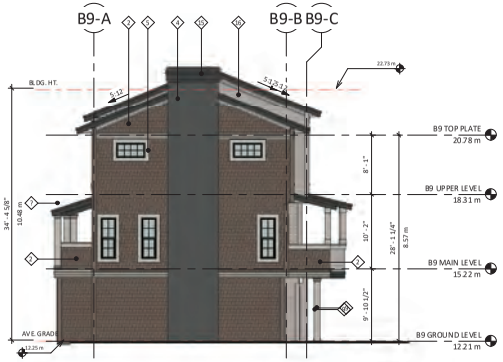
NEW LONDON BURGUNDY HC-61



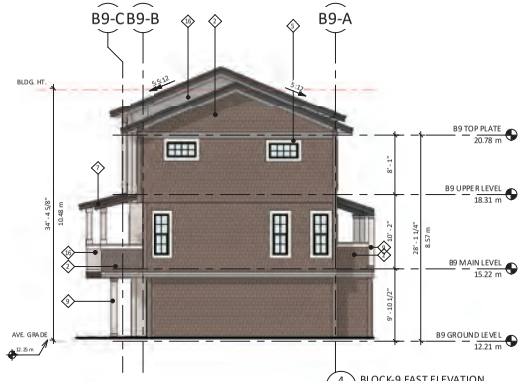
1 BLOCK-9 NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK-9 SOUTH ELEVATION
1/8" = 1'-0"



2 BLOCK-9 WEST ELEVATION
1/8" = 1'-0"



4 BLOCK-9 EAST ELEVATION
1/8" = 1'-0"

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16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
BLOCK-9 BUILDING ELEVATIONS

scale As indicated @ 9"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.08

seal

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12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
STREETSCAPE

scale @ 24"x36" 1/16" = 1'-0"
date OCTOBER 2021
drawn EB checked GK

job no. 2025
sheet no. A3.20

seal

2021-12-08 3:43:43 PM

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1 BLOCK 1, MARY AVE



2 BLOCK-1 GARAGE VIEW



3 BLOCKS 1 & 2, MARY AVE



4 BLOCKS 1, 3,4, CORNER KING ST & MARY AVE



5 BLOCK-3 GARAGE VIEW



6 BLOCKS 3 & 4 KING STREET

site lines ARCHITECTURE

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13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
PERPSPECTIVES

scale @ 9"x16"

date OCTOBER 2021

drawn JJ checked GK

job no. 2025

sheet no. A3.21

seal

2021-12-08 3:46:19 PM

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1 BLOCKS 5 & 6 FRONT VIEW



2 BLOCKS 5 & 6 GARAGE VIEW



3 BLOCK-7 FRONT YARD



4 BLOCK-7 GARAGE VIEW

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16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
PERPSPECTIVES

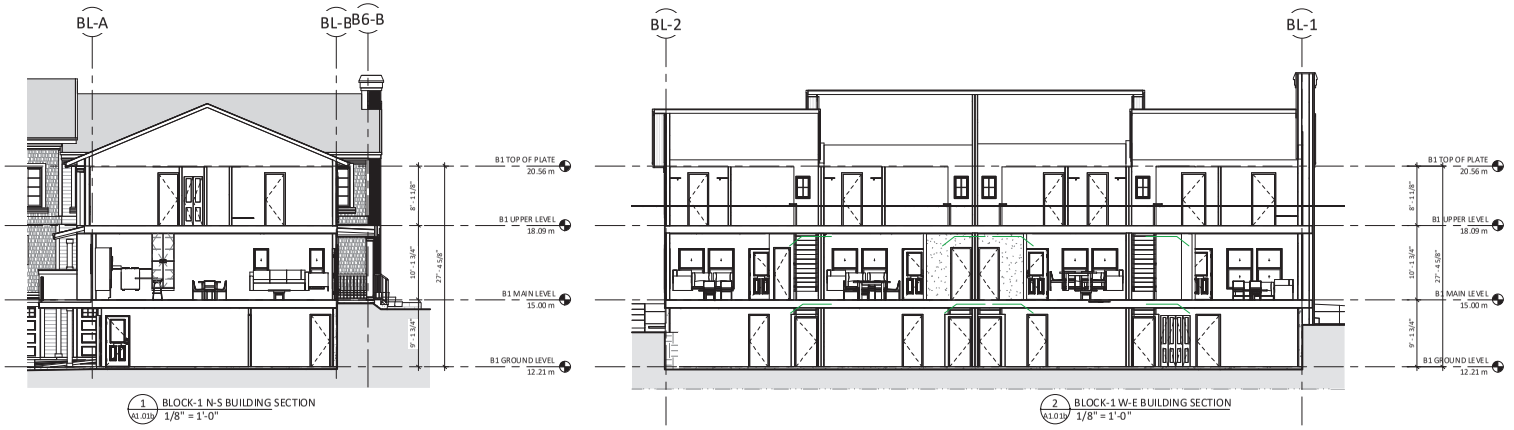
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date OCTOBER 2021
drawn Author checked Checker

job no. 2025
sheet no. A3.22

seal

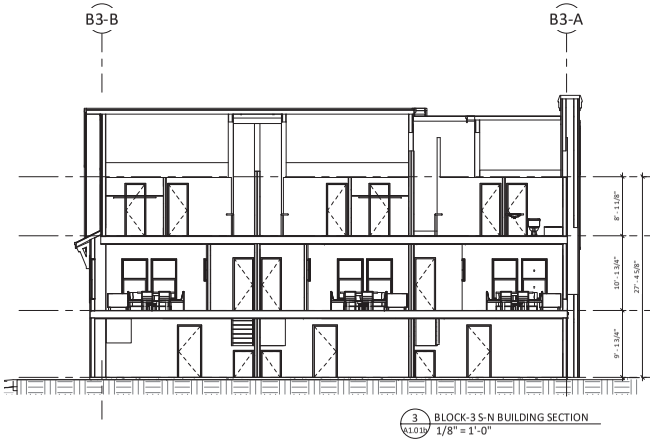
2021-12-08 3:47:52 PM

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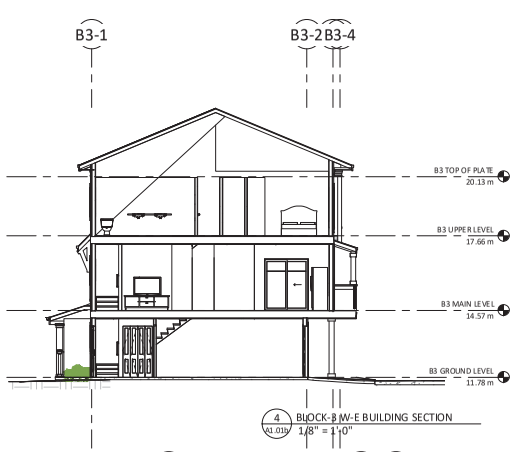


1 A1.01b BLOCK-1 N-S BUILDING SECTION
1/8" = 1'-0"

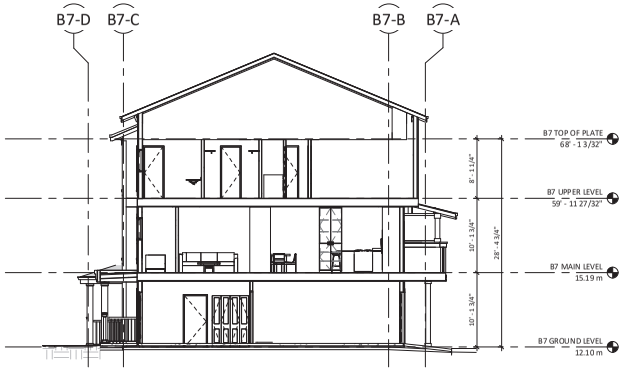
2 A1.01b BLOCK-1 W-E BUILDING SECTION
1/8" = 1'-0"



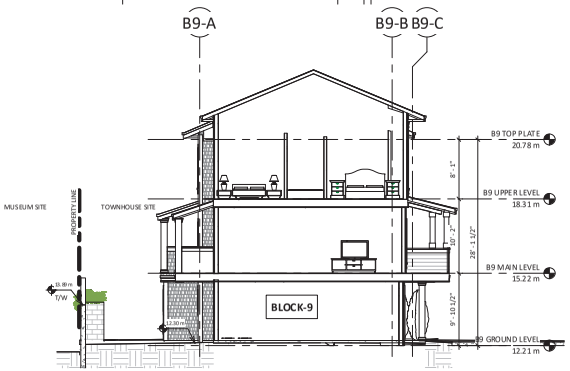
3 A1.01b BLOCK-3 S-N BUILDING SECTION
1/8" = 1'-0"



4 A1.01b BLOCK-3 W-E BUILDING SECTION
1/8" = 1'-0"



6 A1.01b BLOCK-7 N-S BUILDING SECTION
1/8" = 1'-0"



7 A1.01b BLOCK-9 N-S BUILDING SECTION
1/8" = 1'-0"

site lines ARCHITECTURE
604-881-7173 www.sitelines.ca
Suite 200 - 23160 96 Avenue Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
6	2021.03.12	ISSUE FOR HAP/DP
8	2021.08.09	ISSUE FOR CLIENT REVIEW
9	2021.08.13	RE-ISSUE FOR HAP/DP
10	2021.09.02	ISSUE FOR CLIENT REVIEW
11	2021.09.08	ISSUE FOR CLIENT REVIEW
12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
TOWNHOUSE BUILDING SECTIONS

scale 1/8" = 1'-0"
@ 8"x10"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A4.00

seal

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1 N-S SITE SECTION -1
A1.01 1/16" = 1'-0"



2 E-W SITE SECTION-1
A1.01 1/16" = 1'-0"

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Suite 200 - 23160 96 Avenue Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
SITE SECTIONS

scale 1/16" = 1'-0"
@ 24"x36"
date OCTOBER 2021
drawn EB checked GK

job no. 2025
sheet no. A4.01

seal

2021-12-08 3:50:51 PM

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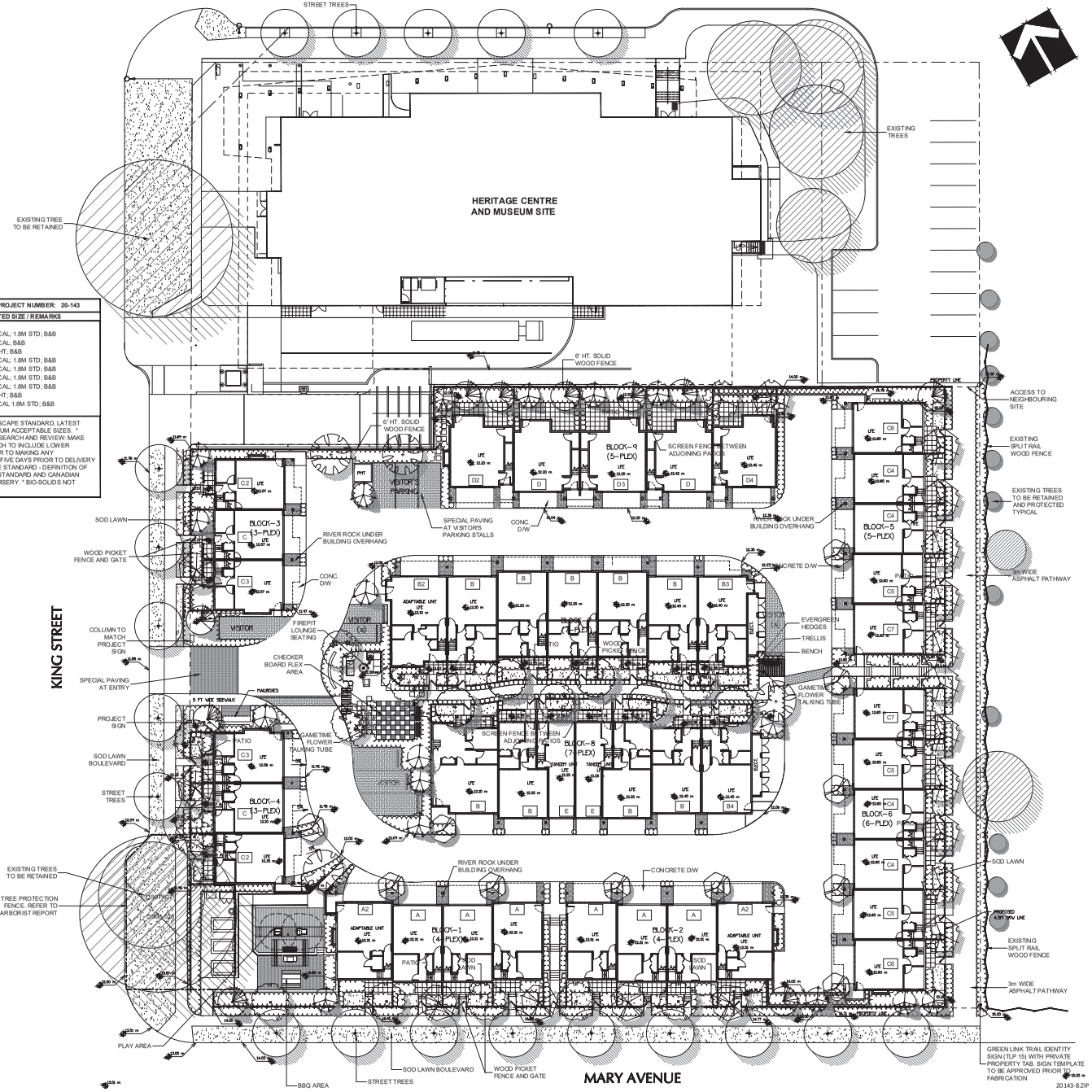
PLANT SCHEDULE

PMG PROJECT NUMBER: 20-143

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6CM CAL; 1.8M STD; B&B
	11	CARPINUS BETULUS 'FRANS FONTAINE'	EUROPEAN HORNBEAM	6CM CAL; B&B
	10	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2.5M HT; B&B
	13	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	6CM CAL; 1.8M STD; B&B
	7	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	5	GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	5	MAGNOLIA x 'GALAXY'	MAGNOLIA	6CM CAL; 1.8M STD; B&B
	17	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B
	6	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

REPLACEMENT TREES REQUIRED = 59 (30 CONIFERS, 29 DECIDUOUS)
REPLACEMENT TREES PROPOSED = 77 (17 CONIFERS, 60 DECIDUOUS)



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	22 JAN.31	REVISE AMENITY AREA	
6	21.DEC.08	NEW SITE PLAN / REV. AMENITY AREA	DO
5	21.DEC.03	FENCE, RAILING, PLAY EQUIP.	CI
4	21.OCT.21	NEW SITE PLAN	JH
3	21.OCT.13	NEW SITE PLAN	DO
2	21.SEP.14	NEW SITE PLAN / TOL COMMENTS	DO
1	21.AUG.09	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE
FORT LANGLEY, BC

TOL FILE: 11-30-0138

DRAWING TITLE:

LANDSCAPE PLAN

DATE:
SCALE:
DRAWN:
DESIGN:
CHK'D:

DRAWING NUMBER: **H.1** OF 6

PMG PROJECT NUMBER: **20-143**

SCHEDULE B

PLANT SCHEDULE

PMG PROJECT NUMBER: 20-143

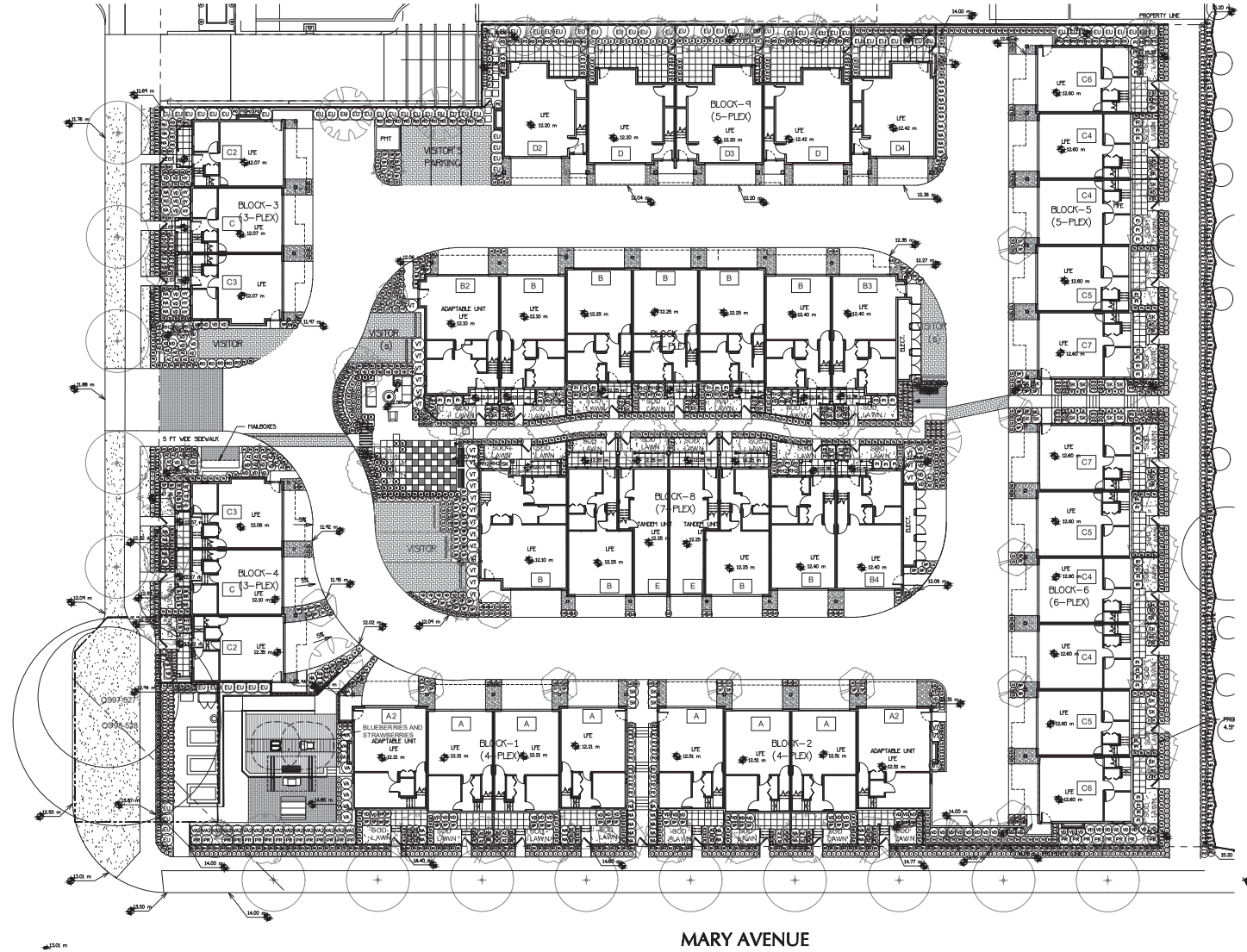
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AJ	64	AZALEA JAPONICA 'CORAL BELLS'	AZALEA; SHELL PINK	#2 POT ;25CM
BM	276	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT ;40CM
CI	4	CLEMATIS	CLEMATIS; LIGHT PINK, SPRING	#2 POT; 60CM; STAKED
EA	74	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT ; 50CM
HS	12	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#3 POT ; 40CM
MA	105	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT ; 25CM
ND	61	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT ; 50CM
PJ	49	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#2 POT ; 30CM
PL	23	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABLES LAUREL	#3 POT ; 50CM
RC	9	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#2 POT ; 20CM
RI	16	RHODODENDRON 'VIRGINIA RICHARDS'	RHODODENDRON; PINK/CRIMSON BLOTCH	#3 POT ; 50CM
RN	24	ROSA 'NOARE'	CARPET ROSE ; RED	#2 POT ; 40CM
SJ	36	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT ; 30CM
SL	139	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#2 POT 30CM
TH	359	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
TO	144	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; B&B
VC	16	VACCINIUM CORYMBOSUM	BLUEBERRY	#3 POT; 60CM
VO	8	VACCINIUM OVALIFOLIUM	OVAL-LEAF BLUEBERRY	#2 POT ; 50CM
VD	102	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT ; 30CM
VT	26	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT ; 50CM

PLANT SCHEDULE

PMG PROJECT NUMBER: 20-143

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
KF	41	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
IC	414	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PA	190	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
HF	20	HEMEROCALLIS 'STELLA D'ORO'	DAYLLY; YELLOW	#1 POT; 1-2 FAN
GC				
EC	38	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH; WHITE	#1 POT
EF	53	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
FC	17	FRAGARIA x ANANASSA	GARDEN STRAWBERRY	9CM POT
GS	24	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
LP	160	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
PM	312	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT ; 25CM

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	22.JAN.31	REVISE AMENITY AREA	
6	21.DEC.08	NEW SITE PLAN / REV. AMENITY AREA	DO
5	21.DEC.03	FENCE, RAILING PAVING, PLI SIGN, TREE SIZE	CI
4	21.OCT.21	NEW SITE PLAN	JH
3	21.OCT.13	NEW SITE PLAN	DO
2	21.SEP.14	NEW SITE PLAN / TOL COMMENTS	DO
1	21.AUG.09	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE FORT LANGLEY, BC

TOL FILE: 11-33-0138

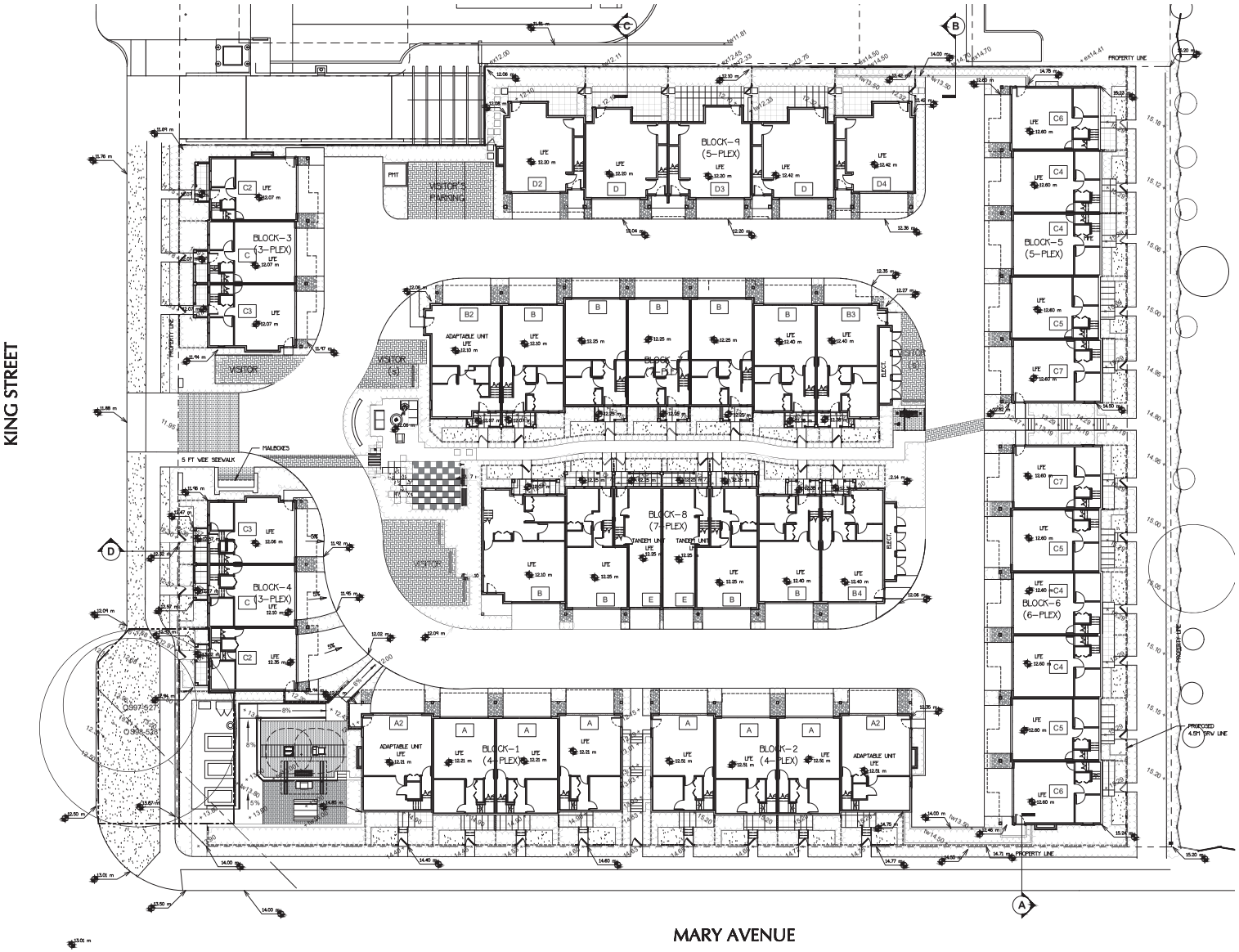
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LANDSCAPE SHRUB PLAN

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DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	OF 6

20143-8.ZIP

PMG PROJECT NUMBER: **20-143**



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4	21.OCT.21	NEW SITE PLAN	JH
3	21.OCT.13	NEW SITE PLAN	DO
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1	21.AUG.09	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE FORT LANGLEY, BC

TOL FILE: 11-33-0138

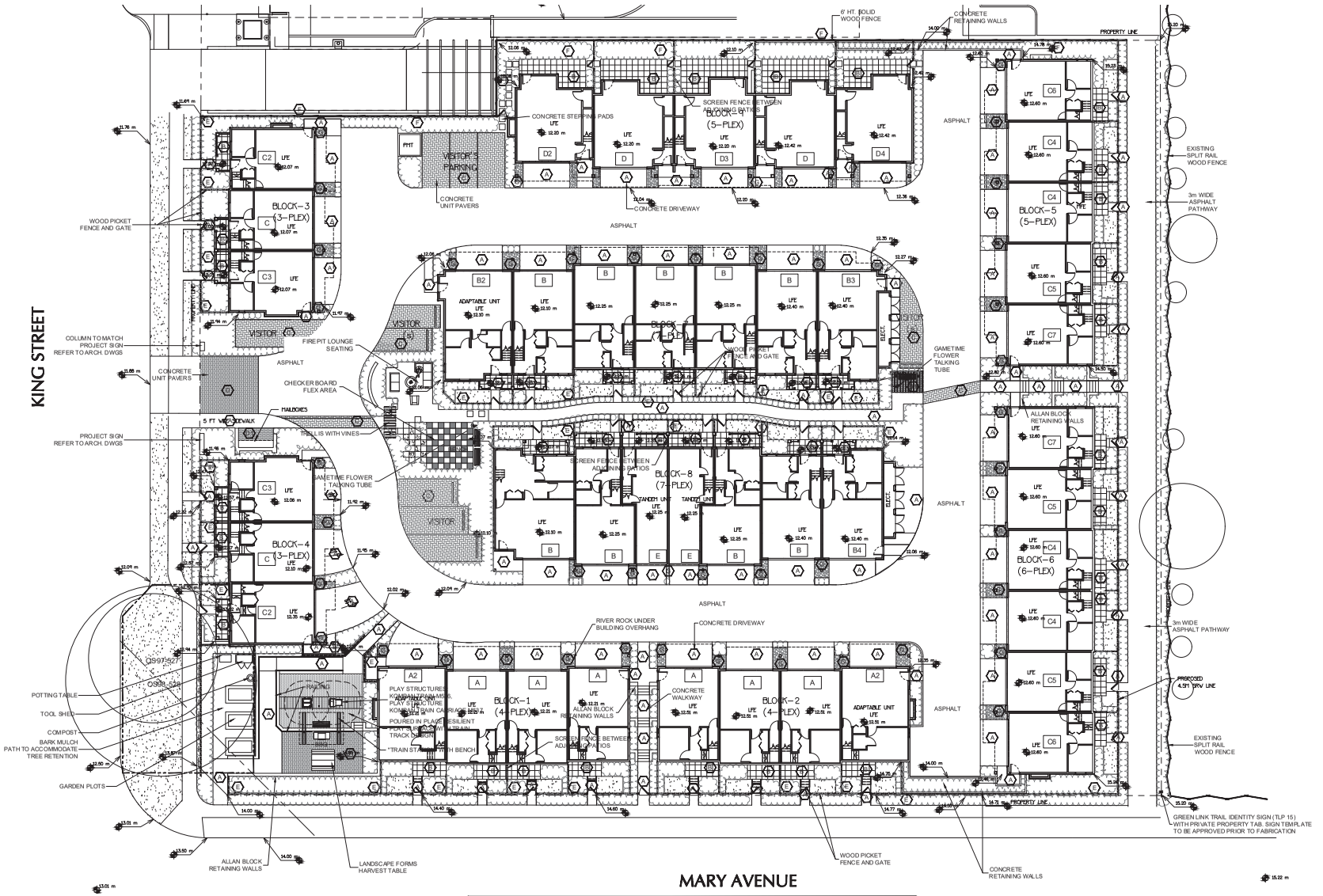
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LANDSCAPE GRADING PLAN

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SCALE:	1/16"=1'-0"	L3.1
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	OF 6

20143-8.ZIP

PMG PROJECT NUMBER: **20-143**



MATERIALS LEGEND

	ITEM	DESCRIPTION
A	CONCRETE	WALKWAYS/ DRIVEWAY BROOM FINISHED
B	CONCRETE	PATIOS
C1	CONCRETE UNIT PAVERS	ABBOTSFORD CONCRETE STD. PAVER; HERRINGBONE PATTERN; SHADOW COLOUR
C2	CONCRETE UNIT PAVERS	ABBOTSFORD CONCRETE STD. PAVER; SOLDIER COURSE PATTERN; SHADOW COLOUR
C3	CONCRETE UNIT PAVERS	ABBOTSFORD CONCRETE STD. PAVER; SOLDIER COURSE PATTERN; SAND COLOUR
E	FENCE	WOOD PICKET FENCE
F	FENCE	6' HT. SOLID WOOD FENCE
G	DRAIN ROCK	3/4" WASHED RIVER ROCK

PER TOL BYLAW SECTION 111.6: MAXIMUM WALL + FENCE HEIGHT OF 1.0m WITHIN THE FRONT YARD SETBACK OR SITE TRIANGLE AND 2.0m FOR REAR AND INTERIOR SIDE LOT LINES

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	22.JAN.31	REVISE AMENITY AREA	
6	21.DEC.08	NEW SITE PLAN / REV. AMENITY AREA	DO
5	21.DEC.03	FENCE, RAILROAD AVENUE, PILL SIGN, TREE SIZE	CI
4	21.OCT.21	NEW SITE PLAN	JH
3	21.OCT.13	NEW SITE PLAN	DO
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1	21.AUG.09	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE FORT LANGLEY, BC

TOL FILE: 11-33-0138

DRAWING TITLE:

LANDSCAPE MATERIALS PLAN

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DRAWN:	DO		
DESIGN:	DO		
CHK'D:	MCY		OF 6

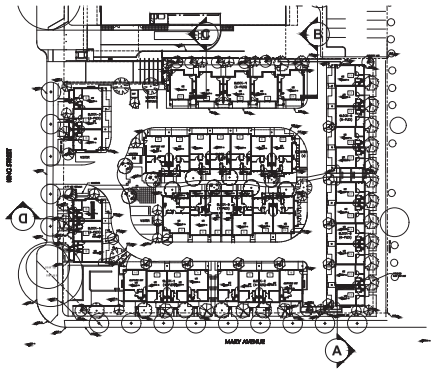
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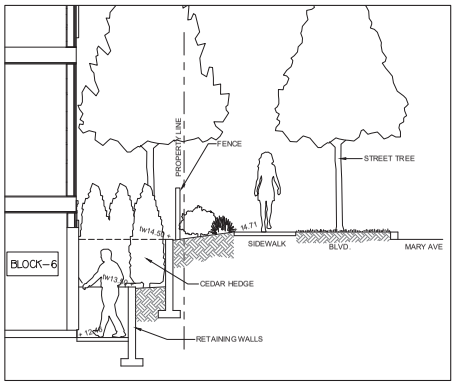
PMG PROJECT NUMBER: **20-143**

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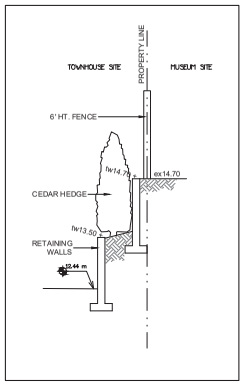
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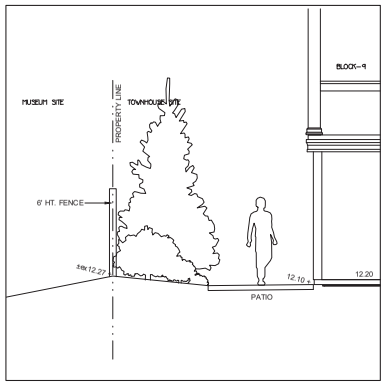




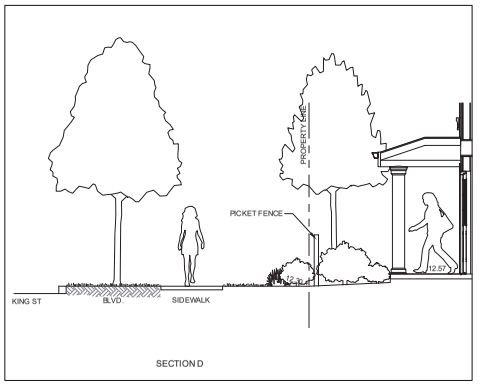
SECTION A
1/4"=1'-0"



SECTION B
1/4"=1'-0"



SECTION C
1/4"=1'-0"



SECTION D

SECTION D
1/4"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE
FORT LANGLEY, BC

TOL FILE: 11-33-0138

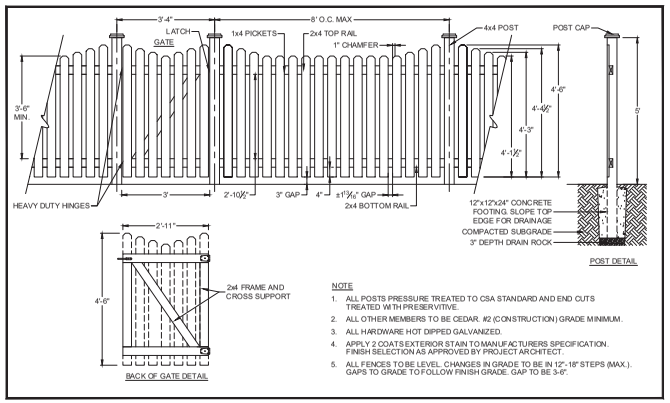
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LANDSCAPE SECTIONS

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DESIGN:	DO	
CHK'D:	MCY	OF 6

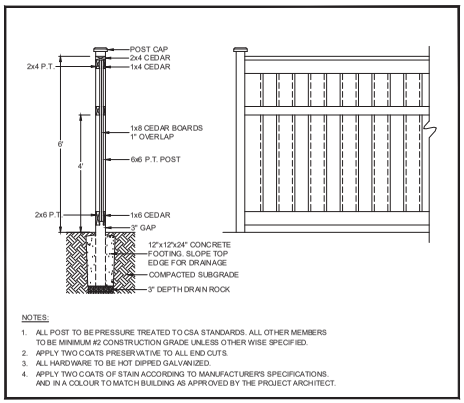
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PMG PROJECT NUMBER: **20-143**



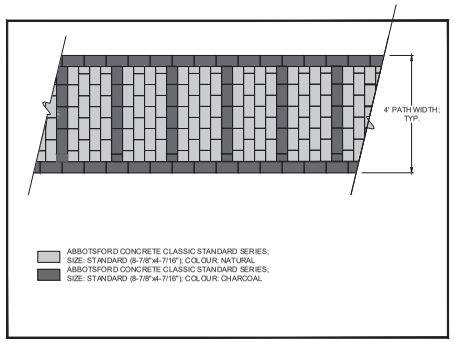
NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

1 WOOD PICKET FENCE AND GATE
1/2"=1'-0"



NOTES:
1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHER WISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS. AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

2 6' HT. SOLID WOOD FENCE
1/2"=1'-0"



3 RAILROAD PAVING PATTERN
1/2"=1'-0"



GAMETIME FLOWER TALK TUBE



KOMPAN TRAIN CARRIAGE M537



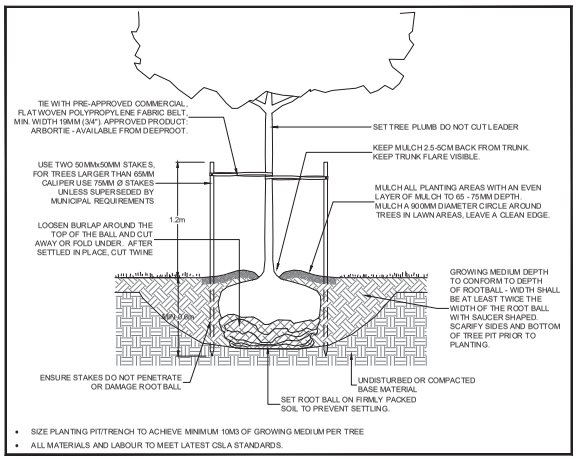
KOMPAN TRAIN M536



LANDSCAPE FORMS HARVEST TABLE

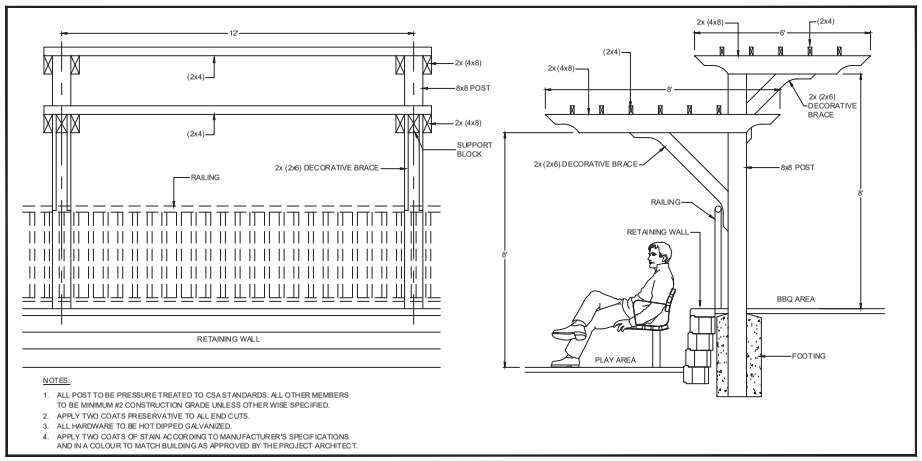


CEDARSHED INDUSTRIES 6X3 SHED



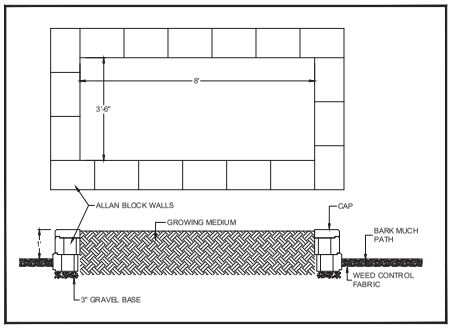
- SIZE PLANTING PIT/TRENCH TO ACHIEVE MINIMUM 10M3 OF GROWING MEDIUM PER TREE
- ALL MATERIALS AND LABOUR TO MEET LATEST CSLA STANDARDS.

4 TREE PLANTING DETAIL
1/2"=1'-0"

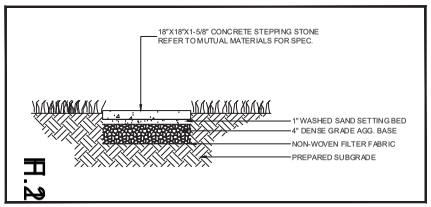


NOTES:
1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHER WISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS. AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

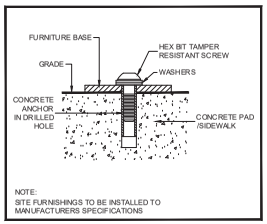
5 TRAIN STATION (TRELLIS)
1/2"=1'-0"



9 GARDEN PLOT
1/2"=1'-0"

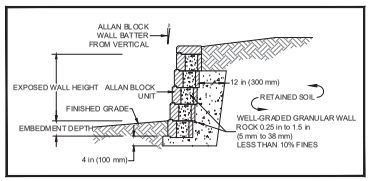


6 24x24" STEPPING STONE
1"=1'-0"



NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

7 SITE FURNITURE MOUNTING
1"=2"



8 ALLAN BLOCK RETAINING WALL
1/2"=1'-0"

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	22.JAN.31	REVISE AMENITY AREA	
6	21.DEC.08	NEW SITE PLAN / REV. AMENITY AREA	DO
5	21.DEC.03	FENCE, RAILROAD PAVING, PLI SIGN, TREE SIZE	CI
4	21.OCT.21	NEW SITE PLAN	JH
3	21.OCT.13	NEW SITE PLAN	DO
2	21.SEP.14	NEW SITE PLAN / TOL COMMENTS	DO
1	21.AUG.09	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE FORT LANGLEY, BC

TOL FILE: 11-33-0138

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	21.FEB.24	DRAWING NUMBER:	H.1
SCALE:	AS SHOWN		
DRAWN:	DO		
DESIGN:	DO		OF 6
CHK'D:	MCY		

20143-8.ZIP

PMG PROJECT NUMBER: **20-143**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (FORT LANGLEY COMMUNITY PLAN) BYLAW 1987 NO. 2527

AMENDMENT (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP) BYLAW NO. 5761

EXPLANATORY NOTE

Bylaw No. 5761 amends the Fort Langley Community Plan to allow development of 44 3-storey townhouses up to maximum density of 57 units per hectare (23 units per acre) on properties located in the 9100 Block of King Street. The bylaw also removes a redundant requirement related to servicing.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (FORT LANGLEY COMMUNITY PLAN) BYLAW 1987 NO. 2527

AMENDMENT (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP) BYLAW NO. 5761

A Bylaw to amend Fort Langley Community Plan 1987 No. 2527

WHEREAS it is deemed necessary and desirable to amend "Fort Langley Community Plan Bylaw No. 2527" as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761".

2. The Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 as amended is further amended by amending Section 2.4:

   a. By deleting the final sentence containing the words "Any such use would require approval of the wastewater disposal system by the Ministry of Health."

   b. By adding the following sentence at the end of Section 2.4:

      "Lands legally described as Lots 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856, Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614, Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597, and Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558 shall be permitted to develop as townhouses at a maximum allowable density of up to 57 units per hectare (23 units per acre)."

   c. By changing the land use designation of the lands described as follows:

      Lots 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856
      Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614
      Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597
      Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558

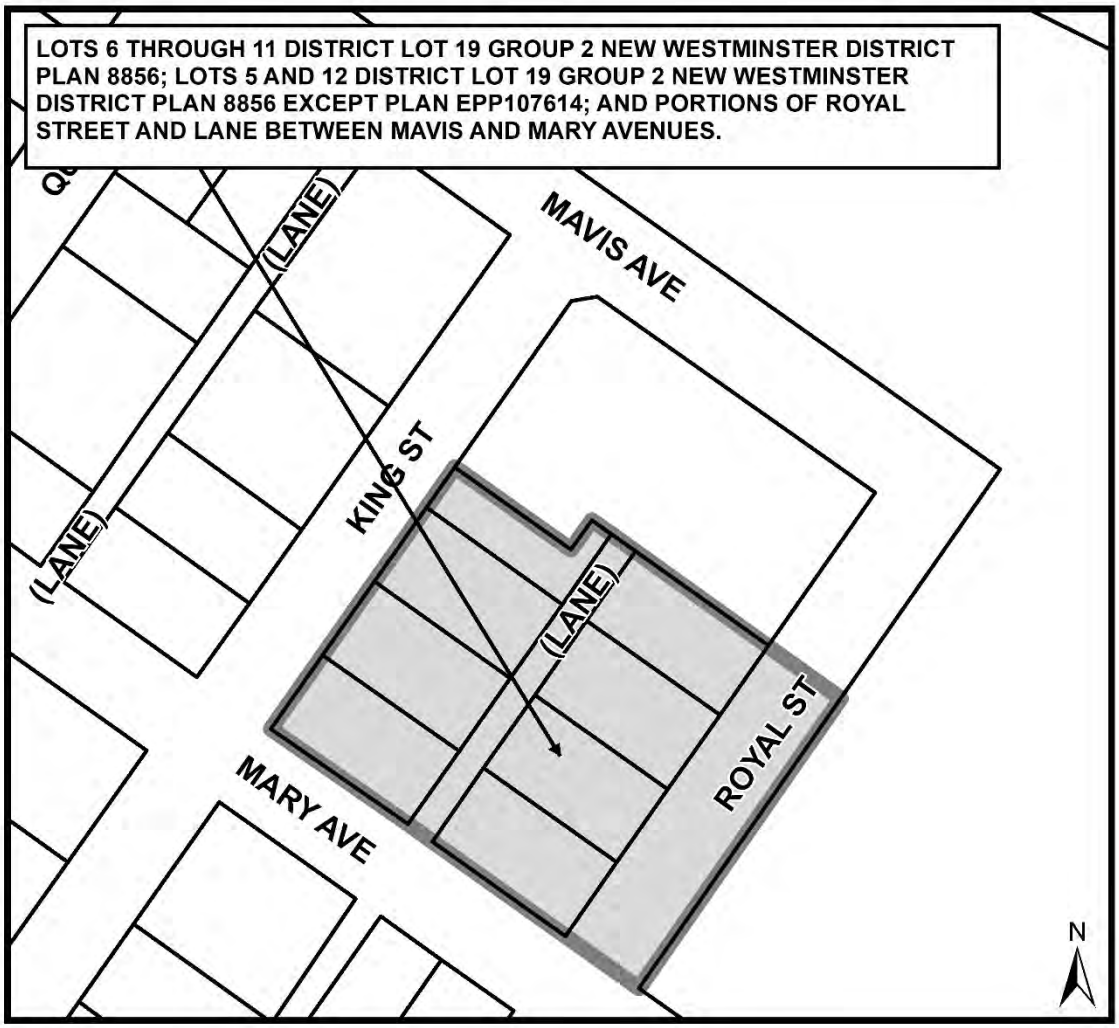
   as shown delineated on Schedule "A" attached to and forming part of this Bylaw from "Institutional" to "Multi Family" on the Fort Langley Community Plan map.

READ A FIRST TIME the	day of	, 2022.
READ A SECOND TIME the	day of	, 2022.
PUBLIC HEARING HELD the	day of	, 2022.
READ A THIRD TIME the	day of	, 2022.
ADOPTED the	day of	, 2022.

_____ Mayor

_____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5761



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP)
BYLAW NO. 5762

EXPLANATORY NOTE

Bylaw No. 5762 rezones the subject site to Comprehensive Development Zone CD-106 to allow development of 44 3-storey townhouse units on properties located in the 9100 Block of King Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP)
BYLAW NO. 5762

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5762".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-106" after the words "Comprehensive Development Zone CD-105"
   (2) Adding to Section 110.1 after the words "CD-105" the words "CD-106 – 7,500 m^2"
   (3) Adding after Section 1005 "Comprehensive Development Zone CD-105" the following as Section 1006 "Comprehensive Development Zone CD-106"

1006 **COMPREHENSIVE DEVELOPMENT ZONE CD-106**

Uses Permitted

1006.1 In the CD-106 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses* in accordance with Section 1006.2

Density

1006.2 The maximum density shall not exceed 57 *dwelling units* per hectare (23 *dwelling units* per acre).

Lot Coverage

1006.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 40%.

Siting of Buildings and Structures

1006.4 Except as provided for in Sections 104.4, 104.15 and 105.1.2), no *buildings* or *structures* shall be sited less than:
1) 2.8 metres from a *front lot line*;
2) 6.8 metres from a *rear lot line*;

3) 1.2 metres from a *side lot line*; and
4) 3.0 metres from a *side lot line* where the *side lot line* abuts a *flanking street*.
5) The minimum required setback for front, rear or flanking lot lines may be reduced by 1.6 metres for porches, provided that such reductions shall apply only to the projecting feature.

Height of Buildings and Structures

1006.5 1) Notwithstanding Section 104.5 the maximum *height* of *buildings* and *structures* may be 11 metres and three *storeys* provided no *building* facing the *front lot line* may exceed 2.5 storeys above the finished grade and no *building* facing the flanking or *rear lot line* may exceed two storeys above the finished grade
2) The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1006.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1006.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Heritage Alteration Permit.

Parking and Loading

1006.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1006.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

Heritage Alteration Permit Requirements

1006.10 A Heritage Alteration Permit shall be issued by Council prior to issuance of a Building Permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

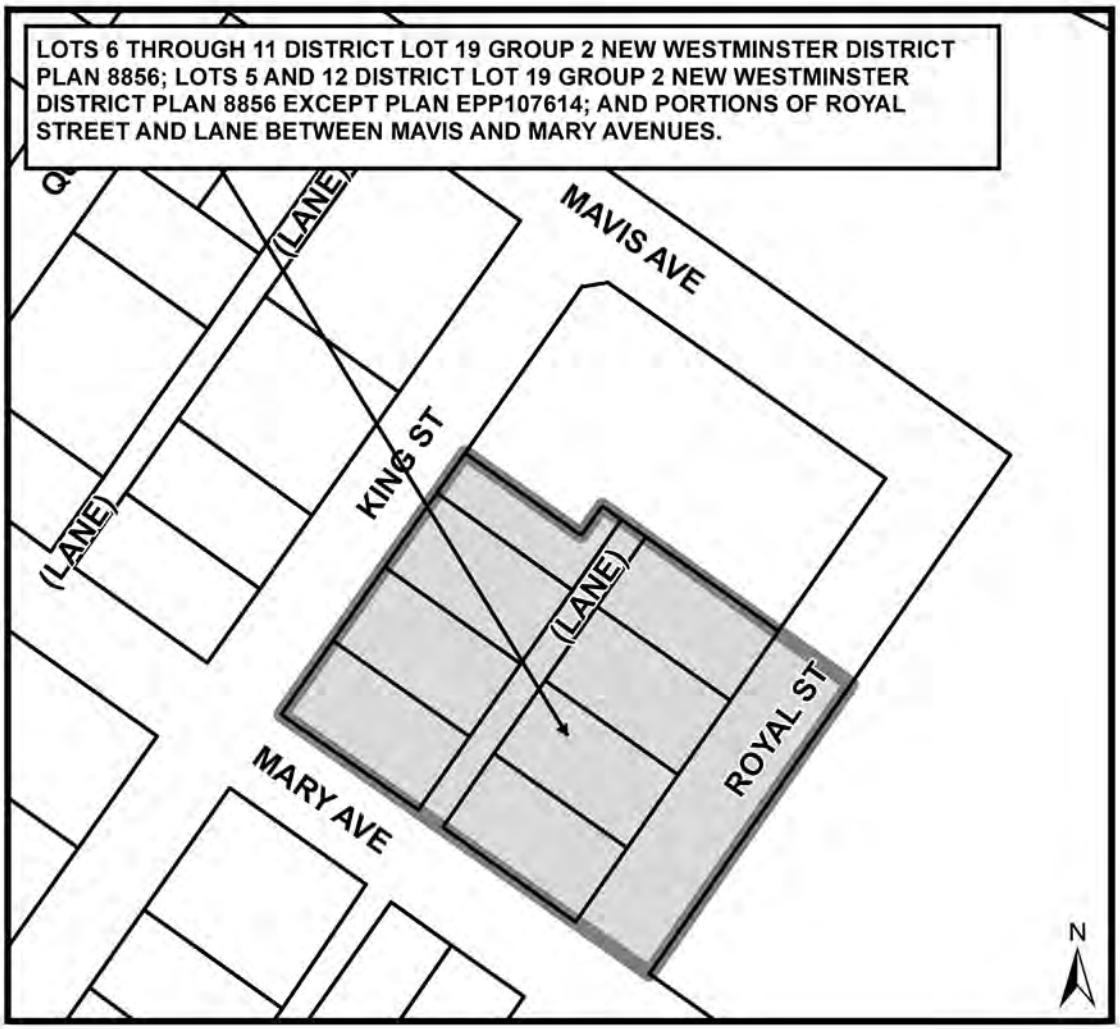
Lots 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856
Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614
Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597
Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-106.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
PUBLIC HEARING HELD the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5762



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101241

This Permit is issued this _____day of _____, 2022 to:

1. Name: Vicini Homes (Fort Langley) LP

   Address: 401, 1930 Pandora Street
   Vancouver, BC V5L 0C7

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lots 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856
   Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614
   Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597
   Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558

   CIVIC ADDRESS: 9112, 9114 and 9134 King Street
   23391 and 23411 Mary Avenue
   9093, 9103 and 9113 Royal Street
   Portions of Royal Street and lane to be closed

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
   c. All signage being in substantial compliance with Schedule “A” and with the Township’s Sign Bylaw;
   d. All mechanical equipment to be screened from view by complementary architectural or landscape screening; and
   e. All refuse bins to be stored within a building.

   Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

   a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;

b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
e. Although not a commercial or industrial property, provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township to minimize the impact of exterior lighting on adjacent historic sites; and
f. Payment of supplemental heritage permit application fees, Development Cost Charges, and building permit administration fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Heritage Alteration Permit shall be substantially commenced within two years after the date the Heritage Alteration Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



CONWEST FORT LANGLEY

ARCHITECTURAL

Site Lines Architecture
#200 - 23160 96 Ave
Fort Langley, B.C.
Canada, V1M 2R6
Ph: 604-881-7173

Contact: Gord Klassen

ARBORIST

VDZ+A Landscape Architecture
102-9181 Church Street
Fort Langley, B.C.
Canada, V1M 2R8
Ph: 604-882-0024

Contact: Kyle MacGregor

CIVIL

CitiWest Consulting Ltd.
101-9030 King George Blvd.
Surrey, B.C.
Canada, V3V 7Y5
Ph: 604-591-2213

Contact: Peter Moroso

LANDSCAPE

PMG Landscape Architects Ltd
C100 4185 Still Creek Dr.
BURNABY, B.C.
Canada, V5C 6G9
Ph: 604-294-0011

Contact: Mary Chan-Yip

ELECTRICAL

Gager Electrical Consultants
20689 56th Avenue
Langley, B.C.
Canada, V3A 3Y9
Ph: 778-277-2225

Contact: Marc Gager

Sheet Number	Sheet Name
A0.00	COVER PAGE
A0.01	DESIGN INSPIRATION
A0.02	DESIGN INSPIRATION
A0.03	CONCEPTUAL RENDERINGS
A0.04	CONCEPTUAL RENDERINGS
A0.05	CONCEPTUAL RENDERINGS
A0.07	ELEVATIONS
A1.01	KEY PLAN, SYNOPSIS & AREA CALCULATION
A1.01a	OVERALL SITE PLAN
A1.01b	SITE PLAN
A1.01c	SITE PLAN 2 (SHOWING MAIN FLOOR)
A1.01d	SITE DETAILS
A1.01e	SIGNAGE & MAILBOX SHED DETAILS
A1.02	BLOCK-1 FLOOR PLANS
A1.03	BLOCK-2 FLOOR PLANS
A1.04	BLOCK-3 FLOOR PLANS
A1.05	BLOCK-4 FLOOR PLANS
A1.06	BLOCK-5 FLOOR PLANS
A1.07	BLOCK-6 FLOOR PLANS
A1.08	BLOCK-7 FLOOR PLANS
A1.09	BLOCK-8 FLOOR PLANS
A1.10	BLOCK 9 FLOOR PLANS
A1.11	COLOUR SCHEME
A3.00	BLOCK-1 BUILDING ELEVATIONS
A3.01	BLOCK-2 BUILDING ELEVATIONS
A3.02	BLOCK-3 BUILDING ELEVATIONS
A3.03	BLOCK-4 BUILDING ELEVATIONS

Sheet Number	Sheet Name
A3.04	BLOCK-5 BUILDING ELEVATIONS
A3.05	BLOCK-6 BUILDING ELEVATIONS
A3.06	BLOCK-7 BUILDING ELEVATIONS
A3.07	BLOCK-8 BUILDING ELEVATIONS
A3.08	BLOCK-9 BUILDING ELEVATIONS
A3.20	STREETSCAPE
A3.21	PERPSPECTIVES
A3.22	PERPSPECTIVES
A3.23	PERPSPECTIVES
A4.00	TOWNHOUSE BUILDING SECTIONS
A4.01	SITE SECTIONS
A5.00	TYPE-A PLANS
A5.01	TYPE-A2 PLANS
A5.02	TYPE-B PLANS
A5.03	TYPE-B2 PLANS
A5.04	TYPE-B3 PLANS
A5.05	TYPE-B4 PLANS
A5.06	TYPE-B5 PLANS
A5.07	TYPE-C PLANS
A5.08	TYPE-C2 PLANS
A5.09	TYPE-C3 PLANS
A5.10	TYPE-C4 PLANS
A5.11	TYPE-C5 PLANS
A5.12	TYPE-C6 PLAN
A5.13	TYPE-C7 PLANS
A5.14	TYPE-D PLANS
A5.15	TYPE-D2 PLANS
A5.16	TYPE-D4 PLANS
A5.17	TYPE-E & E2 PLANS

site lines ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2020.10.15	ISSUE FOR CLIENT REVIEW
6	2021.03.12	ISSUE FOR HAP/DP
9	2021.08.13	RE-ISSUE FOR HAP/DP
10	2021.09.02	ISSUE FOR CLIENT REVIEW
11	2021.09.08	ISSUE FOR CLIENT REVIEW
12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST
FORT
LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
COVER PAGE

scale 1/4" = 1'-0"
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A0.00

seal

SCHEDULE A

2022-04-12 12:36:39 PM

Drawings are to be read in conjunction with each other. Any discrepancies found on any of these drawings are to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

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DESIGN INSPIRATION



Pioneer Architecture

KEY WORDS:

PIONEER THEMED ARCHITECTURE
Simple Forms and High Quality Materials Married with Modern Needs and Technology
(Low Maintenance Durable Finishes)

QUIET
Colours, Forms (Let the Museum be the Main Attraction, the Townhouses a Complement)

NATURAL AND HISTORICALLY APPROPRIATE MATERIALS
Natural Stone on Chimneys, Horizontal Cladding, Shingles, Wide Window Trims & Sill Details

site lines ARCHITECTURE
604-881-7173 Suite 200 - 2316096 Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST
FORT
LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
DESIGN INSPIRATION

scale @ 24"x36"

date OCTOBER 2021

drawn JJ checked GK

job no. 2025

sheet no. A0.01

seal

2022-04-12 12:36:41 PM

Drawings are to be read in conjunction with each other. Any discrepancies found on any drawings are to be reported to the Architect before commencing work.
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DESIGN INSPIRATION



MAIN BUILDING AT THE HISTORIC FORT



HOME ON 88 AVENUE IN FORT LANGLEY (PORCH, WINDOWS)



HOME ACROSS FROM PROJECT SITE (PORCH, WNDOWS)



JOHN WORRAL HOME - FORT LANGLEY (PORCH ROOF)



HALDI HOUSE - FORT LANGLEY (PORCH ROOF, WINDOWS)



MCINTOSH HOUSE - FORT LANGLEY (PORCH ROOF)

site lines ARCHITECTURE

604-881-7173 www.sitelines.ca

Suite 200 - 2316096 Avenue Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
DESIGN INSPIRATION

scale @ 24"x36"

date OCTOBER 2021

drawn JJ checked GK

job no. 2025

sheet no. A0.02

seal

2022-04-12 12:36:41 PM

Drawings are to be read in conjunction with each other. Any discrepancies found on any drawings are to be reported to the Architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

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CONCEPTUAL RENDERINGS



Mary Ave. Perspective A (Looking east)



Mary Ave. Perspective B (Looking east)

Renderings are preliminary and conceptual for visualization of project look and feel, and subject to further review and approval through the permit process. Please refer to colour and material samples and landscape plan for further information.

site lines ARCHITECTURE

604-881-7173 Suite 200 - 2316096 Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
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16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST
FORT
LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
CONCEPTUAL
RENDERINGS

scale
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A0.03

seal

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CONCEPTUAL RENDERINGS



King St. Perspective (Looking south)



Age Friendly Amenity Area (Corner of Mary Ave and King St.

Renderings are preliminary and conceptual for visualization of project look and feel, and subject to further review and approval through the permit process. Please refer to colour and material samples and landscape plan for further information.

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CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

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CONCEPTUAL RENDERINGS

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CONCEPTUAL RENDERING



Public Pathway Amenity (Looking north)

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CONWEST FORT LANGLEY

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CONCEPTUAL IMAGES



CORNER MARY AVENUE AND ROYAL STREET



CORNER KING STREET AND MARY AVENUE

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CONCEPTUAL IMAGES

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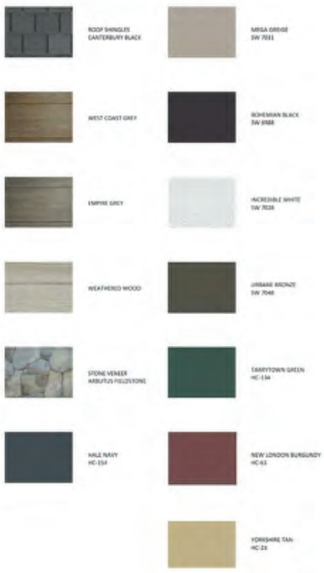
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ELEVATIONS

MATERIAL/FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOORS - URBANI BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOORS - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
8	WOOD FASCIA - INCREDIBLE WHITE, SW 7028
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES - BLACK
11	ASPHALT ROOF SHINGLES - "BLACK WALNUT"
12	GARAGE SERVICE DOOR - INCREDIBLE WHITE, SW 7028
13	PRE-FINISHED METAL GUTTER - BLACK
14	CONCRETE COLUMN PAINTED - WHITE
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOORS - MEGA GREIGE, SW 7031
18	CONCRETE FOUNDATION WALL
19	WOOD POST - BOHEMIAN BLACK, SW 6988
20	FRONT DOORS - HALE NAVY, HC-154
21	FRONT DOORS - NEW LONDON BURGUNDY, HC-61
22	FRONT DOORS - YORKSHIRE TAN, HC-23
23	FRONT DOORS - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
27	FIBRE-CEMENT WALL LAP SIDING - WEST COAST GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD





BLOCK-1 SOUTH ELEVATION



BLOCK-2 SOUTH ELEVATION

Design Highlights

Applying Pioneer Heritage Style

Central Manor House Concept

- Central manor house for each building that sits forward, with separate roofline, and different veranda style
- End portions of buildings represent idea of additions to the original central manor house that could have been built over time

Historically Appropriate Materiality

- Simple but high-quality materials
- Historical look of horizontal panels and shingle in a durable modern product
- Natural stone finish on anchoring chimney element

Colour & Rhythm

- Neutral palette for quiet backdrop to new museum
- Heritage colours on front doors
- Framed window with distinct heritage sill detail
- Symmetrical rhythm of windows and doors

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CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
ELEVATIONS

scale @ 24"x36"

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AREA CALCULATION

BUILDING AREA

BLOCK NO.	NO. OF UNITS	SF	AREA (SM)
BLOCK-1	4	3037.50	282.19
BLOCK-2	4	3041.00	282.52
BLOCK-3	3	2066.00	191.94
BLOCK-4	3	2066.00	191.94
BLOCK-5	5	3663.00	340.30
BLOCK-6	6	4409.24	409.63
BLOCK-7	6	4870.00	452.44
BLOCK-8	6	4648.00	431.81
BLOCK-9	4	3051.00	283.45
TOTAL	**41**	**30852**	**2866.22**

UNIT AREAS (SF)

UNIT TYPE	A	A2	B	B2	B3	B4	B5	C	C2	C3	C4	C5	C6	C7	D	D2	D4	E	E2	TOTAL
LEVEL																				
GROUND	253	254	329	374	349	356	460	185	187	187	199	199	701	701	138	174	152	90	305	
MAIN	700	761	760	885	844	809	1036	630	634	653	643	641	647	648	725	743	734	653	657	
UPPER	733	758	782	856	843	807	1053	586	669	693	731	772	727	739	767	763	754	701	696	
TOTAL	**1686**	**1813**	**1871**	**2115**	**2036**	**1972**	**2549**	**1501**	**1490**	**1533**	**1573**	**1562**	**1575**	**1588**	**1605**	**1620**	**1600**	**1444**	**1653**	
NO. OF UNITS	6	7	4	1	1	1	1	2	2	2	4	3	7	7	7	3	1	2	2	41
TOTAL	10116	3626	7484	2115	2036	1972	2549	3002	2980	3066	6292	4686	3150	3176	3210	1620	1600	2888	3306	68,874.00
																			LOT AREA	83,366.36
																			FSR	0.8261606

SYNOPSIS

PROJECT INFORMATION

CIVIC ADDRESS: MARY AVE & KING STREET, FORT LANGLEY, BC
LEGAL DESCRIPTION:
STANDARD: 2018 BC Building Code/Div. B Part 9
DESCRIPTION: 41 - UNIT TOWN HOUSES

MAJOR OCCUPANCIES

GROUP C : RESIDENTIAL , 3 STOREY

ZONING

LOT AREA: 83,366.36 sf [1.91 acres]
7,744.98 sm [0.77 ha]
TOTAL BUILDING AREA (9-BLOCKS): **30, 852 sf [2,866.22sm]**

CURRENT ZONE: RESIDENTIAL
PROPOSED ZONE: **NEW CD**

LOT COVERAGE: PROPOSED: **37%**

DENSITY:
(units per hectare) **53 uph**
(units per acre) 21 upa
FSR: 0.826

SETBACKS PROPOSED (TO MAIN FACE OF BUILDING)

NORTH **1.20 m (.59m TO NON-COMBUSTIBLE FIREPLACE FOR BLOCK 3)**
SOUTH **3.19 m**
WEST **2.94 m**
EAST **6.90 m**

PARKING
PARKING STALL SIZE:

RESIDENT 2.75 x 5.80, (TANDEM 2.60 x 11.20)
VISITOR 2.80 x 5.80, (SMALL 2.44 x 4.88)

REQUIRED PARKING:
VISITOR
1 PER 5 DWELLING = 8.2 STALLS
2 TANDEMS x 0.3 = 0.6 STALLS
TOTAL REQUIRED: 9 STALLS
RESIDENT:
2 PER DWELLING x 41 DWELLINGS = 82 STALLS
TOTAL REQUIRED: 91 STALLS

PROVIDED PARKING:

VISITOR STALLS PROVIDED: 9 STALLS
RESIDENT PARKING PROVIDED: 82 interior + 27 exterior = 109 STALLS
TOTAL PROVIDED: 118 STALLS

AMENITY AREA:
REQUIRED: 8 m2 per dwelling unit = 328 m2
PROVIDED:
AGE FRIENDLY AMENITY (SOUTWEST CORNER)= 248 m2
CENTRAL MEWS AMENITY = 125 m2
TOTAL = 373 m2
PUBLIC GREENLINK PATHWAY = 238 m2

MAX HEIGHT REQUIRED 9.00 m
BUILDING HEIGHTS BASED ON AVERAGE GRADE AT EACH BLOCK:

BLOCK-1	9.10 m	BLOCK-7	10.88 m
BLOCK-2	9.59 m	BLOCK-8	10.91 m
BLOCK-3	9.87 m	BLOCK-9	10.48 m
BLOCK-4	8.88 m		
BLOCK-5	9.04 m		
BLOCK-6	9.11 m		

AVERAGE BLDG HEIGHT FOR ENTIRE SITE - 8.57 m
(BASED ON AVERAGE GRADE OF ENTIRE SITE - 13.99M, COMPARED TO HEIGHT FOR EACH BUILDING AND AVERAGED)



TOWNHOUSE SITE KEY PLAN

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CONWEST
FORT
LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
KEY PLAN, SYNOPSIS
& AREA CALCULATION

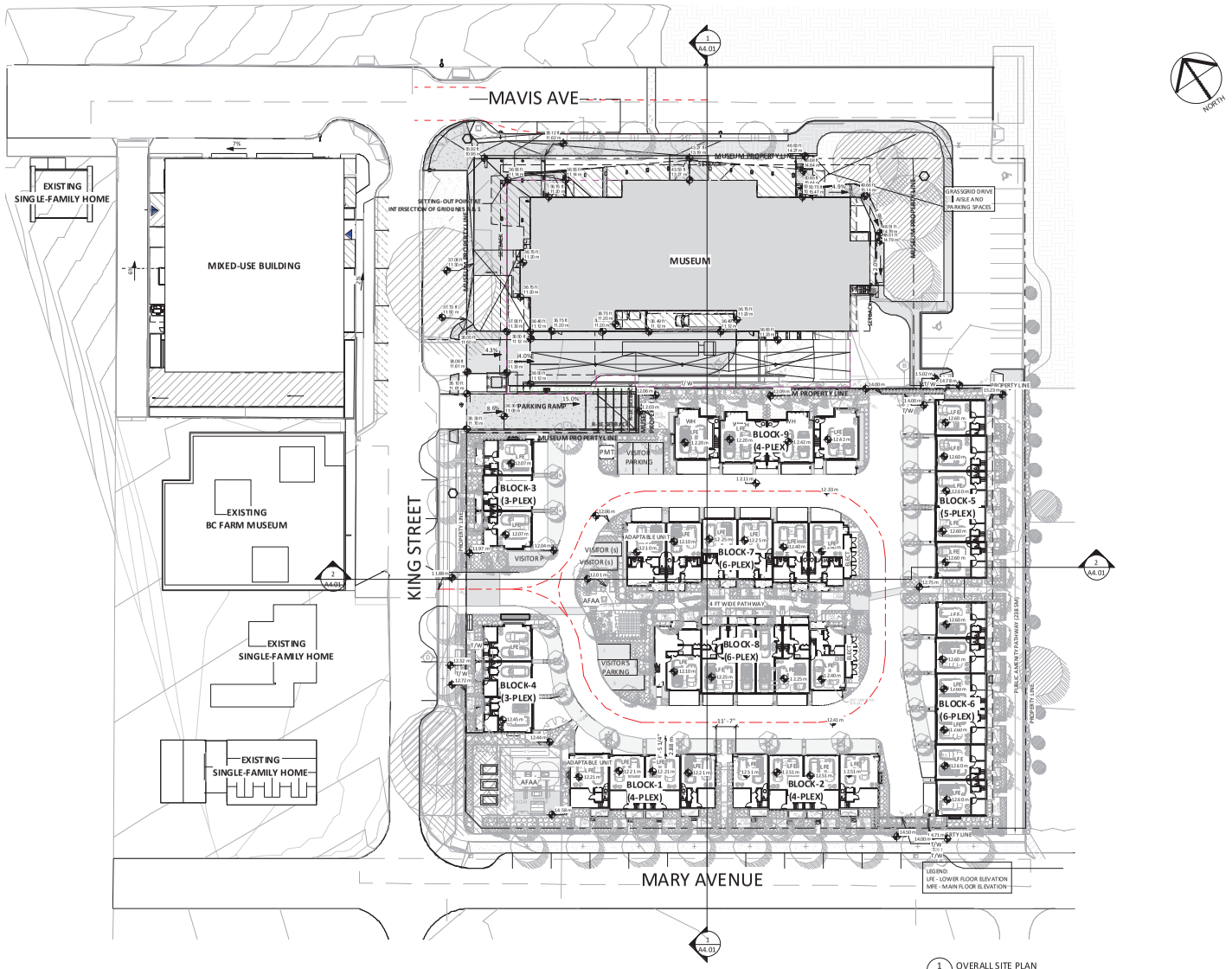
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1 OVERALL SITE PLAN
1" = 30'-0"

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CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
OVERALL SITE PLAN

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CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
SITE PLAN

scale 1/16" = 1'-0"
@ 24"x36"
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drawn JJ checked GK

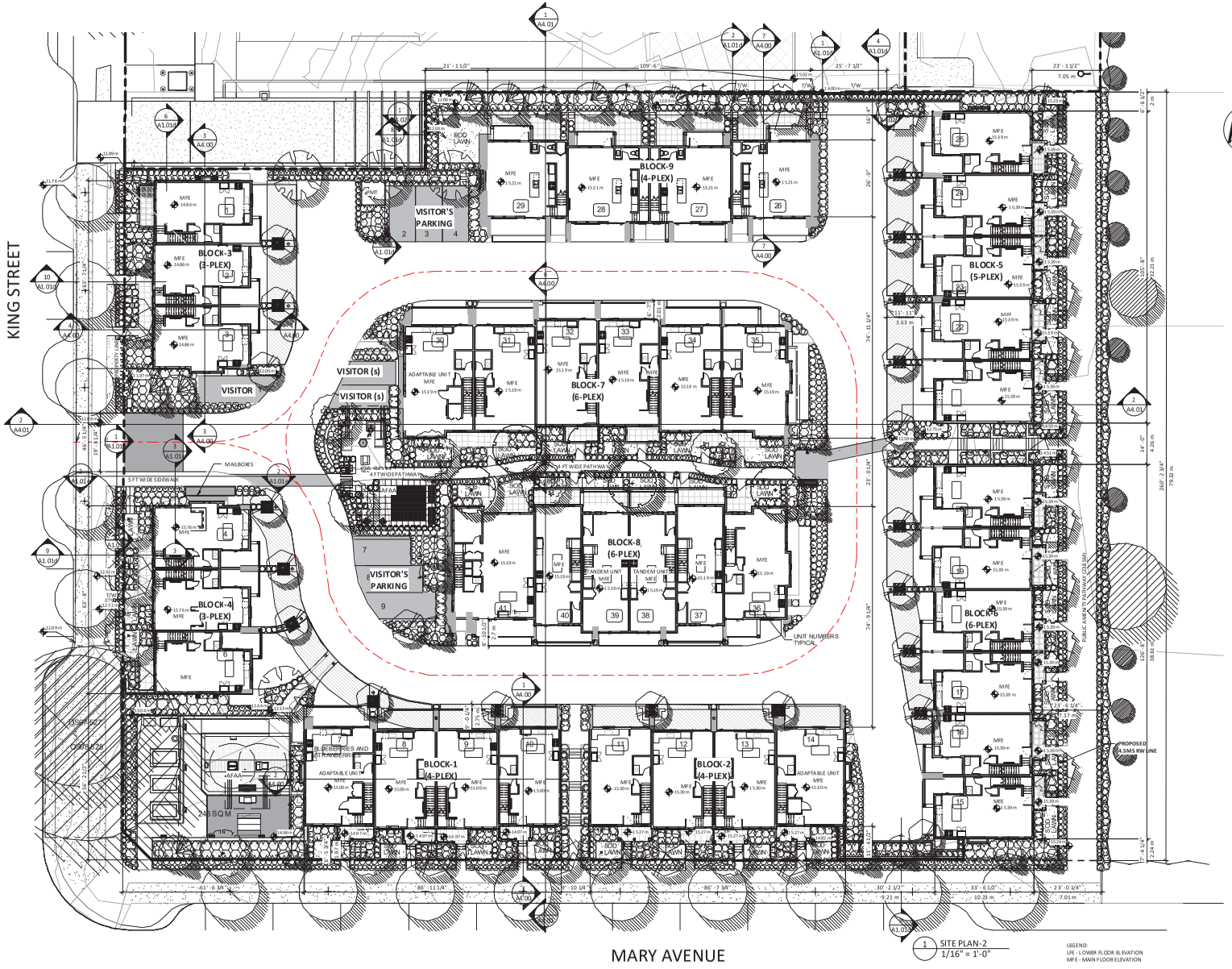
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CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

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SITE PLAN 2 (SHOWING MAIN FLOOR)

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@ 24"x36"
date OCTOBER 2021
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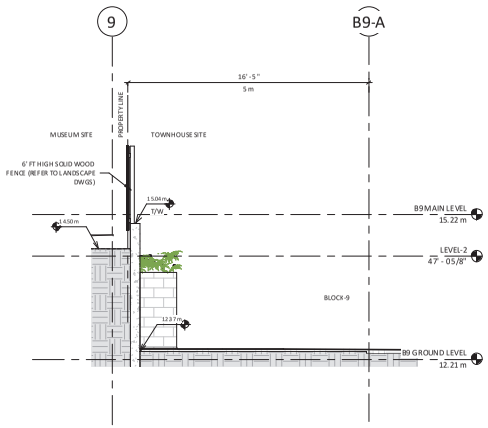
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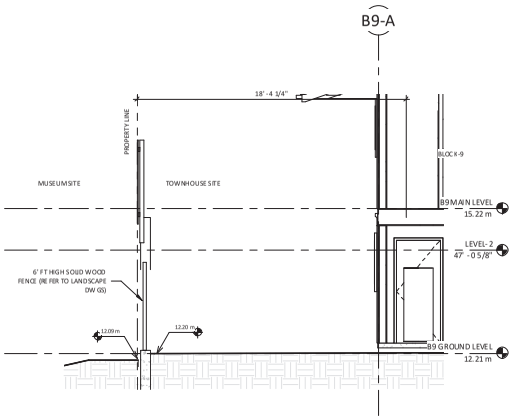
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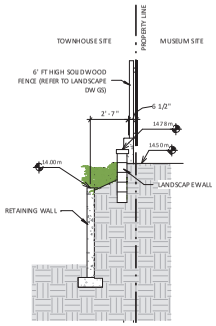
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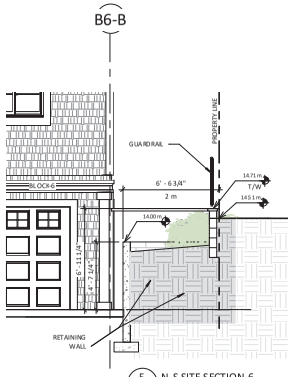
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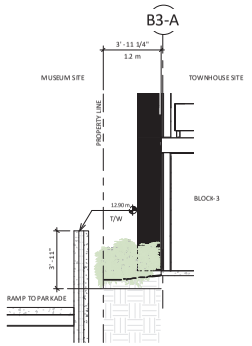
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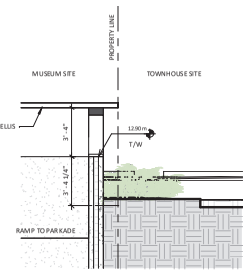
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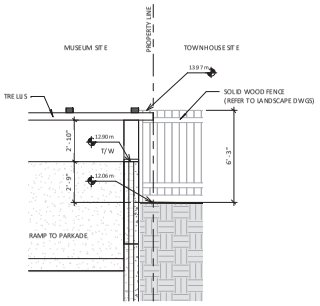
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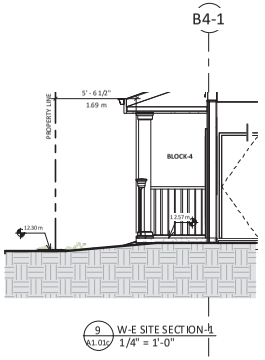
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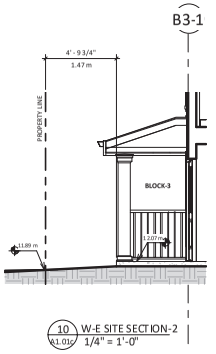
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8 A1.01c N-S SITE SECTION-9
1/4" = 1'-0"



9 A1.01c W-E SITE SECTION-1
1/4" = 1'-0"



10 A1.01c W-E SITE SECTION-2
1/4" = 1'-0"

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CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
SITE DETAILS

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drawn JJ checked GK

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sheet no. A1.01d

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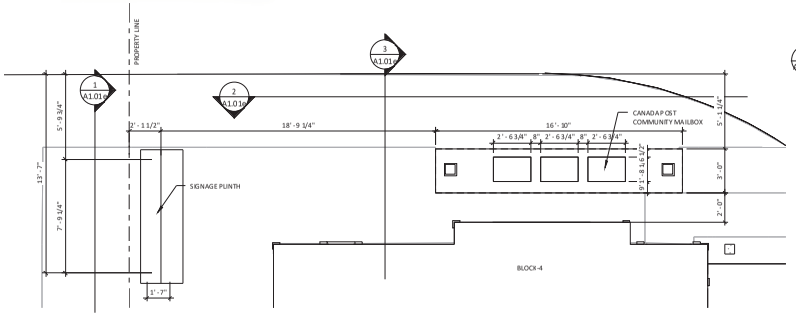
CANADA POST
COMMUNITY MAIL BOX



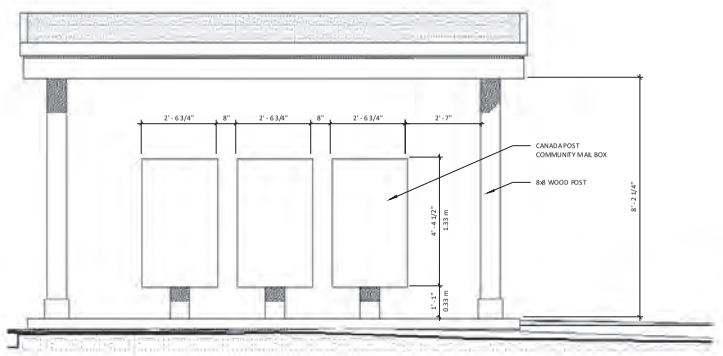
1 SIGNAGE WEST ELEVATION
A1.01b 1/2" = 1'-0"



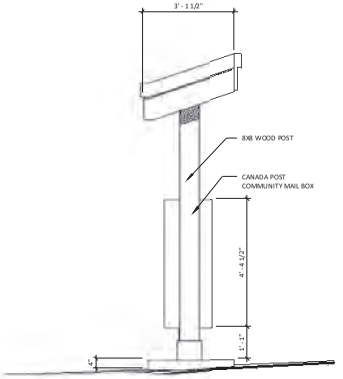
ENTRANCE VIEW



5 PARTIAL SITE PLAN
A1.01b 1/4" = 1'-0"



2 MAILBOX SHED NORTH ELEVATION
A1.01b 1/2" = 1'-0"



3 MAILBOX SHED WEST ELEVATION
A1.01b 1/2" = 1'-0"

site lines ARCHITECTURE
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REVISIONS

	DATE	DESCRIPTION
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST
FORT
LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
SIGNAGE & MAILBOX
SHED DETAILS

scale As indicated
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A1.01e

seal

2022-04-12 12:41:24 PM

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1 COLOUR SCHEME
1/16" = 1'-0"

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REVISIONS

	DATE	DESCRIPTION
15	2021.11.11	RE-ISSUE FOR HAP/DP
18	2022.01.31	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
COLOUR SCHEME

scale 1/16" = 1'-0"
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A1.11

seal

2022-04-12 12:45:19 PM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOORS - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
17	GARAGE DOOR - MEGA GREIGE, SW 7031
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
22	ENTRANCE DOOR - YORKSHIRE TAN, HC-23
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD

ROOF SHINGLES
CANTERBURY BLACK

MEGA GREIGE
SW 7031

EMPIRE GREY

BOHEMIAN BLACK
SW 6988

WEATHERED WOOD

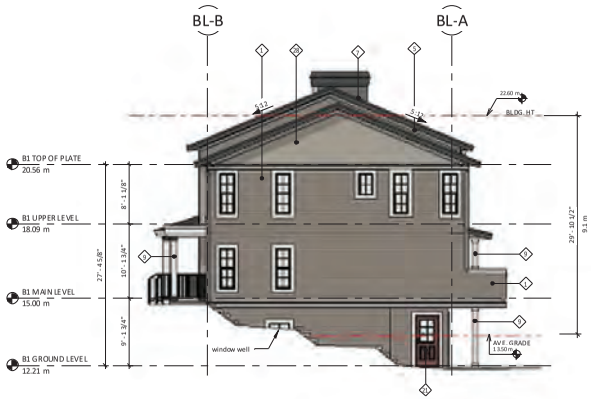
INCREDIBLE WHITE
SW 7028

STONE VENEER
ARBUTUS FIELDSTONE

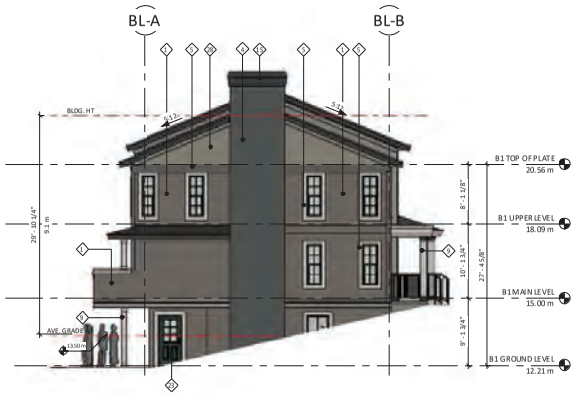
TARRYTOWN GREEN
HC 134

YORKSHIRE TAN
HC 23

NEW LONDON BURGUNDY
HC 61



1 BLOCK-1 EAST ELEVATION
1/8" = 1'-0"



2 BLOCK-1 WEST ELEVATION
1/8" = 1'-0"



3 BLOCK-1 NORTH ELEVATION
1/8" = 1'-0"



4 BLOCK-1 SOUTH ELEVATION
1/8" = 1'-0"

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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-1 BUILDING ELEVATIONS

scale As indicated
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.00

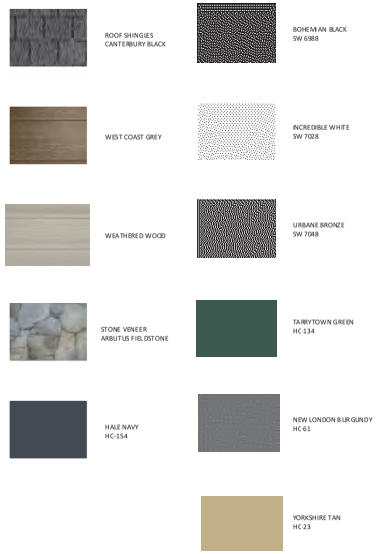
seal

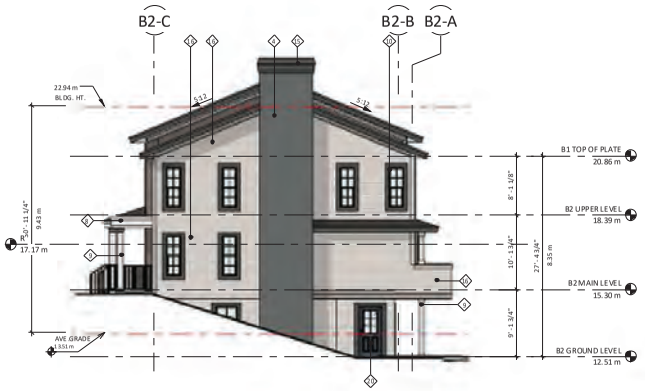
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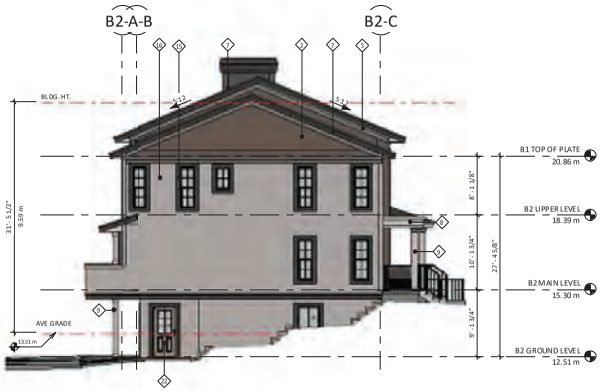
MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE-CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOOR - MEGA GREIGE, SW 7031
20	ENTRACEN DOOR - HALE NAVY, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
22	ENTRANCE DOOR - YORKSHIRE TAN, HC-23
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD





1 BLOCK-2 EAST ELEVATION
1/8" = 1'-0"



4 BLOCK-2 WEST ELEVATION
1/8" = 1'-0"



3 BLOCK-2 SOUTH ELEVATION
1/8" = 1'-0"



2 BLOCK-2 NORTH ELEVATION
1/8" = 1'-0"

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REVISIONS

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4	2021.01.25	ISSUE FOR CLIENT REVIEW
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12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-2 BUILDING ELEVATIONS

scale As indicated
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.01

seal

2022-04-12 12:46:28 PM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOORS - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
20	ENTRANCE DOOR - HALE NAVY, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD


ROOF SHINGLES
CANTERBURY BLACK


BOHEMIAN BLACK
SW 6988


EMPIRE GREY


INCREDIBLE WHITE
SW 7028


WEATHERED WOOD


URBANE BRONZE
SW 7048

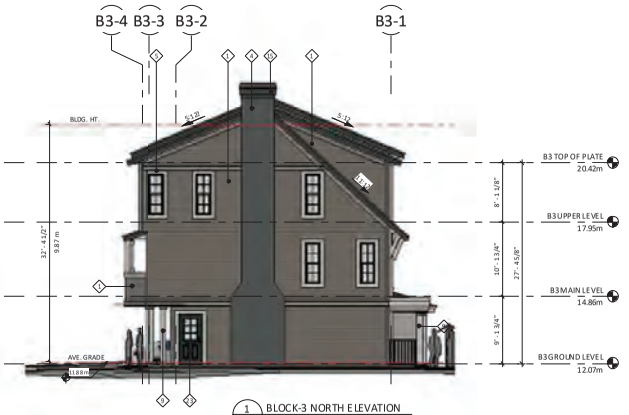

STONE VENEER
ARBUTUS FIELDSTONE


NEW LONDON BURGUNDY
HC-61


HALE NAVY
HC-154



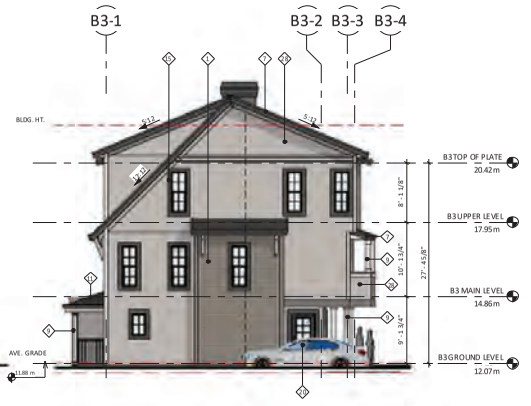
4 BLOCK-3 EAST ELEVATION
1/8" = 1'-0"



1 BLOCK-3 NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK-3 WEST ELEVATION
1/8" = 1'-0"



2 BLOCK-3 SOUTH ELEVATION
1/8" = 1'-0"

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REVISIONS

	DATE	DESCRIPTION
3	2021.12.23	ISSUE FOR CLIENT REVIEW
4	2021.01.25	ISSUE FOR CLIENT REVIEW
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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-3 BUILDING ELEVATIONS

scale As indicated @ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.02

seal

2022-04-12 12:47:06 PM

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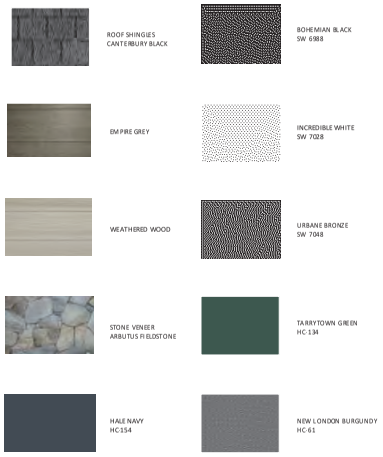
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REVISIONS

	DATE	DESCRIPTION
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11	2021.09.08	ISSUE FOR CLIENT REVIEW
12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
17	2022.01.10	RE-ISSUE FOR HAP/DP
18	2022.01.31	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

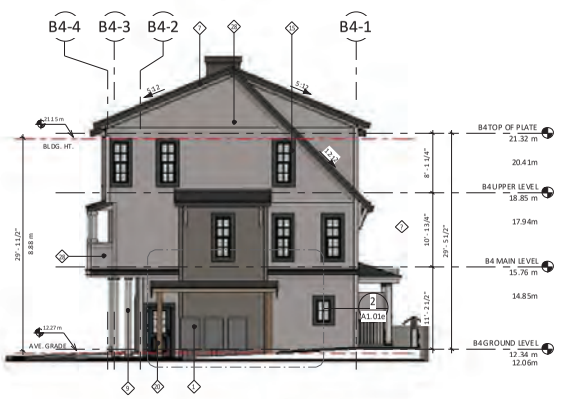
MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
3	GARAGE DOOR - URBANE BRONZE , SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOOR - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
20	ENTRANCE DOOR - HALE NAVY, HC 154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD





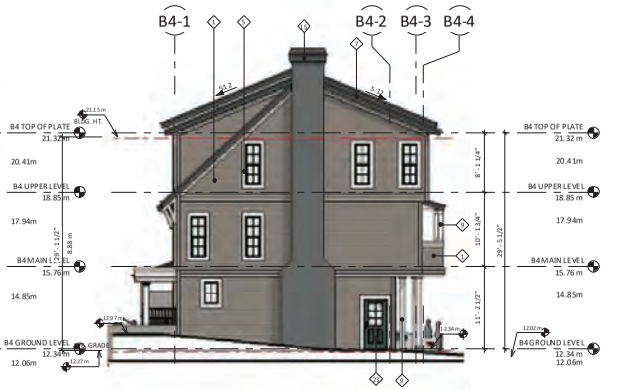
4 BLOCK-4 WEST ELEVATION
1/8" = 1'-0"



2 BLOCK-4 NORTH ELEVATION
1/8" = 1'-0"



1 BLOCK-4 EAST ELEVATION
1/8" = 1'-0"



3 BLOCK-4 SOUTH ELEVATION
1/8" = 1'-0"

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
BLOCK-4 BUILDING ELEVATIONS

scale As indicated @ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.03

seal

2022-04-12 12:47:30 PM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE-CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOOR - MEGA GREIGE, SW 7031
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
22	ENTRANCE DOOR - YORKSHIRE TAN, HC- 23
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD


ROOF SHINGLES
CANTERBURY BLACK


MEGA GREIGE
SW 7031


WEST COAST GREY


BOHEMIAN BLACK
SW 6988


WEATHERED WOOD


INCREDIBLE WHITE
SW 7028

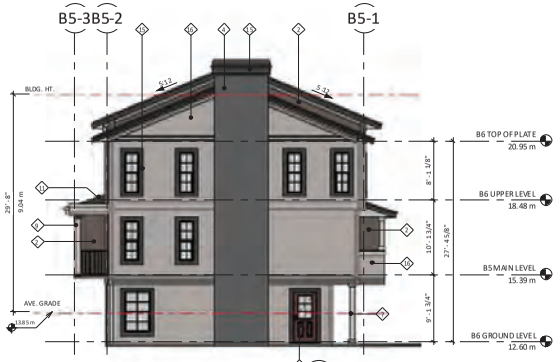

STONE VENEER
ARBUTUS FIELDSTONE


URBANE BRONZE
SW 7048

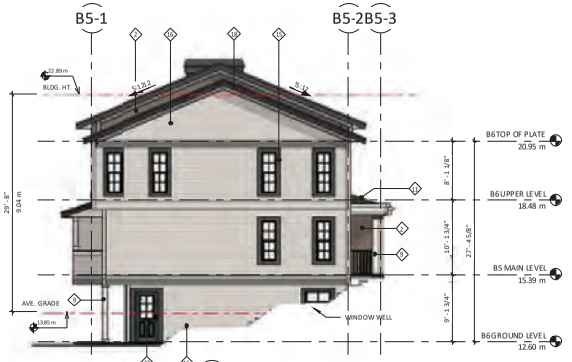

YORKSHIRE TAN
HC-23


TARRYTOWN GREEN
HC-134


NEW LONDON BURGUNDY
HC-61



2 BLOCK-5 NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK-5 SOUTH ELEVATION
1/8" = 1'-0"



1 BLOCK-5 EAST ELEVATION
1/8" = 1'-0"



4 BLOCK-5 WEST ELEVATION
1/8" = 1'-0"

site lines ARCHITECTURE
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www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

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19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-5 BUILDING ELEVATIONS

scale As indicated
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.04

seal

2022-04-12 12:48:05 PM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE-CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOOR - MEGA GREIGE, SW 7031
20	ENTRANCE DOOR - HALE NAVY, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD


ROOF SHINGLES
CANTERBURY BLACK


MEGA GREIGE
SW 7031


WEST COAST GREY


BOHEMIAN BLACK
SW 6988


WEATHERED WOOD


INCREDIBLE WHITE
SW 7028

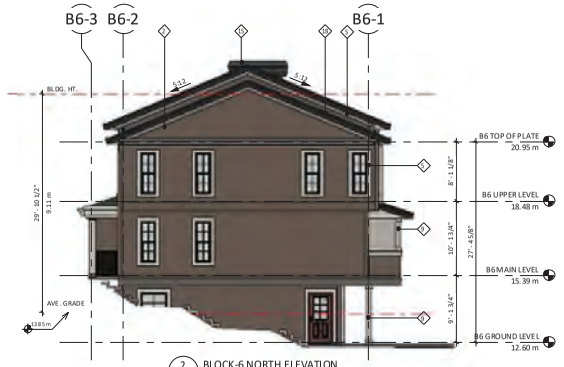

STONE VENEER
ARBUTUS FIELDSTONE


URBANE BRONZE
SW 7048

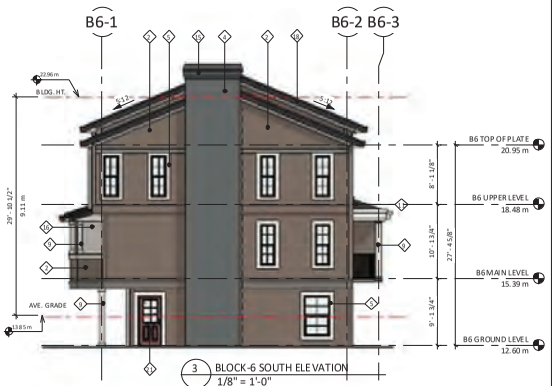

HALE NAVY
HC-154


TARRYTOWN GREEN
HC-134


NEW LONDON BURGUNDY
HC-61



2 BLOCK-6 NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK-6 SOUTH ELEVATION
1/8" = 1'-0"



1 BLOCK-6 EAST ELEVATION
1/8" = 1'-0"



4 BLOCK-6 WEST ELEVATION
1/8" = 1'-0"

site lines ARCHITECTURE
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www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

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4	2021.01.25	ISSUE FOR CLIENT REVIEW
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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
BLOCK-6 BUILDING ELEVATIONS

scale As indicated
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.05

seal

2022-04-12 12:48:47 PM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
16	FIBRE-CEMENT WALL LAP SIDING - WEATHERED WOOD
17	GARAGE DOOR - MEGA GREIGE, SW 7031
20	ENTRANCE DOOR - HALE NAVY, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD

ROOF SHINGLES CANTERBURY BLACK

MEGA GREIGE SW 7031

WEST COAST GREY

BOHEMIAN BLACK SW 6988

WEATHERED WOOD

INCREDIBLE WHITE SW 7028

STONE VENEER ARBUTUS FIELDSTONE

URBANE BRONZE SW 7048

HALE NAVY HC-154

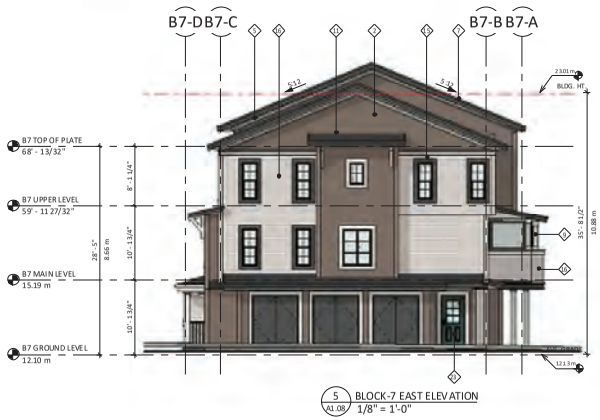
TARRYTOWN GREEN HC-134

YORKSHIRE TAN HC-23

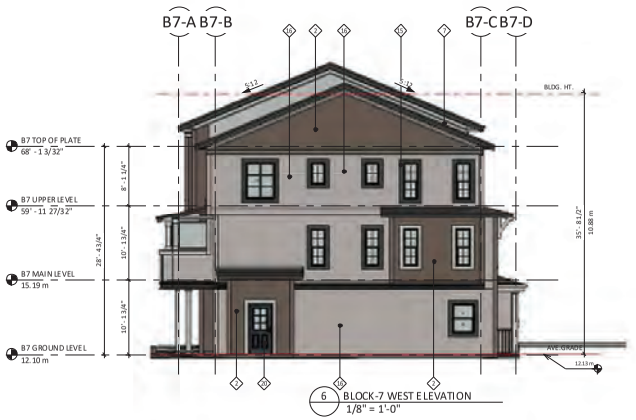
NEW LONDON BURGUNDY HC-61



2 BLOCK-7 NORTH ELEVATION
1/8" = 1'-0"



5 BLOCK-7 EAST ELEVATION
A1.08 1/8" = 1'-0"



6 BLOCK-7 WEST ELEVATION
1/8" = 1'-0"



1 BLOCK-7 SOUTH ELEVATION
1/8" = 1'-0"

site lines ARCHITECTURE
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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
BLOCK-7 BUILDING ELEVATIONS

scale As indicated @ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.06

seal

2022-04-12 12:49:44 PM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
1	FIBRE-CEMENT WALL LAP SIDING - EMPIRE GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
6	GARAGE DOORS - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
20	ENTRANCE DOOR - HALE NAVY, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
22	ENTRANCE DOOR - YORKSHIRE TAN, HC-23
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
25	FIBRE-CEMENT TRIM - WEATHERED WOOD
26	FIBRE-CEMENT TRIM - EMPIRE GREY
28	FIBRE-CEMENT WALL SHAKE - WEATHERED WOOD

ROOF SHINGLES CANTERBURY BLACK

BOHEMIAN BLACK SW 6988

EMPIRE GREY

INCREDIBLE WHITE SW 7028

WEATHERED WOOD

URBANE BRONZE SW 7048

STONE VENEER ARBUTUS FIELDSTONE

TARRYTOWN GREEN HC-134

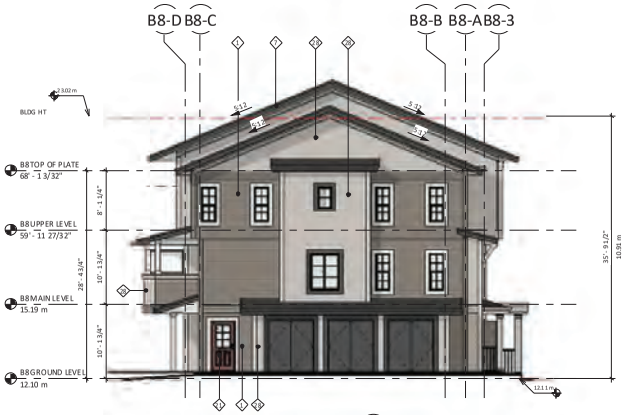
HALE NAVY HC-154

NEW LONDON BURGUNDY HC-61

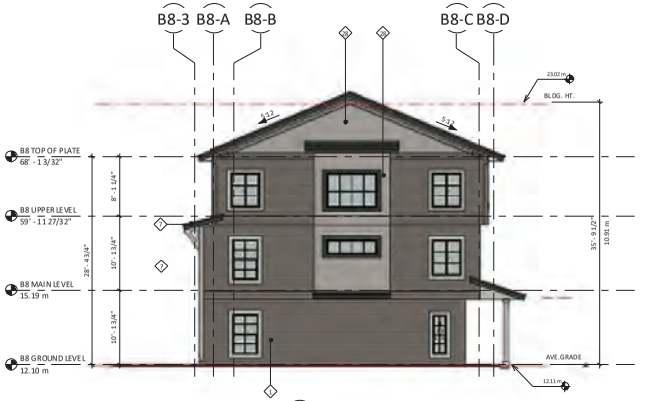
YORKSHIRE TAN HC-23



4 BLOCK-8 NORTH ELEVATION
1/8" = 1'-0"



1 BLOCK-8 EAST ELEVATION
1/8" = 1'-0"



3 BLOCK-8 WEST ELEVATION
1/8" = 1'-0"



2 BLOCK-8 SOUTH ELEVATION
1/8" = 1'-0"

site lines ARCHITECTURE
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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
17	2022.01.10	RE-ISSUE FOR HAP/DP
18	2022.01.31	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
BLOCK-8 BUILDING ELEVATIONS

scale As indicated @ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.07

seal

2022-04-12 12:50:15 PM

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MATERIAL FINISHES SCHEDULE

MARK	DESCRIPTION
2	FIBRE-CEMENT WALL SHAKE - WEST COAST GREY
3	GARAGE DOOR - URBANE BRONZE, SW 7048
4	STONE VENEER - K2 ARBUTUS FIELDSTONE
5	FIBRE-CEMENT TRIM - INCREDIBLE WHITE, SW 7028
7	WOOD FASCIA - BOHEMIAN BLACK, SW 6988
9	WOOD POST - INCREDIBLE WHITE, SW 7028
10	VINYL WINDOW FRAMES, BLACK
11	ASPHALT ROOF SHINGLES - BLACK WALNUT
13	PRE-FINISHED METAL GUTTER - BLACK
15	FIBRE-CEMENT TRIM - BOHEMIAN BLACK, SW 6988
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20	ENTRANCE DOOR - HALE NAVY, HC-154
21	ENTRANCE DOOR - NEW LONDON BURGUNDY, HC-61
23	ENTRANCE DOOR - TARRYTOWN GREEN, HC-134
24	FIBRE-CEMENT TRIM - WEST COAST GREY
25	FIBRE-CEMENT TRIM - WEATHERED WOOD

ROOF SHINGLES CANTERBURY BLACK

MEGA GREIGE SW 7031

WEST COAST GREY

BOHEMIAN BLACK SW 6988

WEATHERED WOOD

INCREDIBLE WHITE SW 7028

STONE VENEER ARBUTUS FIELDSTONE

URBANE BRONZE SW 7048

HALE NAVY HC-154

TARRYTOWN GREEN HC-134

YORKSHIRE TAN HC-23

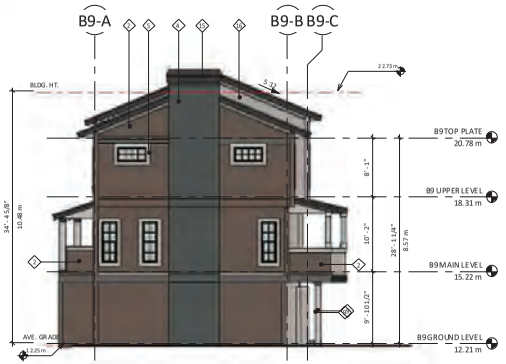
NEW LONDON BURGUNDY HC-61



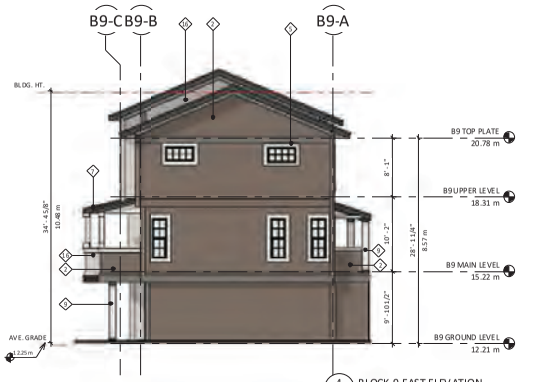
1 BLOCK-9 NORTH ELEVATION
1/8" = 1'-0"



3 BLOCK-9 SOUTH ELEVATION
1/8" = 1'-0"



2 BLOCK-9 WEST ELEVATION
1/8" = 1'-0"



4 BLOCK-9 EAST ELEVATION
1/8" = 1'-0"

site lines ARCHITECTURE
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Suite 200 - 2316096 Avenue Fort Langley, BC. V1M 2R6

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14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
BLOCK-9 BUILDING ELEVATIONS

scale As indicated
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A3.08

seal

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1 STREETSCAPE - KING STREET
1/16" = 1'-0"



2 STREETSCAPE - MARY AVENUE
1/16" = 1'-0"



3 STREETSCAPE (ROYAL)
1/16" = 1'-0"

site lines ARCHITECTURE
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Suite 200 - 2316096 Avenue Fort Langley, BC. V1M 2R6

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6	2021.03.12	ISSUE FOR HAP/DP
9	2021.06.13	RE-ISSUE FOR HAP/DP
12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
STREETSCAPE

scale 1/16" = 1'-0"
@ 24"x36"
date OCTOBER 2021
drawn EB checked GK

job no. 2025
sheet no. A3.20

seal

2022-04-12 12:57:52 PM

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1 BLOCK 1, MARY AVE



2 BLOCK-1 GARAGE VIEW



3 BLOCKS 1 & 2, MARY AVE



4 BLOCKS 1, 3,4, CORNER KING ST & MARY AVE



5 BLOCK-3 GARAGE VIEW



6 BLOCKS 3 & 4 KING STREET

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16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
PERPSPECTIVES

scale @ 24"x36"

date OCTOBER 2021

drawn JJ checked GK

job no. 2025

sheet no. A3.21

seal

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1 BLOCKS 5 & 6 FRONT VIEW



2 BLOCKS 5 & 6 GARAGE VIEW



3 BLOCK-7 FRONT YARD



4 BLOCK-7 GARAGE VIEW

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15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE, FORT LANGLEY, BC

title
PERPSPECTIVES

scale @ 24"x36"

date OCTOBER 2021

drawn JJ checked GK

job no. 2025

sheet no. A3.22

seal

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1 BLOCK-8 FRONT YARD



2 BLOCK-8 GARAGE VIEW



4 BLOCK-9 GARAGE VIEW



3 BLOCK-9 BACKYARD

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19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
PERSPECTIVES

scale
@ 24"x36"
date OCTOBER 2021
drawn EB checked GK

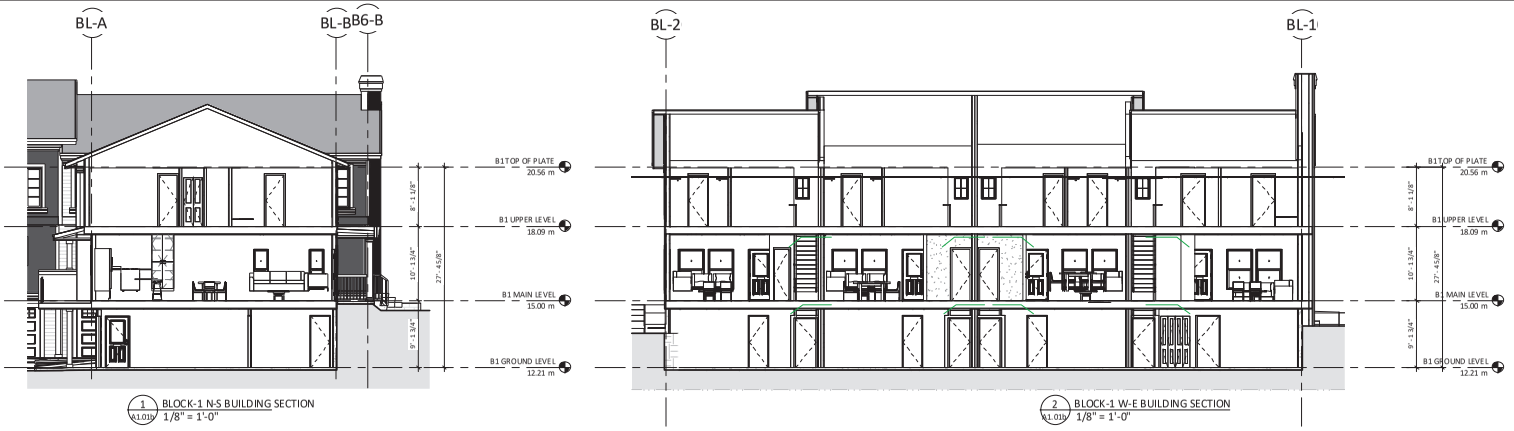
job no. 2025
sheet no. A3.23

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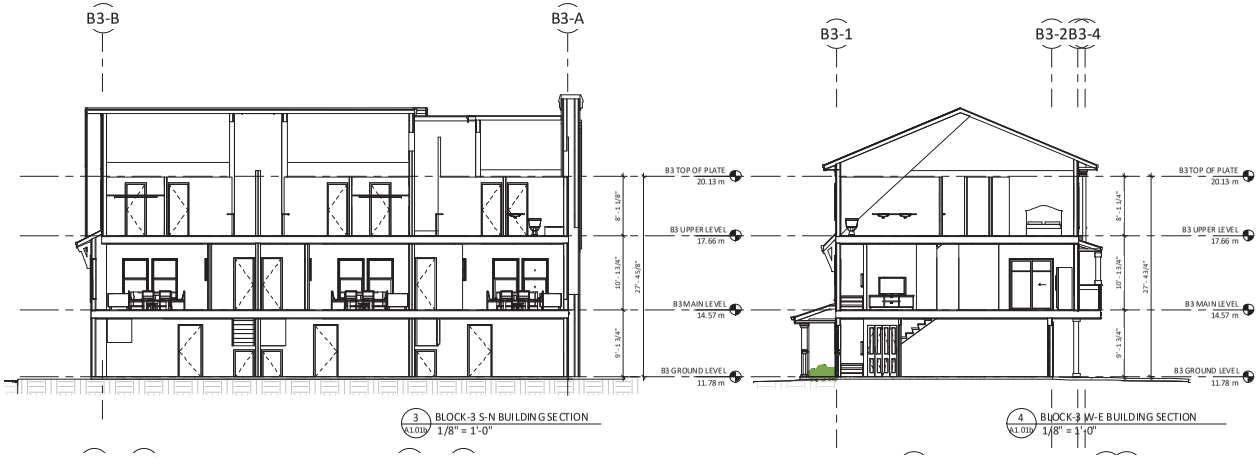
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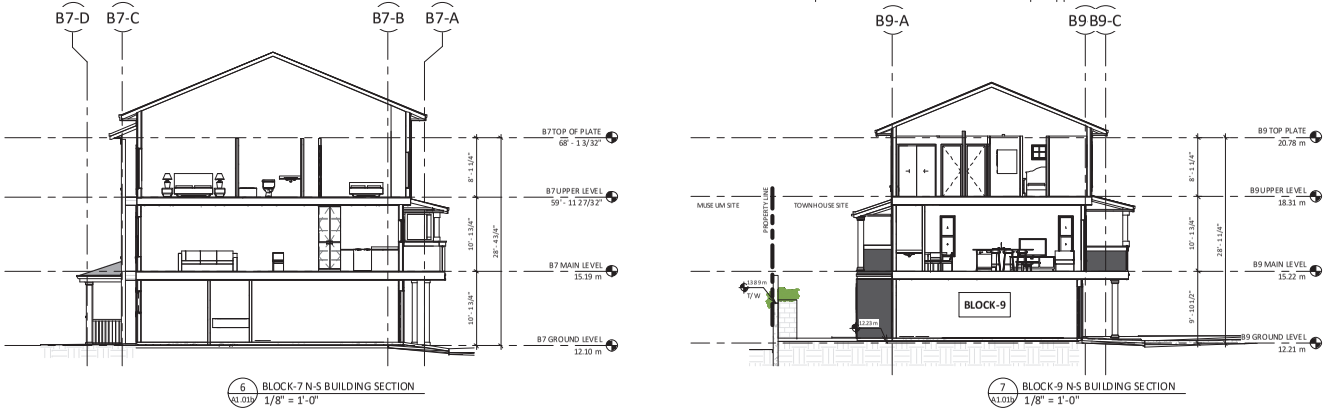
1 A1.01b BLOCK-1 N-S BUILDING SECTION 1/8" = 1'-0"

2 A1.01b BLOCK-1 W-E BUILDING SECTION 1/8" = 1'-0"



3 A1.01b BLOCK-3 S-N BUILDING SECTION 1/8" = 1'-0"

4 A1.01b BLOCK-3 W-E BUILDING SECTION 1/8" = 1'-0"



6 A1.01b BLOCK-7 N-S BUILDING SECTION 1/8" = 1'-0"

7 A1.01b BLOCK-9 N-S BUILDING SECTION 1/8" = 1'-0"

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15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST
FORT
LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
TOWNHOUSE
BUILDING SECTIONS

scale 1/8" = 1'-0"
@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A4.00

seal

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1 / A1.01 N-S SITE SECTION -1
1/16" = 1'-0"



2 / A1.01 E-W SITE SECTION-1
1/16" = 1'-0"

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REVISIONS

	DATE	DESCRIPTION
9	2021.08.13	RE-ISSUE FOR HAP/DP
10	2021.09.02	ISSUE FOR CLIENT REVIEW
11	2021.09.08	ISSUE FOR CLIENT REVIEW
12	2021.09.13	RE-ISSUE FOR HAP/DP
13	2021.10.07	ISSUE FOR CLIENT REVIEW
14	2021.10.14	RE-ISSUE FOR HAP/DP
15	2021.11.11	RE-ISSUE FOR HAP/DP
16	2021.12.09	RE-ISSUE FOR HAP/DP
19	2022.04.12	RE-ISSUE FOR HAP/DP

CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
SITE SECTIONS

scale 1/16" = 1'-0"
@ 24"x36"
date OCTOBER 2021
drawn EB checked GK

job no. 2025
sheet no. A4.01

seal

2022-04-12 1:04:47 PM

Drawings are to be read in conjunction with each other. All discrepancies found on any drawings are to be reported to the Architect before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

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1 / A1.01b W-E SITE SECTION
1/8" = 1'-0"

site lines ARCHITECTURE

604-881-7173 www.sitelines.ca
Suite 200 - 2316096 Avenue Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
8	2021.08.09	ISSUE FOR CLIENT REVIEW
9	2021.08.13	RE-ISSUE FOR HAP/DP
10	2021.09.02	ISSUE FOR CLIENT REVIEW
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CONWEST FORT LANGLEY

KING & MARY AVE,
FORT LANGLEY, BC

title
SITE SECTIONS

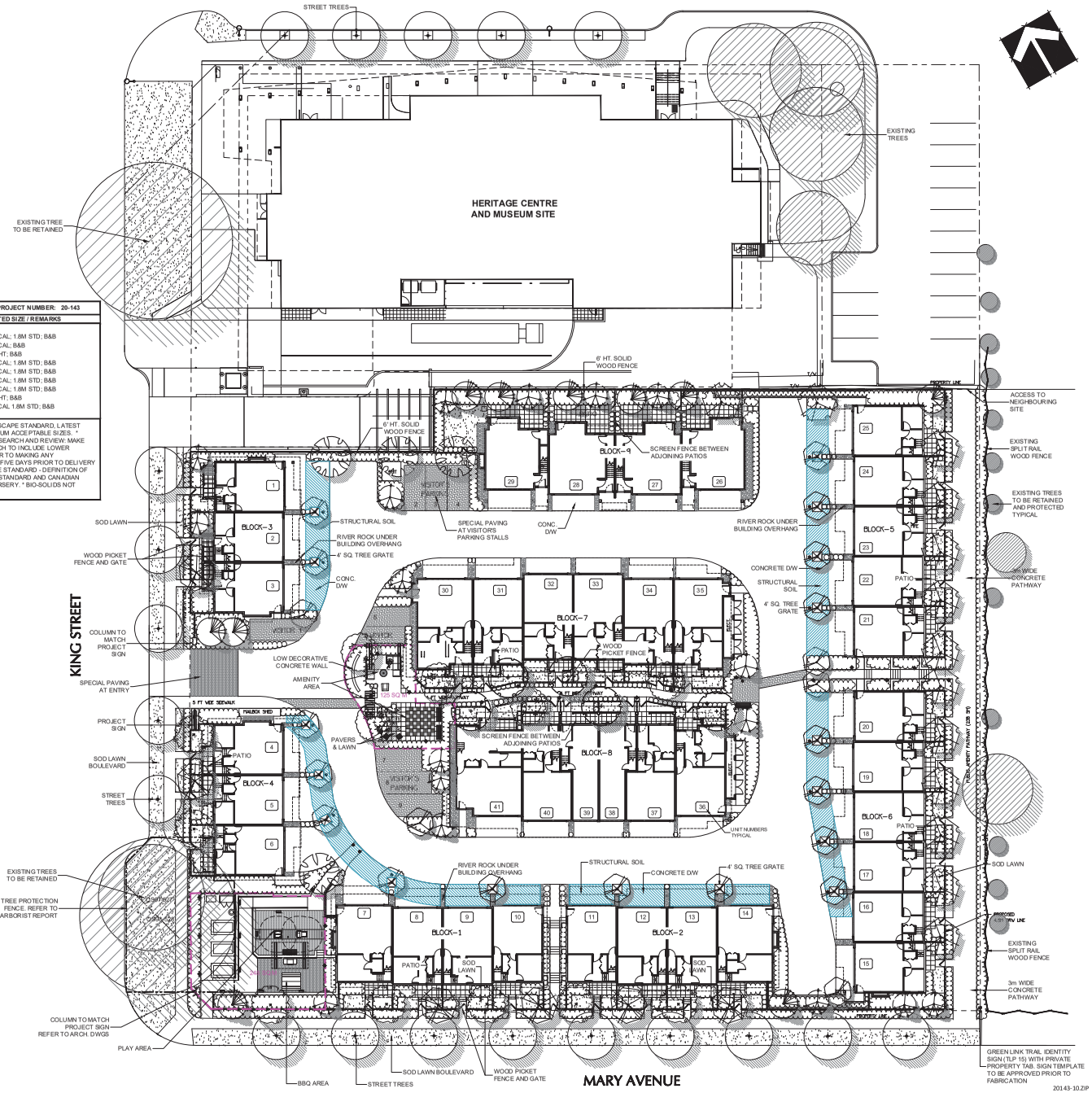
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@ 24"x36"
date OCTOBER 2021
drawn JJ checked GK

job no. 2025
sheet no. A4.02

seal

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PLANT SCHEDULE

PMG PROJECT NUMBER: 20-143

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6CM CAL; 1.8M STD; B&B
	22	CARPINUS BETULUS 'FRANS FONTAINE'	EUROPEAN HORNBEAM	6CM CAL; B&B
	10	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2.5M HT; B&B
	13	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	6CM CAL; 1.8M STD; B&B
	7	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	5	GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	5	MAGNOLIA x 'GALAXY'	MAGNOLIA	6CM CAL; 1.8M STD; B&B
	17	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B
	6	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

REPLACEMENT TREES REQUIRED = 57 (28 CONIFERS, 29 DECIDUOUS)
REPLACEMENT TREES PROPOSED = 89 (27 CONIFERS, 62 DECIDUOUS)

AGE FRIENDLY AMENITY AREA

ALL SOFT LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED. PROVIDE DESIGN-BUILD EFFICIENT UNDERGROUND SYSTEM. DESIGN AND INSTALLATION TO I.I.A.B.C. STANDARDS. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
9	22.APR.08	CITY COMMENTS / NEW SITE PLAN	DO
8	22.MAR.25	NEW SITE PLAN	SA
7	22.JAN.31	REVISE AMENITY AREA	
6	21.DEC.08	NEW SITE PLAN / REV. AMENITY AREA	DO
5	21.DEC.03	FENCE, RAILROD PAVING, PH.1 SIGN, TREES/DE	CI
4	21.OCT.21	NEW SITE PLAN	JH
3	21.OCT.13	NEW SITE PLAN	DO
2	21.SEP.14	NEW SITE PLAN / TOL COMMENTS	DO
1	21.AUG.09	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE FORT LANGLEY, BC

TOL FILE: 11-33-0138

DRAWING TITLE:

LANDSCAPE PLAN

DATE:
SCALE:
DRAWN:
DESIGN:
CHK'D:

DRAWING NUMBER: L1

OF 6

PMG PROJECT NUMBER: 20-143

SCHEDULE B

PLANT SCHEDULE

PMG PROJECT NUMBER: 20-143

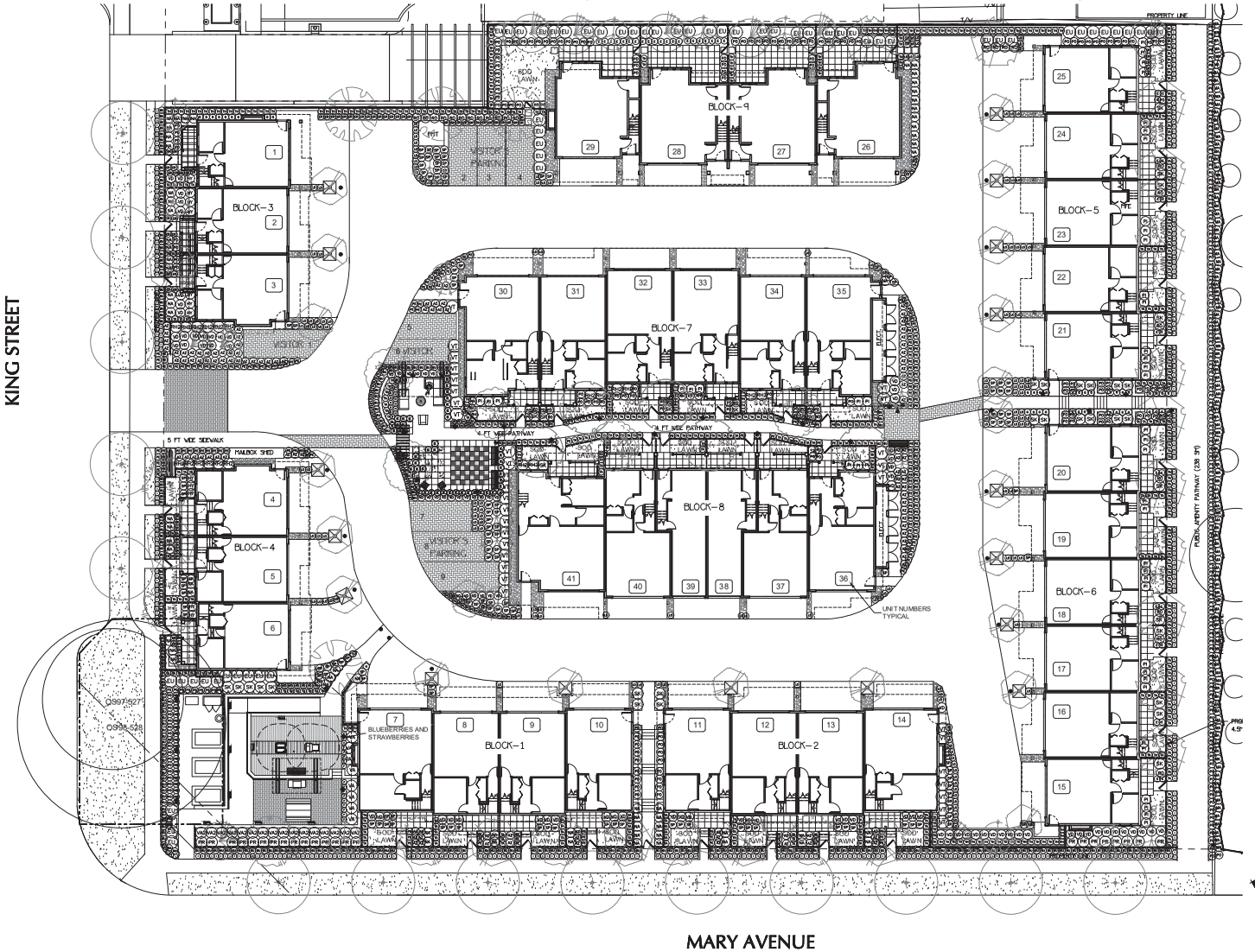
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AZ	105	AZALEA JAPONICA 'CORAL BELLS'	AZALEA; SHELL PINK	#2 POT; 25CM
BS	273	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
C	2	CLEMATIS	CLEMATIS; LIGHT PINK; SPRING	#2 POT; 60CM; STAKED
EU	58	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
HY	12	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#3 POT; 40CM
MA	105	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT; 25CM
ND	66	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT; 50CM
PJ	46	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#2 POT; 30CM
PL	23	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABLES LAUREL	#3 POT; 50CM
RD	6	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#2 POT; 20CM
RC	20	RHODODENDRON 'VIRGINIA RICHARDS'	RHODODENDRON; PINK/CRIMSON BLOTCH	#3 POT; 50CM
RN	23	ROSA 'NOARE'	CARPET ROSE; RED	#2 POT; 40CM
SJ	39	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
SJ	132	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#2 POT 30CM
TH	342	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
TO	176	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; B&B
VC	16	VACCINIUM CORYMBOSUM	BLUEBERRY	#3 POT; 60CM
VO	8	VACCINIUM OVALIFOLIUM	OVAL-LEAF BLUEBERRY	#2 POT; 50CM
VD	98	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
VT	33	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT; 50CM

PLANT SCHEDULE

PMG PROJECT NUMBER: 20-143

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
K	50	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
I	423	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
H	257	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
H	16	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
GC				
W	68	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH; WHITE	#1 POT
E	40	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
F	17	FRAGARIA x ANANASSA	GARDEN STRAWBERRY	9CM POT
L	41	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
LO	157	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
PS	312	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABILE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
9	22.APR.08	CITY COMMENTS / NEW SITE PLAN	DO
8	22.MAR.25	NEW SITE PLAN	SA
7	22.JAN.31	REVISE AMENITY AREA	
6	21.DEC.08	NEW SITE PLAN / REV. AMENITY AREA	DO
5	21.DEC.03	FENCE, RAILING, SIGNAGE, TREE SIZE	CI
4	21.OCT.21	NEW SITE PLAN	JH
3	21.OCT.13	NEW SITE PLAN	DO
2	21.SEP.14	NEW SITE PLAN / TOL COMMENTS	DO
1	21.AUG.09	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE FORT LANGLEY, BC

TOL FILE: 11-33-0138

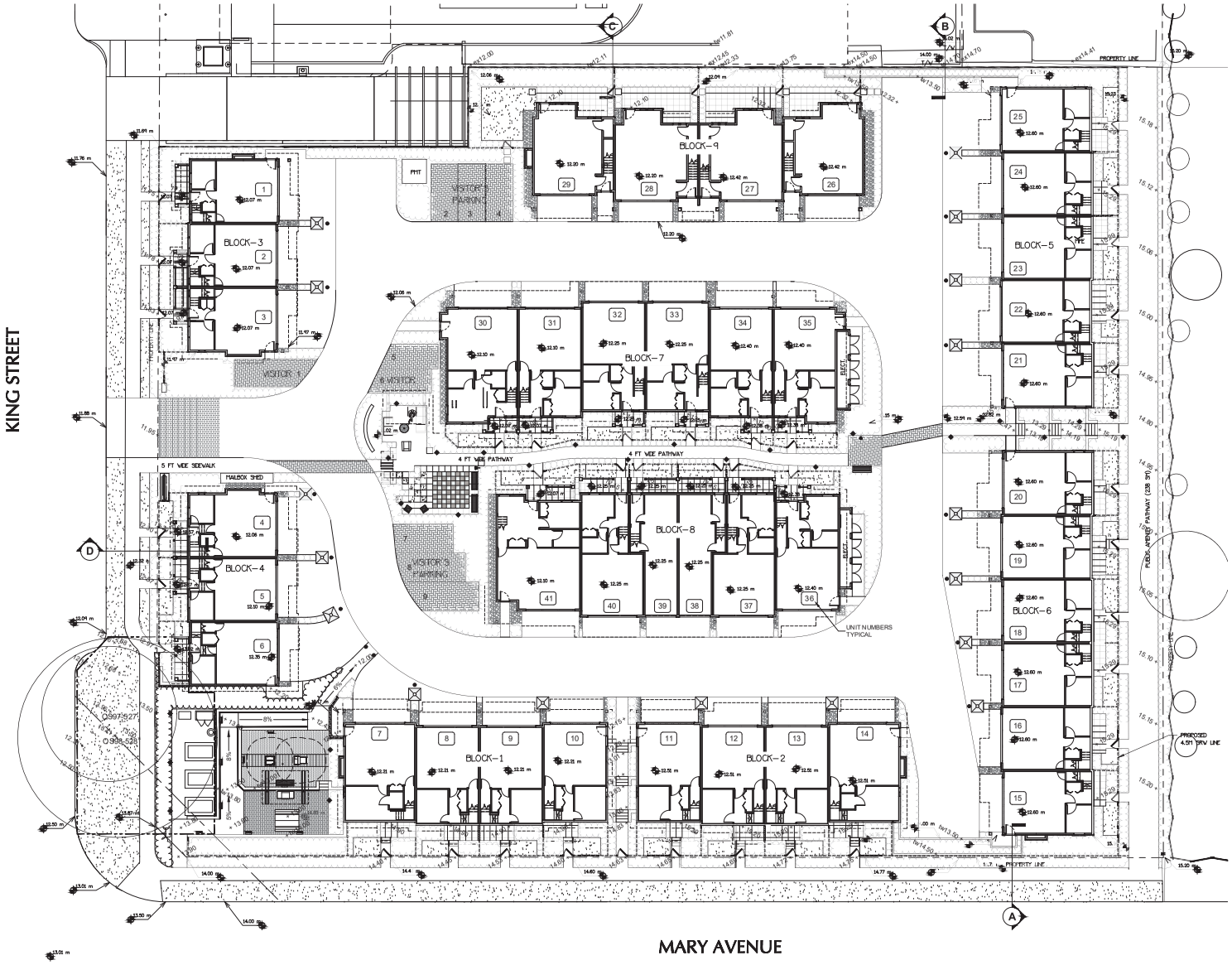
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LANDSCAPE SHRUB PLAN

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DESIGN:	DO	
CHK'D:	MCY	OF 6

20143-10.ZIP

PMG PROJECT NUMBER: **20-143**



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1	21.AUG.09	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE
FORT LANGLEY, BC

TOL FILE: 11-33-0138

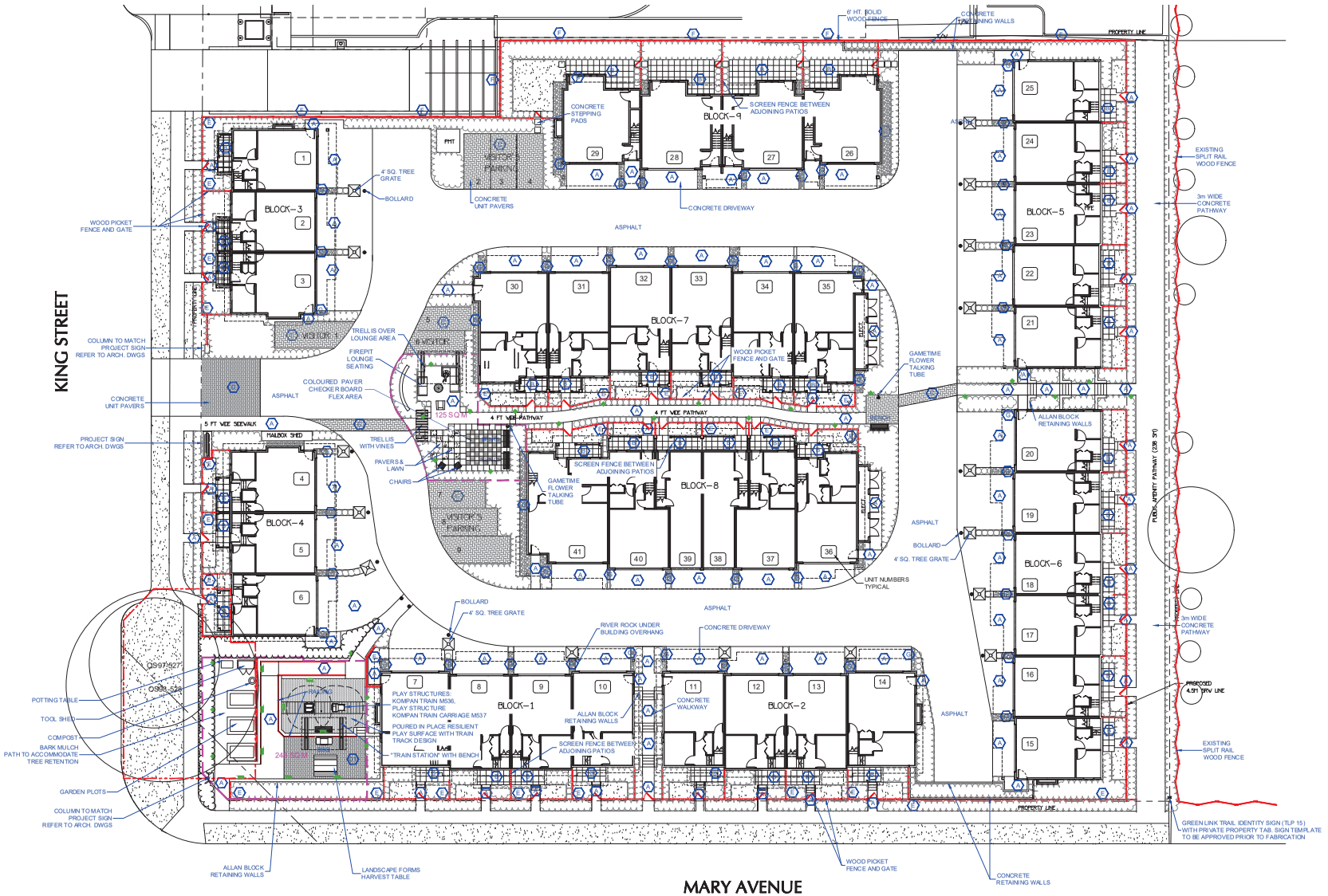
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DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	OF 6

20143-10.ZIP

PMG PROJECT NUMBER: **20-143**



MATERIALS LEGEND

	ITEM	DESCRIPTION
A	CONCRETE	WALKWAYS/ DRIVEWAY BROOM FINISHED
B	CONCRETE	PATIOS
C1	CONCRETE UNIT PAVERS	ABBOTSFORD CONCRETE STD. PAVER; HERRINGBONE PATTERN; SHADOW COLOUR
C2	CONCRETE UNIT PAVERS	ABBOTSFORD CONCRETE STD. PAVER; SOLDIER COURSE PATTERN; SHADOW COLOUR
C3	CONCRETE UNIT PAVERS	ABBOTSFORD CONCRETE STD. PAVER; SOLDIER COURSE PATTERN; SAND COLOUR
E	FENCE	WOOD PICKET FENCE
F	FENCE	6' HT. SOLID WOOD FENCE
G	DRAIN ROCK	3/4" WASHED RIVER ROCK
	LIGHT	BOLLARD LIGHT
	LIGHT	RECESSED WALL LIGHT

PER TOL BYLAW SECTION 111.6: MAXIMUM WALL + FENCE HEIGHT OF 1.0m WITHIN THE FRONT YARD SETBACK OR SITE TRIANGLE AND 2.0m FOR REAR AND INTERIOR SIDE LOT LINES

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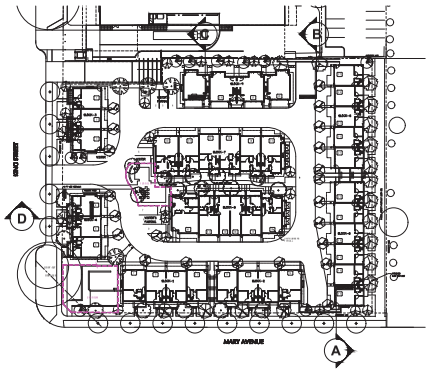
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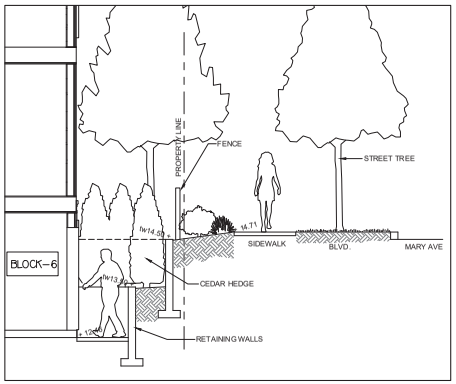
LANDSCAPE MATERIALS PLAN

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DESIGN:	DO	
CHK'D:	MCY	OF 6

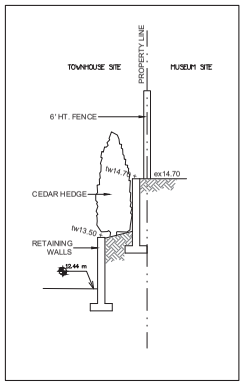
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PMG PROJECT NUMBER: **20-143**

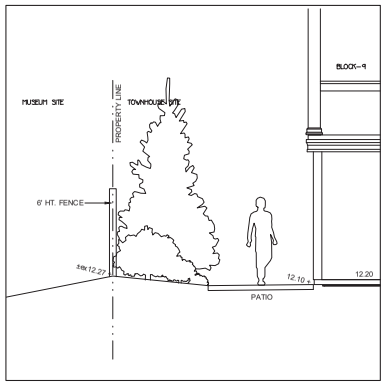




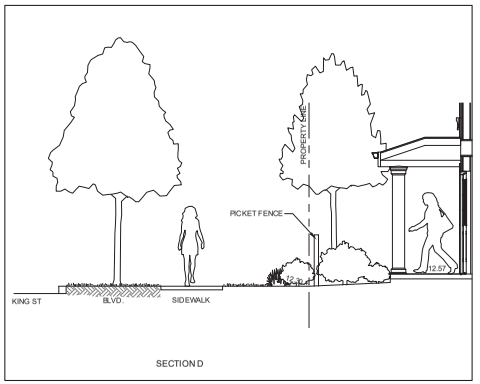
SECTION A
1/4"=1'-0"



SECTION B
1/4"=1'-0"



SECTION C
1/4"=1'-0"



SECTION D
1/4"=1'-0"

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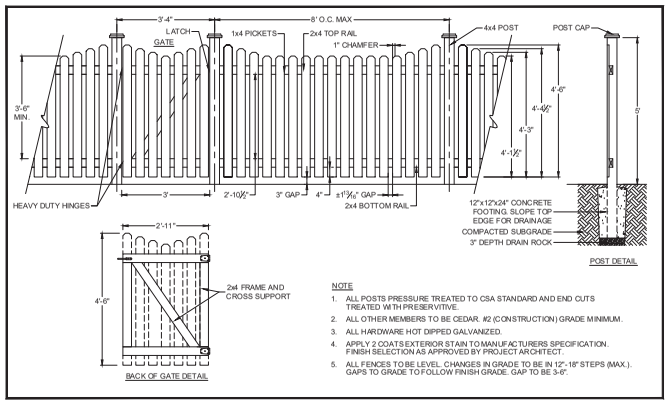
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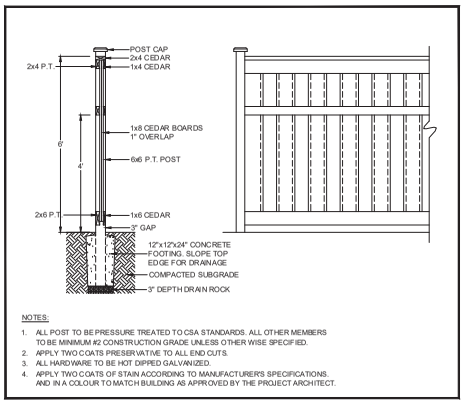
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PMG PROJECT NUMBER: **20-143**



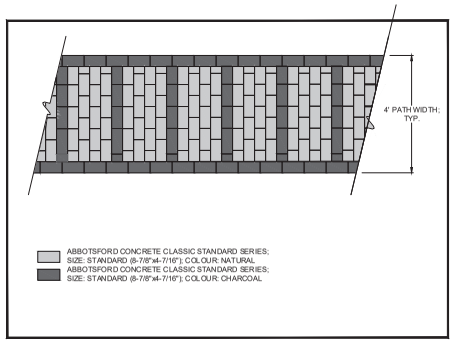
NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

1 WOOD PICKET FENCE AND GATE
1/2"=1'-0"



NOTES:
1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHER WISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS. AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

2 6' HT. SOLID WOOD FENCE
1/2"=1'-0"



3 RAILROAD PAVING PATTERN
1/2"=1'-0"



GAMETIME FLOWER TALK TUBE



KOMPAN TRAIN CARRIAGE M537



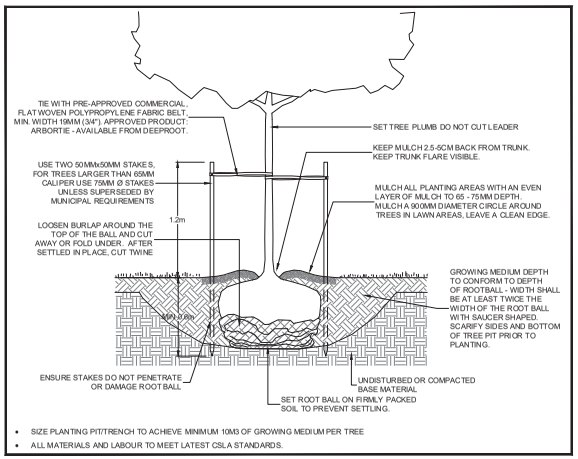
KOMPAN TRAIN M536



LANDSCAPE FORMS HARVEST TABLE

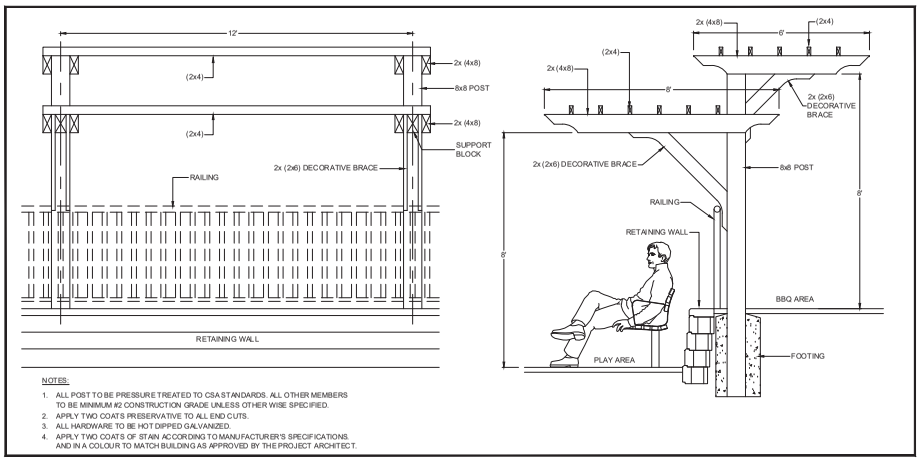


CEDARSHED INDUSTRIES 6X3 SHED



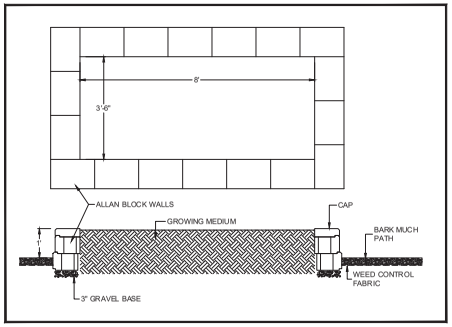
- SIZE PLANTING PIT/TRENCH TO ACHIEVE MINIMUM 10M3 OF GROWING MEDIUM PER TREE
- ALL MATERIALS AND LABOUR TO MEET LATEST CSLA STANDARDS.

4 TREE PLANTING DETAIL
1/2"=1'-0"

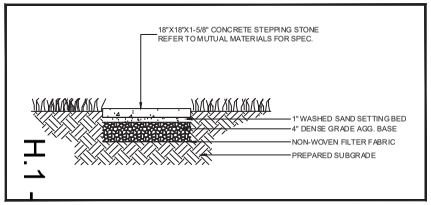


NOTES:
1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHER WISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS. AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

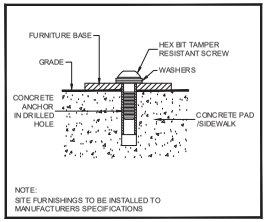
5 TRAIN STATION (TRELLIS)
1/2"=1'-0"



9 GARDEN PLOT
1/2"=1'-0"

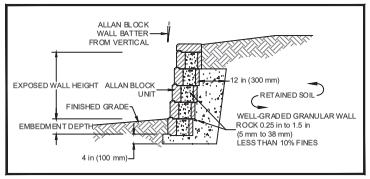


6 24x24" STEPPING STONE
1"=1'-0"



NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

7 SITE FURNITURE MOUNTING
1"=2"



8 ALLAN BLOCK RETAINING WALL
1/2"=1'-0"

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
9	22.APR.08	CITY COMMENTS / NEW SITE PLAN	DO
8	22.MAR.25	NEW SITE PLAN	SA
7	22.JAN.31	REVISE AMENITY AREA	
6	21.DEC.08	NEW SITE PLAN / REV. AMENITY AREA	DO
5	21.DEC.03	FENCE, RAILROAD PAVING, PLI SIGN, TREE SIZE	CI
4	21.OCT.21	NEW SITE PLAN	JH
3	21.OCT.13	NEW SITE PLAN	DO
2	21.SEP.14	NEW SITE PLAN / TOL COMMENTS	DO
1	21.AUG.09	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CONWEST FORT LANGLEY

KING STREET AND MARY AVENUE FORT LANGLEY, BC

TOL FILE: 11-33-0138

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	21.FEB.24	DRAWING NUMBER:	L6
SCALE:	AS SHOWN		
DRAWN:	DO		
DESIGN:	DO		OF 6
CHK'D:	MCY		

20143-10.ZIP

PMG PROJECT NUMBER: **20-143**

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**1. Official Community Plan Amendment and
Rezoning Application No. 100214 and
Heritage Alteration Permit Application No. 101241
(Township of Langley / Vicini Homes
(Fort Langley) LP / 9100 Block King Street)
Bylaw No. 5761
Bylaw No. 5762
Report 22-10**
File CD 11-33-0138
https://youtu.be/7c1Xr1HMhUw?list=PLcsR1gaLwRUhkIU7rxmLcxSukVS7iVJNq&t=10532

Moved by Councillor Long,
Seconded by Councillor Arnason,
That Council give third reading "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5762".

That Council, at time of third reading of Rezoning Bylaw No. 5762 and in advance of final reading of Bylaw No. 5762, consider authorizing the applicant to proceed with clearing work associated with required archaeological permitting subject to the following conditions to the acceptance of the General Manager of Engineering and Community Development:

1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
2. Installation of tree protection fencing around the remaining trees onsite to be retained on an interim basis;
3. Conformance with Schedule "B" of the Erosion and Sediment Control Bylaw 2006 No. 4381, as amended, Erosion and Sediment Control for Building Sites (less than 2,000 m^2);
4. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and nesting; and

H. BYLAWS FOR CONSIDERATION AT THIRD READING

5. Confirmation by the applicant that works undertaken prior to final reading of related bylaw and issuance of Heritage Alteration permit are completely at applicant's risk and expense and in no way fetter Council's discretion in dealing with the rezoning and Heritage Alteration Permit applications.

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor Davis,
That consideration of third reading of Official Community Plan Amendment and Rezoning Application No. 100214 and Heritage Alteration Permit Application No. 101241 be deferred to the next Regular Council meeting to allow Council time to review.
DEFEATED

Mayor Froese and Councillors Arnason, Kunst, Long, and Whitmarsh opposed

REFERRAL
Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Official Community Plan Amendment and Rezoning Application No. 100214 and Heritage Alteration Permit Application No. 101241 be referred to staff to work with the proponent to address the concerns raised by the public regarding parking.

AMENDMENT TO THE REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Davis,
That the referral be amended to ask staff to consider not closing Royal Avenue, or if it is closed, that it be converted to parking.
DEFEATED

Mayor Froese and Councillors Arnason, Kunst, Long, and Whitmarsh opposed

AMENDMENT TO THE REFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Long,
That the referral be amended to ask staff to consider ALL the concerns raised at the Public Hearing, not just parking.
CARRIED

Councillor Richter opposed

REFERRAL, AS AMENDED
The question was called on the Referral, as amended, and it was
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Councillors Davis, Richter, and Woodward opposed

Heritage Alteration Permit No. 101241

Running concurrently with this Bylaw is Heritage Alteration Permit No. 101241 (Township of Langley / Vicini Homes (Fort Langley) LP / 9100 Block King Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
c. All signage being in compliance with the Township's Sign Bylaw;
d. All mechanical equipment to be screened from view by complementary architectural or landscape screening; and
e. All refuse bins to be stored within a building.

Although not part of the heritage alteration permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
e. Although not a commercial or industrial property, provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township to minimize the impact of exterior lighting on adjacent historic sites; and
f. Payment of supplemental heritage alteration permit application fees, Development Cost Charges, and building permit administration fees.

2. Highway Closure and Dedication Removal
(Township - Fort Block)
Bylaw No. 5558
Bylaw No. 5597
Report C20-12
File ADM PM002696
https://youtu.be/7c1Xr1HMhUw?list=PLcsR1gaLwRUhkIU7rxmLcxSukVS7iVJNq&t=12921

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That Council give third reading to "Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558"; and "Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597".

REFERRAL
Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That third reading of Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558"; and "Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597 be referred to staff to consider the concerns raised at the Public Hearing.
CARRIED

Councillor Woodward opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Ferguson declared a Conflict of Interest under Section 100 of the Community Charter as he lives in the area and left the meeting at 4:32pm.

I. BYLAWS FOR FINAL ADOPTION

1. **Sanitary Sewer Local Area Service**
   24 to 28 Avenues and 204 to 208 Streets
   Bylaw No. 5768
   Report 22-12
   File ENG 5320-20-SWR21-02
   https://youtu.be/7c1Xr1HMhUw?list=PLcsR1gaLwRUhkIU7rxmLcxSukVS7iVJNq&t=12946

   Moved by Councillor Kunst,
   Seconded by Councillor Whitmarsh,
   That Council give final reading to "Local Area Service Bylaw No. 5768".

   REFERRAL
   Moved by Councillor Richter,
   Seconded by Councillor Woodward,
   That Sanitary Sewer Local Area Service 24 to 28 Avenues and 204 to 208 Streets, be referred to staff to re-start the process, excluding the residents who have already responded.
   DEFEATED

   Mayor Froese and Councillors Arnason, Kunst, Long, Whitmarsh and Woodward opposed

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

ATTACHMENT D

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, February 28, 2022 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B, Long, K. Richter, and B. Whitmarsh

R. Seifi

S. Little, S. Richardson, and K. Stepto

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter due to property ownership and was not present.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – February 28, 2022

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held February 28, 2022.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100214 and Heritage Alteration Permit Application No. 101241 (Township of Langley / Vicini Homes (Fort Langley) LP / 9100 Block King Street)
Bylaw No. 5761
Bylaw No. 5762
Report 22-10
File CD 11-33-0138

Public Input Opportunity
Highway Closure and Dedication Removal (Township - Fort Block)
Bylaw No. 5558
Bylaw No. 5597
Report C20-12
File ADM PM002696

Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5762";

"Highway Closing and Dedication Removal (Township – Fort Block) Bylaw 2020 No. 5558"; and

"Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597"

Explanation – Bylaw No. 5761

S. Richardson explained that Bylaw No. 5761 amends the Fort Langley Community Plan to allow development of 44 3-storey townhouses up to maximum density of 57 units per hectare (23 units per acre) on properties located in the 9100 Block of King Street. The bylaw also removes a redundant requirement related to servicing. 55 Public Notices were mailed out.

Explanation – Bylaw No. 5762

S. Richardson explained that Bylaw No. 5762 rezones the subject site to Comprehensive Development Zone CD-106 to allow development of 44 3-storey townhouse units on properties located in the 9100 Block of King Street.

C. PUBLIC HEARING

Explanation – Bylaw No. 5558

S. Richardson explained that Bylaw 2020 No. 5558 authorizes the closure and highway dedication removal from portions of the lane between Royal Street and King Street and Mary Avenue and Mavis Avenue.

Explanation – Bylaw No. 5597

S. Richardson explained that Bylaw 2020 No. 5597 authorizes the closure and highway dedication removal from the portion of Royal Street between Mary Avenue and Mavis Avenue.

That Council, at time of third reading of Rezoning Bylaw No. 5762 and in advance of final reading of Bylaw No. 5762, consider authorizing the applicant to proceed with clearing work associated with required archaeological permitting subject to the following conditions to the acceptance of the General Manager of Engineering and Community Development:

1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
2. Installation of tree protection fencing around the remaining trees onsite to be retained on an interim basis;
3. Conformance with Schedule “B” of the Erosion and Sediment Control Bylaw 2006 No. 4381, as amended, Erosion and Sediment Control for Building Sites (less than 2,000 m^2);
4. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and nesting; and
5. Confirmation by the applicant that works undertaken prior to final reading of related bylaw and issuance of Heritage Alteration permit are completely at applicant’s risk and expense and in no way fetter Council’s discretion in dealing with the rezoning and Heritage Alteration Permit applications.

Heritage Alteration Permit No. 101241

Running concurrently with this Bylaw is Heritage Alteration Permit No. 101241 (Township of Langley / Vicini Homes (Fort Langley) LP / 9100 Block King Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A”;
b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
c. All signage being in compliance with the Township’s Sign Bylaw;

C. PUBLIC HEARING

d. All mechanical equipment to be screened from view by complementary architectural or landscape screening; and
e. All refuse bins to be stored within a building.

Although not part of the heritage alteration permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
e. Although not a commercial or industrial property, provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township to minimize the impact of exterior lighting on adjacent historic sites; and
f. Payment of supplemental heritage alteration permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

1. A. Vickers, a Fort Langley resident, was in attendance and commented that the Village needs housing which these townhouses will provide.
2. P. Steunenberg, a Fort Langley resident, was in attendance and expressed concerns regarding lack of parking in the area.
3. K. Turner, a Fort Langley resident, was in attendance and expressed concerns about losing the historical aspects of the area to high density.
4. S. Hope, a Fort Langley resident, was in attendance and expressed support for the development.
5. M. Wildeman, a Fort Langley resident, was in attendance and expressed concerns regarding increased traffic along Hudson Bay and safety issues.
6. L. Mantei, a Fort Langley resident, was in attendance and expressed concerns regarding lack of parking in the area.
7. B. Holmes, a Fort Langley resident, was in attendance and expressed opposition due to closing Royal Avenue, lack of parking, and high density.
8. S. Ginetz, a Fort Langley resident, was in attendance and expressed concerns regarding increased traffic on King Street and changing the heritage feel of the area.

C. PUBLIC HEARING

9. J. Kell, a Fort Langley resident, was in attendance and expressed support for a townhouse development in the area, but opposition to the proposed plan due to increased density, lack of green space, and closing Royal Avenue.
10. B. Baker, a Fort Langley resident, was in attendance and expressed concerns regarding increased traffic in the area and safety issues.
11. D. Evans, a Fort Langley resident, was in attendance and expressed support as development will provide sidewalks etc. in the area and stated he would like to develop his property across the street on King Street.
12. D. Sundvick, a Fort Langley resident, was in attendance and expressed concerns regarding the development not being energy efficient and the townhouses not being affordable. He further suggested having underground parking in the complex.
13. M. Van Popta, a Fort Langley resident, was in attendance and expressed concerns regarding increased traffic and density in the wrong location.
14. M. Weatherston, a Fort Langley resident, was in attendance and expressed concerns regarding not consulting the public before bringing this proposal to Council.
15. J. Blaylock, a Fort Langley resident, was in attendance and expressed concerns regarding increased traffic in the area and losing the heritage value in the area.
16. A. Gronfeldt, a Fort Langley resident, was in attendance and expressed concerns regarding increased traffic and lack of sidewalks in area.

The following written submissions were received from the public:

1. K. Turner, a Fort Langley resident, expressing opposition due to the high density, lack of transit in the area, increased traffic, and parking issues.
2. K. O'Connor, a Fort Langley resident, expressing concerns about the use of King Street and Francis Avenue as through-road out of Fort Langley.
3. G. Muller, a Fort Langley resident, expressing concerns about the increased density.
4. R. Hardin, a Fort Langley resident, expressing concerns about the building height, lack of parking in the area, and density.
5. H. Hinkkuri, a Fort Langley resident, expressing opposition due to increased density and lack of heritage and charm.
6. P. Verhoeff, a Fort Langley resident, expressing support as it seems very well designed and appropriate for Fort Langley.
7. King Street residents, 11 signature petition in opposition due to increased density and traffic issues.
8. D. Kask, a Langley resident, expressing concerns about removing a portion of Royal Street and the impacts on traffic.

C. PUBLIC HEARING

9. F. Cox, a Langley resident, expressing concerns about not allowing secondary suites, on-street parking on Mary and King, lack of affordable units.
10. A. Hinkkuri, a Fort Langley resident, expressing opposition due to increased density and lack of parking in the area.
11. M. Danrich, a Fort Langley resident, expressing concerns about losing public space and grassed areas, and the increased density.
12. K. Zukas, a Fort Langley resident, expressing support as the townhomes will provide an option for families who want to live in Fort Langley.
13. M. Godwin, a Fort Langley resident, expressing opposition due to increased density, vehicles, changing the community plan and heritage guidelens, and construction noise.
14. J. Blaylock, a Fort Langley resident, expressing opposition due to increasing density and traffic issues.
15. D. Sundvick, a Fort Langley resident, expressing concerns regarding the development not being energy efficient and the townhouses not being affordable.
16. B. Holmes, a Fort Langley resident, expressing opposition due to closing Royal Avenue, not using the land for further expansion of the new museum, only one entrance to the development, and the style of the buildings with the surrounding neighbourhood.
17. P. Steunenberg, a Fort Langley resident, provided photos of parking in the area.
18. M. Wildeman, a Fort Langley resident, expressing concerns regarding increased traffic along Hudson Bay and safety issues.

Explanation by the proponent:

Michelle Sotomayor, Director, Development & Corporate, Conwest, was in attendance and commented that the development will provide side by side parking, flex and storage spaces, and ten visitor stalls. The garages will be mandated to be used for parking only. She further stated that this form of housing is needed in Fort Langley.

Greg. Vlieg, CTS Traffic Engineering Specialists, was in attendance and commented that the traffic will not increase significantly, and the development will only produce 26 additional vehicles in the area.

Michelle Sotomaor, commented that the development is meeting Step Code 3 and are looking to provide electric heat pumps in each unit. They will include passive cooling elements and a new public path amenity.

D. TERMINATE

Moved by Councillor Long,
Seconded by Councillor Kunst,
That the meeting terminate at 8:38pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

ATTACHMENT E

April 12, 2021

ATTN: Teresa Hanson
Senior Development Planner, Development Services
Township of Langley
20338 65 Avenue
Langley, BC, V2Y 3J1

RE: Response to Feb 28, 2022 Public Hearing Feedback & Mar 7, 2022 Council Resolution 11-33-0138 Proposed Development - Vicini Homes Fort Langley Townhouse Project

Thank you for the March 16, 2022 Outcomes Letter in regards to the Council Resolution of March 7, 2022 and the summary list of concerns raised at the Public Hearing. Since the March 7 Council meeting, we have been working on the project design to best respond to the themes that were heard, and after thorough consideration of all items, have provided an updated proposal informed by the concerns raised.

The revised proposal decreases the density, from 44 to 41 units. It also significantly enhances the amount of on-site parking, by 30%, providing driveway apron parking for 15 of the homes. There is now an increased ratio of amenity greenspace per home, and the density reduction lessens any impact on area traffic and parking. For clarity, in regards to traffic impact, our traffic engineer has evaluated the overall traffic impact as "not an appreciable impact."

We have maintained the integrity of the exterior perimeter design, with the 2-storey appearance facing the community still consistent with the Fort Langley Community Plan. We have also maintained the integrity of the heritage theme and character that was proposed and endorsed by the Heritage Review Panel and Heritage Advisory Committee. Additionally, we have further enhanced the landscape design on site including providing significantly more trees than required by bylaw (89 trees provided, 57 required), and confirm we are still providing 3 adaptable, elevator-ready homes (1 more than required by bylaw.)

Consistent with the Fort Langley Community Plan Section 2.11 which references a potential road closure at the north end of Royal Street as a way to support the objectives for museums in the area, we propose to maintain the Royal Street road closure. The new public pathway will maintain a pedestrian connection in this location, and the form of this pathway is also consistent with the Fort Langley Community Plan Section 2.9.3 which references the objective to provide recreational walkways separated from road rights of ways for a different user experience.

We do note that with the closure of Royal Street, part of the closure (approximately 1/3 of the area at the north end) is being converted to a public parking lot.

These townhomes will provide a housing option in the community that currently does not exist, and takes a step toward addressing affordability through providing the right type of missing middle supply for families.

We have thoroughly considered each item raised at the Public Hearing to inform the revisions to the proposed project. As stated in your letter, the concerns raised, in order of frequency, are as follows in the bullets below. Underneath each*, in italics,* please find our comment by comment response.

- Lack of parking or impact on parking (both onsite and onstreet)

We have revised the site plan to provide longer driveways that accommodate 2 additional cars for approximately 1/3 of the townhomes. This site design change was facilitated by reducing the density by 3 townhomes.

The total parking provided has increased by 27 stalls, including the driveway stalls, for a total now of 118 stalls provided, as compared to the bylaw required 91 stalls. (30% above the bylaw requirement)

We note that we are also providing significant offsite infrastructure including a designated parking aisle along Mary Avenue, King Street and Mavis Avenue.

We note that the proposal to close Royal Street is only for approximately 2/3 of the length between Mavis Avenue and Mary Street, and the northern 1/3 is being converted to a 16 stall public parking lot.

- Traffic (increase generally and impact on community)

With the revised site design, there are 3 fewer townhomes therefore also decreasing impact on area traffic.

CTS Traffic Engineering Ltd provided a traffic report dated December 6, 2021, confirming that the surrounding roads have the capacity to accommodate the moderate traffic increase from the proposed new townhouse development, even with the closure of Royal Street. CTS has reviewed the data in conjunction with the proposed revised development plan and reconfirmed this assessment, that the traffic impact would not be noticeable.

- Proposed density too high

We have reduced the number of townhomes from 44 to 41. Correspondingly, the unit per acre density has decreased from 23 upa to 21 upa, as has the FSR from 0.89 to 0.83.

The height around the perimeter is in keeping with the Community Plan at 2-2.5 storeys, and the density contributes to the local housing supply, a step towards addressing the broader issue of affordability.

- Impact of the closure of Royal Street

CTS Traffic Engineering Ltd provided a traffic report dated December 6, 2021, confirming that the surrounding roads have the capacity to accommodate the moderate traffic increase from the proposed new townhouse development, even with the closure of Royal Street. They have reconfirmed this assessment in light of the revised proposal.

We note that the proposal to close Royal Street is only for approximately 2/3 of the length between Mavis Avenue and Mary Avenue, and the northern 1/3 is being converted to a 16 stall public parking lot.

The proposed Royal Street road closure is consistent with the Fort Langley Community Plan Section 2.11 which references a potential road closure at the north end of Royal Street as a way to support the objectives for museums in the area.

The new public pathway connection that will be provided in place of Royal Street and tie into the Fort to Fort Trail network is also consistent in form with the Fort Langley Community Plan Section 2.9.3 which references the objective to provide recreational walkways separated from road rights of ways for a different user experience. This new pathway is an increased opportunity for pedestrian access and walkability, would encourage users of the new public pathway to walk or cycle.

- Design not appropriate for context

We heard feedback about the design that was positive as well, and the design we put forward was supported by the Heritage Review Panel and endorsed by the Heritage Advisory Committee. Our approach to the design is outlined in the design rationale as well as in the earlier pages of the HAP drawing package. It is a pioneer heritage theme inspired by the neighbourhood context, a subtle expression against the adjacent museum and Fort architecture. Materials are natural-look and high quality, and each of the townhome buildings has a central manor home element, with the idea that each side could have been added over time. The color palette is neutral but beautiful to provide a quiet backdrop for the new museum, with heritage colours on the front doors, and we have incorporate symmetrical window rhythm with a distinct heritage sill detail. Design is a subjective topic but we believe we have put significant effort into ensuring that the design is appropriate for the context and reflects the special, rich, and heritage community feel of Fort Langley.

- Lack of sidewalks/road infrastructure in Fort Langley

We would like to clarify that as part of our offsite improvements, we will be constructing sidewalk and road infrastructure for the frontages along Mary Ave, King Street, as well as on Mavis Avenue in front of the museum and the new parking lot at the very north end of Royal Street at our cost.

We are also paying DCCs that include charges for Roads and Utilities, this project will be contributing approximately $1.3 Million in DCCs that can be applied through the Township to infrastructure projects.

- Proposal inconsistent with historical aspects of area, heritage character, charm of village, etc.

We heard feedback about the design that was positive as well. Our approach to the design is outlined in the design rationale as well as in the earlier pages of the HAP drawing package. Some highlights include that the style is a pioneer heritage character, inspired by the neighbourhood context, a subtle expression against the adjacent museum and Fort architecture. Materials are natural-look and high quality, and each of the townhome buildings has a central manor home element, with the idea that each side could have been added over time. Design is a subjective topic but we believe we have put significant effort into ensuring that the design is appropriate for the context and reflects the special, rich, and heritage community feel of Fort Langley.

- Proposed building height too tall

We also heard a lot of positive feedback on the design through our Public Information Meeting and Open Houses. We have taken care to put forward 2 storey facades for all perimeters, working with the grade of the site. This development design also provides a transition between the Museum to the single family context. Overall height as compared to the overall grade is 8.57 m, within the 9.0 m intent of the Fort Langley Community Plan.

- Loss of public space unknown to benefit to community

We are providing a public right of way along the new public greenway connection along the east side, maintaining pedestrian connection in place of Royal Street. We are also providing significant infrastructure contributions to the community, beyond that of a typical townhouse project, including new road & parking aisle, curb, boulevard and sidewalk along Mary Avenue, King Street and Mavis Avenue. Currently along King Street and Mary Avenue there is no formal curb or sidewalk along the frontage of the townhouse property.

- Lack of affordability

These homes are relatively more affordable than the primarily single family context in Fort Langley. Providing these townhomes is a step towards increasing the right type of housing supply, for the missing middle, and addressing the overall housing affordability issue in our community. These homes provide an option for families that does not exist in Fort Langley right now.

- Entrance to the site (add one or move to Mary Avenue)

We have looked at the opportunity and challenges of relocating the site entry to Mary Avenue, and besides the concerns the neighbours would have across Mary Avenue of headlights shining into their homes, not to mention headlights beams into the interior units of the development, the grade of an entry driveway from Mary would not meet BCBC requirements for max. slope of 8% or 1/12. We would have grades of 9.5% - 12%, depending on the exact location of the access. Accordingly, we have maintained the access as designed from King Street.

- Lack of greenspace

We also heard a lot of positive feedback on the overall design through our Public Information Meeting and Open Houses. We confirm that we are providing an amenity area split into two functional spaces. Through the revisions that we made reducing the density by 3 homes, we have maintained the same amenity space and increased area per unit in exceedance of the bylaw requirement. In addition, we also want to note the public greenway connection we are providing along the east property line, creating a strong relationship with the adjacent Fort Park. Each home also has their own private deck off the living area and modest front or back yard.

In this proposed revised plan, we note we have also incorporated a significant increase in the number of trees, as well as the ratio of coniferous trees provided to enhance year-round greenery. Additionally, the total new trees provided exceeds the bylaw number of trees required in the development, by 32 additional trees (56% more – 89 trees provided as compared to 57 required).

- Not supportive of change to the Fort Langley Community Plan or Heritage Conservation Area guidelines

We heard feedback about the proposed design that was positive as well, and the design put forward was endorsed by the Heritage Review Panel and Heritage Advisory Committee. Our approach to the design was outlined at in the design rationale as well as in the earlier pages of the HAP drawing package. Some highlights include that the style is a pioneer heritage character, inspired by the neighbourhood context, a subtle expression against the adjacent museum and Fort architecture. Materials are natural-look and high quality, and each of the townhome buildings has a central manor home element, with the idea that each side could have been added over time. Design is a subjective topic but we believe we have put significant effort into ensuring that the design is appropriate for the context and reflects the special, rich, and heritage community feel of Fort Langley.

While this proposal does require a change from institutional to residential, we also have taken care to reflect key elements of the Fort Langley Community Plan, including the 2 storey facades along the perimeter, the road closure, supporting the new museum, and providing townhouses in proximity to the Fort Langley downtown core.

- Opportunity missed to include secondary suites

We are unable to provide this type of suite in the townhomes as designed due to:

- *Minimum ground floor area to convert to a suite, many without windows given the grade change, and inability to provide a separate access to the interior units.*
- *Increased parking needs further challenging the traffic and parking requirements of the community.*
- *In order to provide secondary suites, the homes would become larger, and at a higher price point, a different product altogether rather than the moderate sized family townhomes proposed, putting upward pressure on prices and decreasing affordability.*

We note this concern came up with less frequency.

- Opportunity missed to provide energy efficiency / green building standards

We would like to clarify that we are providing energy efficiency and building to green building standards:

- *This project will be built to meet Step Code 3.*
- *We will be incorporating a heat pump air conditioning system.*
- *We have provided large canopies over many doors and windows which act as a passive cooling element to the design.*
- *We have provided spaces in the garage area to further separate waste and recycling components as the Township's waste programs may expand in line with climate action plan goals.*
- *We are providing more on-site trees than required by the bylaw (89 provided, 57 required), contributing more to the future canopy of the area and all the benefits that trees bring for health, carbon reduction and clean air.*
- *The offsite infrastructure we are providing contributes to walkable, complete streets with separated road and pedestrian areas.*

- Lack of transit in neighbourhood

Fort Langley is a very walkable neighbourhood, and this proposed development is located in close proximity to the central core of Fort Langley, just a short walk away from many amenities.

We have also increased parking within the project above the bylaw requirement (118 stalls provided as compared to 91 required) to accommodate additional residential cars for those that choose to travel further outside of the community.

- Impact of construction and noise

Vicini Homes takes care to be a good neighbour, and will of course work well within the bylaws of all construction noise requirements.

- Lack of public consultation

We began public consultation back in 2019, following public consultation originally done by the Township. One initial outreach included meeting with community groups as well as a broad survey put forward at the 2019 Fort Langley Jazz Festival. We proposed the townhouse form as a response to the preliminary feedback we heard for the desired type of homes on this property.

As mentioned, we met with community groups including Fort Langley Community Association, Fort Langley Community Improvement Society, the Farm Museum and the Fort National Historic Site, and also continued to extend the opportunity for further meetings. We also door-knocked on immediate neighbour homes to discuss the proposed development and provided direct contact information as well for follow up. Many of the neighbours attended the information meetings noted below and provided written feedback forms following the Nov 8, 2021 Public Information Meeting.

A project website with direct contact information is available, and we sent out a community wide mailout to ensure awareness of this website in early 2021. The response has been strong, and we continue to receive ongoing inquiries.

This project has been through Heritage Review Panel twice, and incorporated significant changes from feedback received from the Panel, then was later supported by the Heritage Review Panel and endorsed by the Heritage Advisory Committee.

Vicini Homes held a Public Information Meeting on Nov 8, 2021, which included an in-person format as well as materials available online as well. From feedback we heard, we made significant changes responding to concerns.

We held a Drop-In Open House on December 2, 2021, to further consult the community and share changes that we had made as a result of feedback from the Nov 8, 2021 Information Meeting.

Following the February 28, 2022 Public Hearing, we have made additional significant design changes to further address public feedback, as outlined above.

I hope that the responses above and the revised development concept demonstrate the serious consideration we have taken in reviewing the concerns raised at Public Hearing, including making significant changes to address them accordingly.

If you require any further information, I would be happy to discuss further. Please do not hesitate to reach out anytime.

Sincerely,



Michelle Sotomayor
Director, Development & Corporate
Vicini Homes (Fort Langley) LP

Traffic Engineering Specialists

101A - 1952 Kingsway Avenue
Port Coquitlam, British Columbia
Canada V3C 6G2

604.936.6190
604.936.6175
www.cts-bc.com

ATTACHMENT F

TECHNICAL MEMORANDUM

TO: **Michelle Sotomayor, Director, Development & Corporate, Vicini Homes**
FROM: **Gary Vlieg, P.Eng.**, Creative Transportation Solutions Ltd. (CTS)
DATE: 11 April 2022
RE: Ft. Langley Townhouse Additional Information
FILE NO: 7522-01

1.0 BACKGROUND

CTS has been retained by Vicini Homes to undertake various transportation assessments associated with the proposed townhouse development in Ft. Langley. Subsequent to the development concept presented to Council, the applicant has amended the concept from 44 townhomes to 41 townhomes. This memo documents additional information in response to specific concerns raised by the Public and Council regarding traffic and parking as it relates to the proposed development.

To provide more information and context, below we have:

- Provided an updated parking analysis as it relates to the revised proposed development, given that there are significantly more on-site parking stalls now provided on private driveways.
- Reviewed the existing parking conditions on Royal Street and impacts of the proposed Royal Street closure.
- Reconfirmed the traffic analysis from December 6 2021 report as it relates to the revised proposed development as well as the proposed Royal Street closure.
- Reviewed the traffic generation/impact from underlying existing institutional land designation.

2.0 ANALYSIS

2.1 On-site Parking

The revised site plan with 41 townhomes, will provide a total of 118 on-site parking stalls. The bylaw requirement is 91 parking stalls; therefore, the proposed development exceeds the bylaw requirement by 27 stalls (30%). A review of the revised site plan indicates that over 1/3 of the homes (15 townhomes) will have parking on their driveway aprons as well as their garages, which is included in the above-noted parking count.

2.2 Royal Street Parking Review

Looking at Royal Street (**FIGURE 1**, below) there is about 200 metres of road frontage from Mary to Mavis on both sides of Royal – that equates to 29 parallel parking stalls (based on 7 metres/stall). With the development of the Langley Museum/Performance Centre a 16 stall public parking lot will be constructed at the north end of Royal Street. The net result is that the closure of Royal Avenue will result in a net loss of 13 parking stalls on Royal Street.

As part of the development proposal, on-street parking along the Mary Avenue and King Street frontages will be formalised to ensure efficient and optimal use of the street space for parking.

FIGURE 1
ROYAL STREET PARKING



2.3 Traffic Generation of Proposed Development

It is noted that with the revised development proposal the net trip generation decreases to 20 (from 22) trips during the AM peak hour and 24 (from 26) trips during the PM peak hour. The site generated traffic is readily accommodated on the existing road network, even with the proposed partial closure of Royal Street and will not have an appreciable impact on intersection operations.

2.4 Effect on Traffic Capacity with Proposed Partial Closure of Royal Street

We note that the north end of Royal Street will remain open and function as a parking area. As noted in our study dated, 6 December 2021, the road network has sufficient capacity to accommodate traffic that is diverted due to the partial closure of Royal Street between Mary Avenue and Mavis Avenue as well as accommodating the traffic generated by the proposed townhouse development. The intersection analysis yielded a Level of Service A, Excellent.

2.5 Trip Generation for Existing Land Use Designation

Within the existing land use designation, P1, Daycare and Clinics would be reasonable uses. Using the ITE Trip Generation Manual 11th Ed. the trip generation for each of these potential uses was determined:

Assuming a 10,000 sq. ft. daycare, a total of 110 vehicle trips would be generated in each of the AM and PM peak hours.

Assuming a 33,500 sq.ft. clinic, which is about the maximum when parking requirements are accounted for, it would generate 92 AM and 124 PM vehicle trips.

As noted above, with 41 townhomes, a total of 20 AM peak hour and 24 PM peak hour trips would be generated.

The net result is that the trip generation of the proposed townhouse development is between 20% to 25% of the number of trips that would be generated with uses permitted under the current land use designation.

Should you have any questions regarding this memo, please do not hesitate to contact me.

Regards,



2022-April-12



Gary Vlieg, M.Sc., P.Eng.
Sr. Project Manager

gvlieg@cts-bc.com
250-404-9094

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (FORT LANGLEY COMMUNITY PLAN) BYLAW 1987 NO. 2527
AMENDMENT (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP)
BYLAW NO. 5761

EXPLANATORY NOTE

Bylaw No. 5761 amends the Fort Langley Community Plan to allow development of 41 3-storey townhouses up to maximum density of 54 units per hectare (21.5 units per acre) on properties located in the 9100 Block of King Street. The bylaw also removes a redundant requirement related to servicing.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (FORT LANGLEY COMMUNITY PLAN) BYLAW 1987 NO. 2527

AMENDMENT (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP) BYLAW NO. 5761

A Bylaw to amend Fort Langley Community Plan 1987 No. 2527

WHEREAS it is deemed necessary and desirable to amend "Fort Langley Community Plan Bylaw No. 2527" as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761".

2. The Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 as amended is further amended by amending Section 2.4:

    a. By deleting the final sentence containing the words "Any such use would require approval of the wastewater disposal system by the Ministry of Health."

    b. By adding the following sentence at the end of Section 2.4:

        "Lands legally described as Lots 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856, Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614, Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597, and Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558 shall be permitted to develop as townhouses at a maximum allowable density of up to 54 units per hectare (21.5 units per acre)."

    c. By changing the land use designation of the lands described as follows:

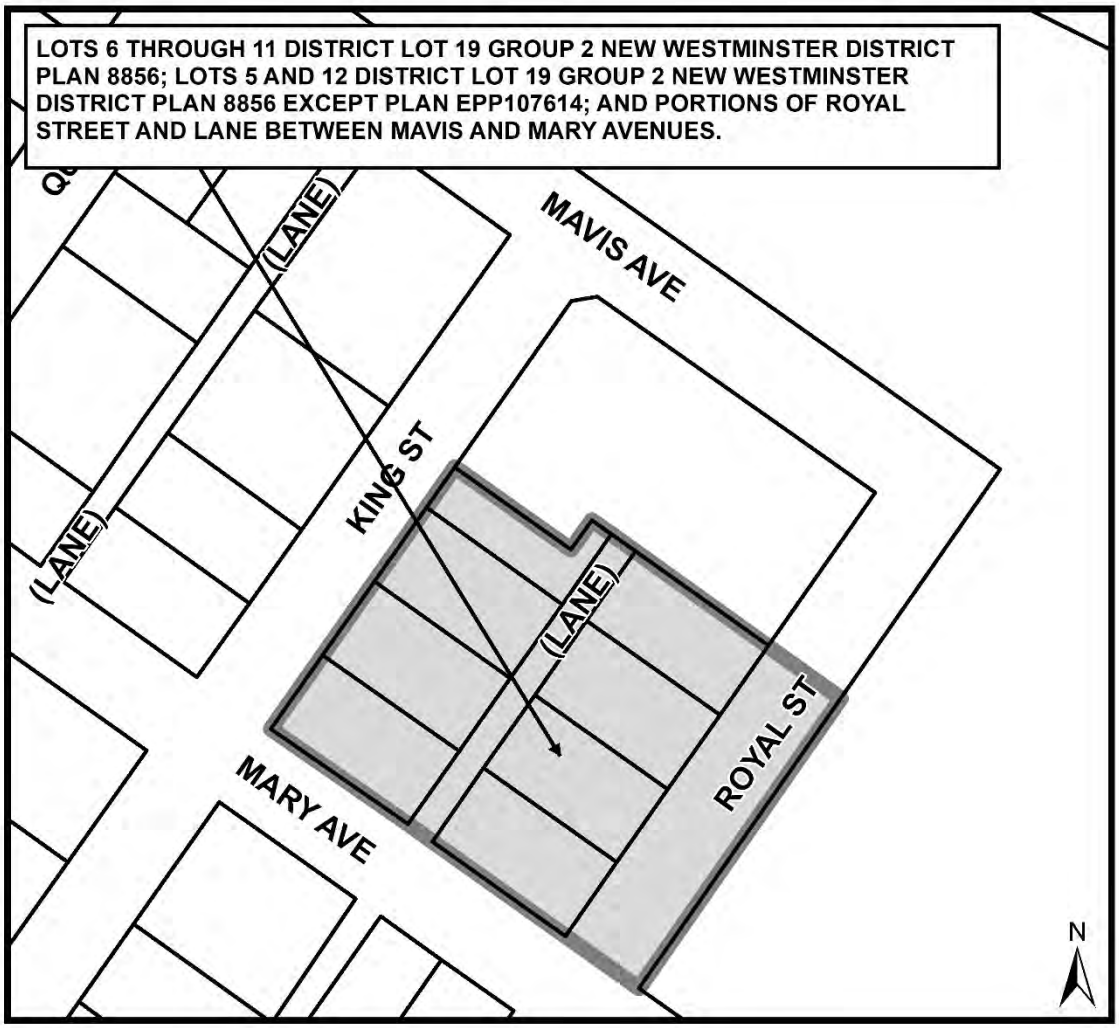
        Lots 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856
        Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614
        Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597
        Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558

    as shown delineated on Schedule "A" attached to and forming part of this Bylaw from "Institutional" to "Multi Family" on the Fort Langley Community Plan map.

READ A FIRST TIME the	07	day of	February	, 2022.
READ A SECOND TIME the	07	day of	February	, 2022.
PUBLIC HEARING HELD the	28	day of	February	, 2022.
READ A THIRD TIME the		day of		, 2022.
ADOPTED the		day of		, 2022.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5761



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP)
BYLAW NO. 5762

EXPLANATORY NOTE

Bylaw No. 5762 rezones the subject site to Comprehensive Development Zone CD-106 to allow development of 41 3-storey townhouse units on properties located in the 9100 Block of King Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (TOWNSHIP OF LANGLEY / VICINI HOMES (FORT LANGLEY) LP)

BYLAW NO. 5762

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5762".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-106" after the words "Comprehensive Development Zone CD-105"
   (2) Adding to Section 110.1 after the words "CD-105" the words "CD-106 – 7,500 m^2"
   (3) Adding after Section 1005 "Comprehensive Development Zone CD-105" the following as Section 1006 "Comprehensive Development Zone CD-106"

1006 **COMPREHENSIVE DEVELOPMENT ZONE CD-106**

Uses Permitted

1006.1 In the CD-106 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses* in accordance with Section 1006.2

Density

1006.2 The maximum density shall not exceed 54 *dwelling units* per hectare (21.5 *dwelling units* per acre).

Lot Coverage

1006.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 38%.

Siting of Buildings and Structures

1006.4 Except as provided for in Sections 104.4, 104.15 and 105.1.2), no *buildings* or *structures* shall be sited less than:

1) 2.8 metres from a *front lot line*;
2) 6.8 metres from a *rear lot line*;

3) 1.2 metres from a *side lot line*; and
4) 3.0 metres from a *side lot line* where the *side lot line* abuts a *flanking street*.
5) The minimum required setback for front, rear or flanking lot lines may be reduced by 1.6 metres for porches, provided that such reductions shall apply only to the projecting feature.

Height of Buildings and Structures

1006.5 1) Notwithstanding Section 104.5 the maximum *height* of *buildings* and *structures* may be 11 metres and three *storeys* provided no *building* facing the *front lot line* may exceed 2.5 storeys above the finished grade and no *building* facing the flanking or *rear lot line* may exceed two storeys above the finished grade
2) The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1006.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1006.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Heritage Alteration Permit.

Parking and Loading

1006.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1006.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

Heritage Alteration Permit Requirements

1006.10 A Heritage Alteration Permit shall be issued by Council prior to issuance of a Building Permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

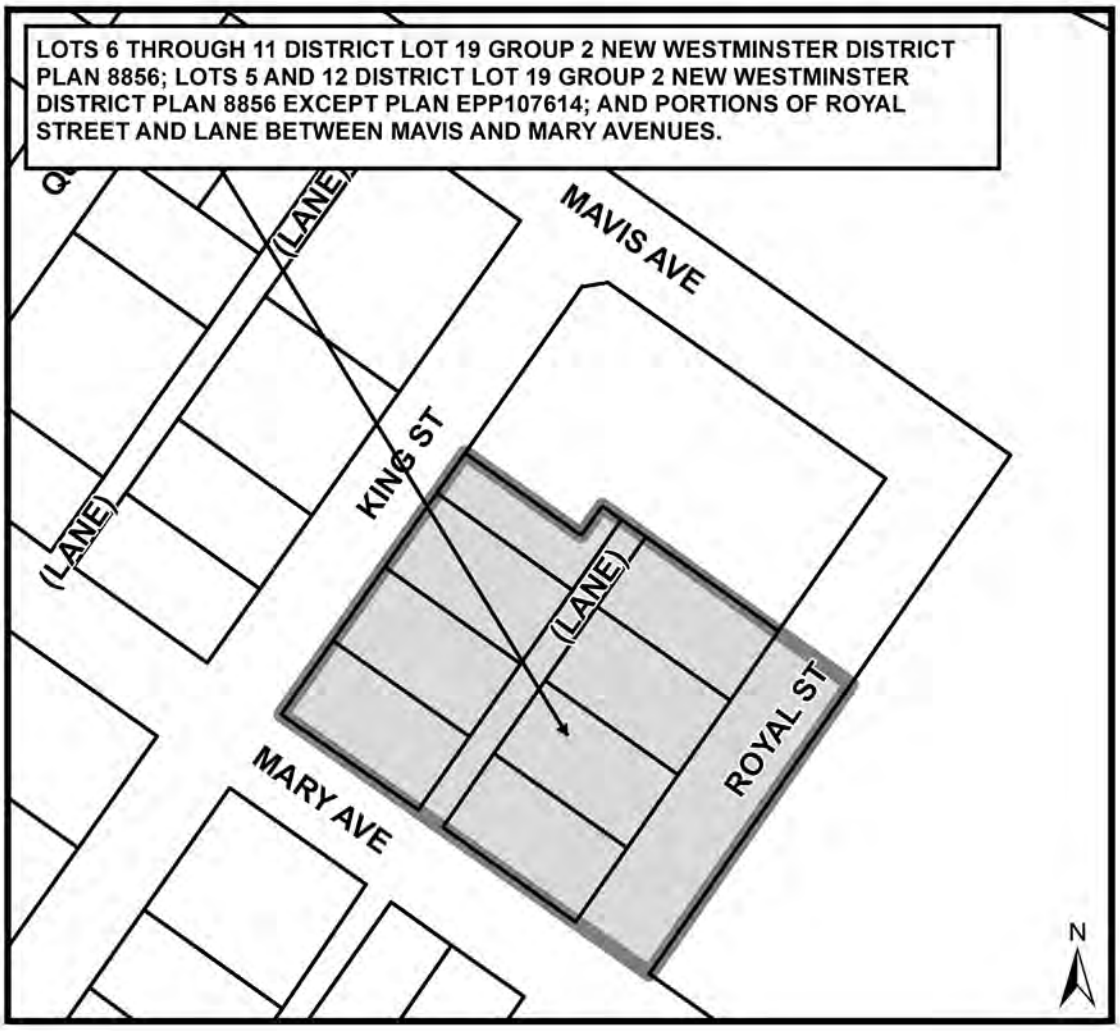
Lots 6 through 11 District Lot 19 Group 2 New Westminster District Plan 8856
Lots 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Except Plan EPP107614
Portion of Royal Street proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597
Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5558

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-106.

READ A FIRST TIME the	07	day of	February	, 2022
READ A SECOND TIME the	07	day of	February	, 2022
PUBLIC HEARING HELD the	28	day of	February	, 2022
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5762



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (CONWEST) BYLAW NO. 5706

EXPLANATORY NOTE

Bylaw No. 5706 amends the Rural Plan by deleting the subject site (located in the 5600 Block of 264 Street) from the Rural Plan area, and amends the Gloucester Industrial Park Community Plan by extending the Plan Boundary to include the subject site, designating the site “Service and General Industrial” and including the site as a mandatory Development Permit Area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (CONWEST) BYLAW NO. 5706

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706".
2. The "Langley Official Community Plan Bylaw 1979 No. 1842" as amended is further amended by amending "Map 1 - Land Use" to change the designation of the lands from "Agriculture" to "Industrial" and further amending "Map A-1 RGS Land Use" from "Agriculture" to "Industrial" with respect to the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

3. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556" as amended is further amended with respect to the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

   a) by amending the Gloucester Industrial Park Development Concept map to include the lands in the Plan Boundary;
   b) designating the lands as "Service and General Industrial"; and
   c) designating the lands as a Development Permit Area.

4. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by revising Map 1 to include within the “Urban Boundary” and removing from the “Small Farms/Country Estates” designation the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

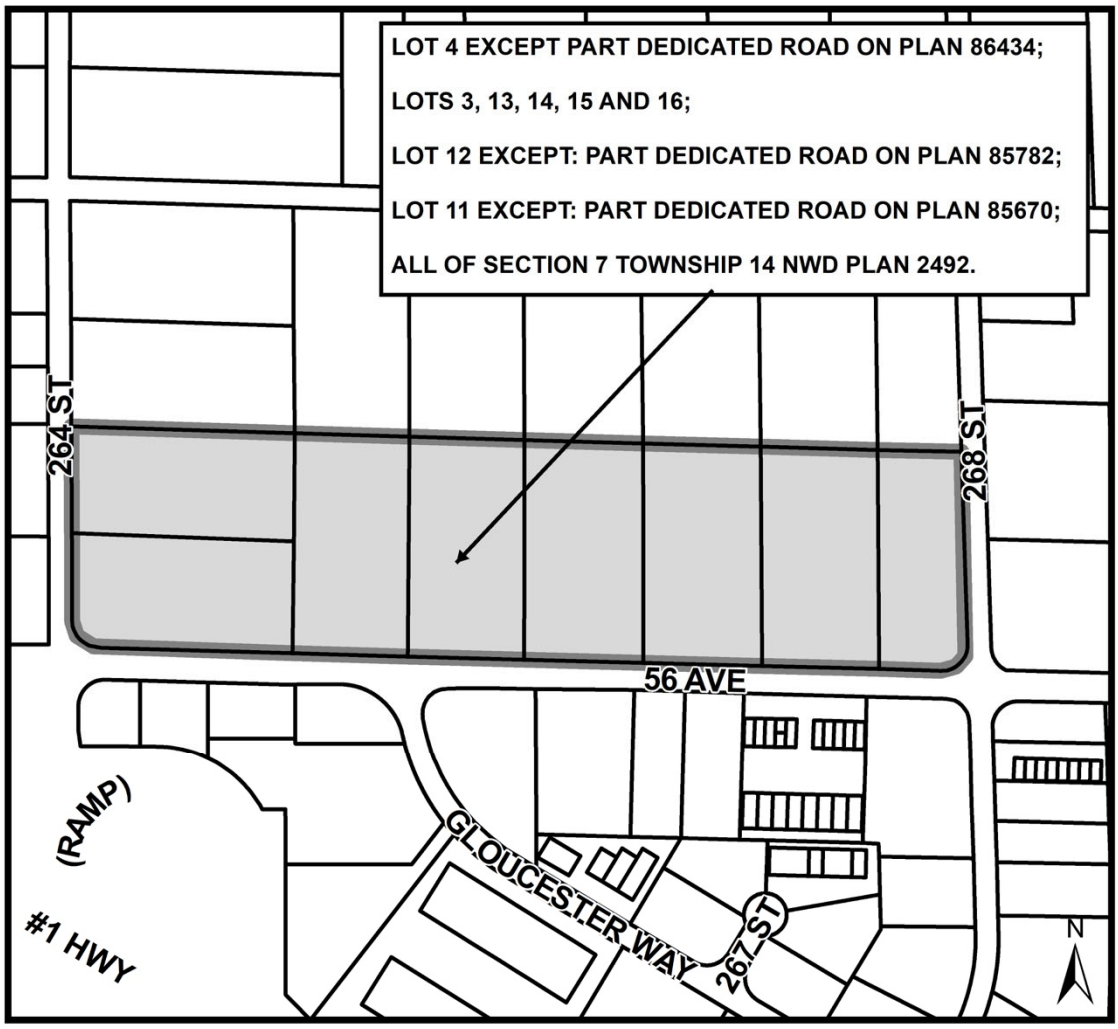
   All of Section 7 Township 14 NWD Plan 2492.

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	28	day of	March	, 2022
READ A SECOND TIME the	28	day of	March	, 2022
PUBLIC HEARING HELD the	11	day of	April	, 2022
READ A THIRD TIME the		day of		, 2022
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5706



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW NO. 5707

EXPLANATORY NOTE

Bylaw No. 5707 rezones properties located at 26695, 26601, 26575, 26477, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street from Rural Zone RU-1 to General Industrial Zone M-2.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW 2021 NO. 5707

Bylaw to amend the Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

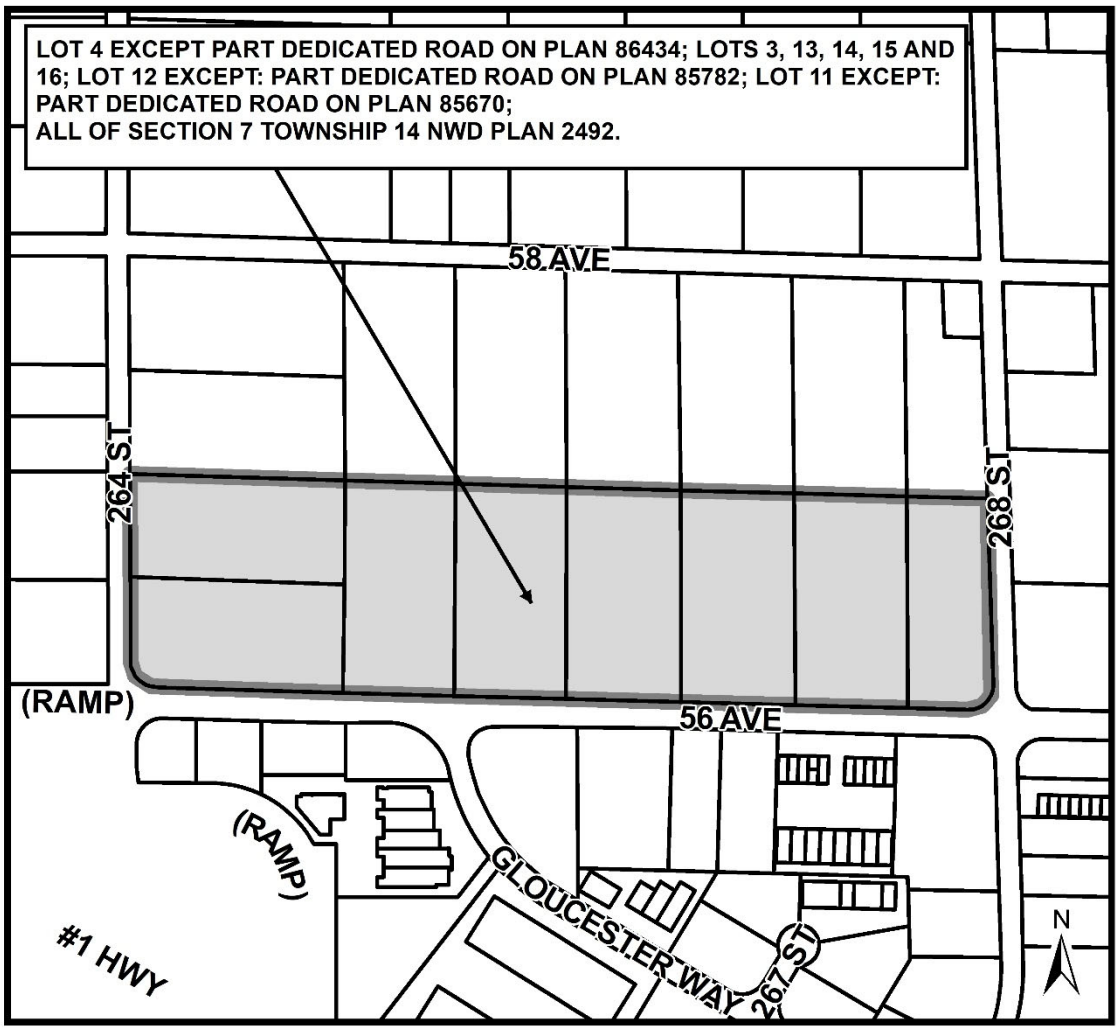
   All of Section 7 Township 14 NWD Plan 2492.

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to General Industrial Zone M-2.

READ A FIRST TIME the	28	day of	March	, 2022
READ A SECOND TIME the	28	day of	March	, 2022
PUBLIC HEARING HELD the	11	day of	April	, 2022
READ A THIRD TIME the		day of		, 2022
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5707



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT (CONWEST) BYLAW NO. 5708

EXPLANATORY NOTE

Bylaw No. 5708 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the properties located at: 26695, 26601, 26575, 26713, 26477 – 56 Avenue and 26500 Block of 56 Avenue and 5670, and 5625 – 264 Street to coincide with rezoning from rural to industrial.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT (CONWEST) BYLAW NO. 5708

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw No. 5708”.

2. The “Subdivision and Development Servicing Bylaw 2019 No. 5382” as amended is further amended by amending the map “Service Levels” in “Schedule A” to redesignate the lands as “Level 1 - Urban” with respect to lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

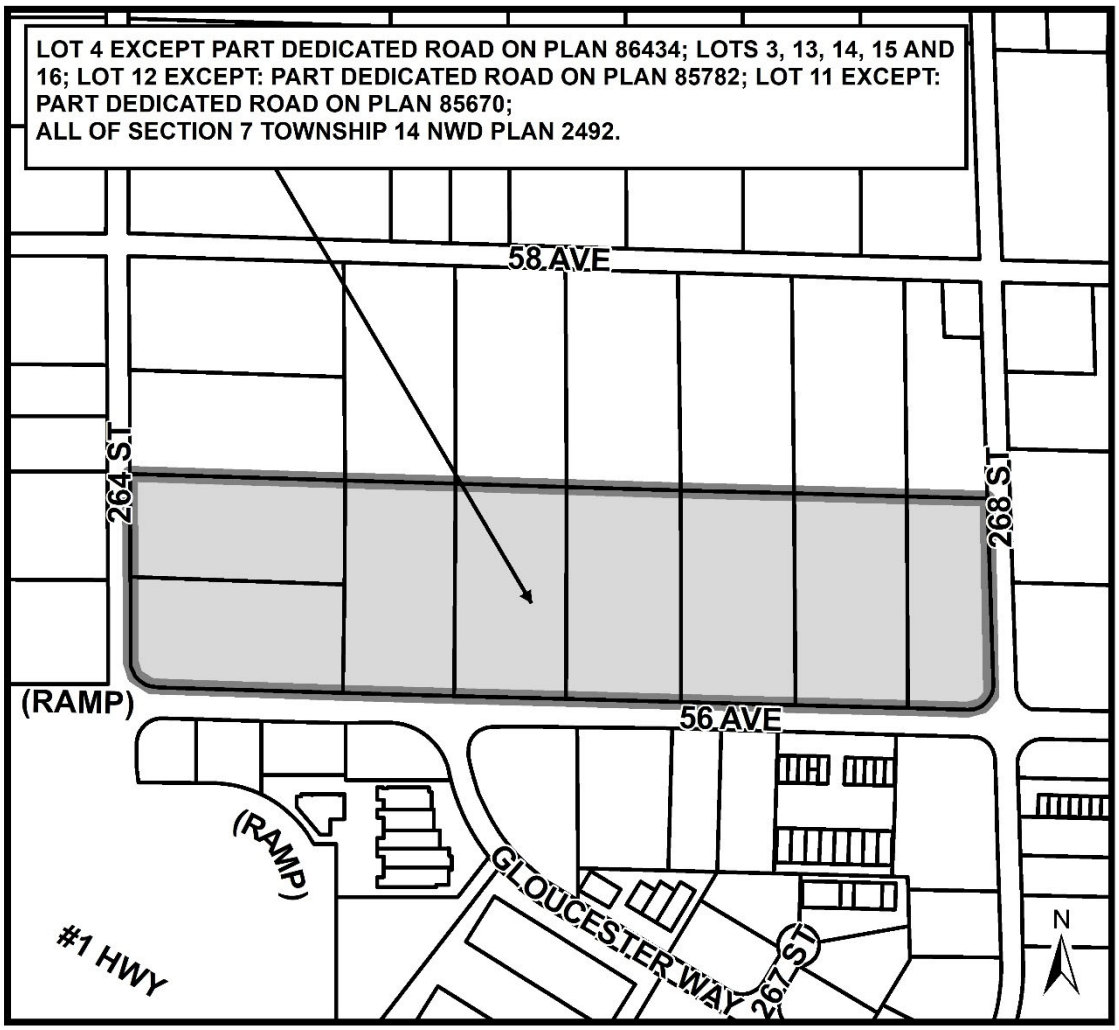
   All of Section 7 Township 14 NWD Plan 2492.

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	28	day of	March	, 2022
READ A SECOND TIME the	28	day of	March	, 2022
READ A THIRD TIME the	28	day of	March	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5708



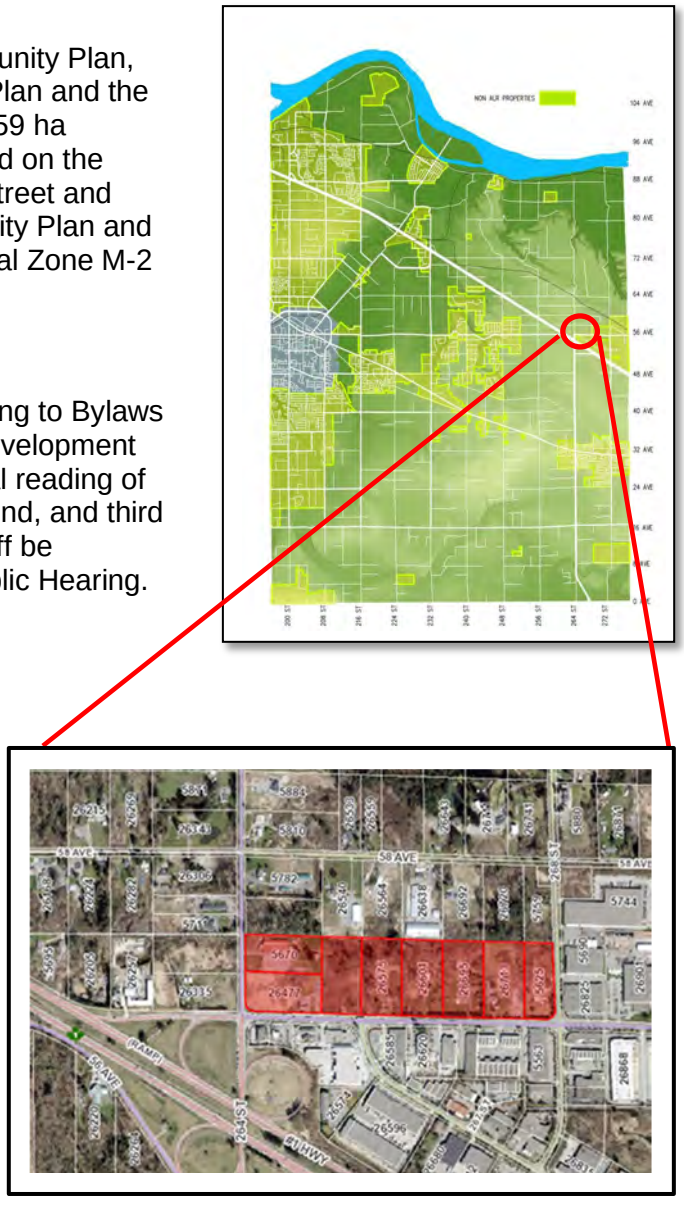
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MARCH 28, 2022 – REGULAR MEETING	**REPORT:**	22-26
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-07-0056
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100209 (CONWEST / 26477, 26695, 26601, 26575, 26713 – 56 AVENUE AND 26500 BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND 5625 – 268 STREET)		

PROPOSAL:

Application to amend the Official Community Plan, Gloucester Industrial Park Community Plan and the Rural Plan to include approximately 14.59 ha (36.0 ac) of land for the eight lots located on the north side of 56 Avenue between 264 Street and 268 Street into the Gloucester Community Plan and rezone the eight lots to General Industrial Zone M-2 to accommodate future industrial uses.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5706 and No. 5707 subject to 13 development prerequisites being satisfied prior to final reading of Bylaw 5707; that Council give first, second, and third reading to Bylaw No. 5708; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The subject properties have been formally approved by the provincial Agricultural Land Commission (ALC) for exclusion from the Agricultural Land Reserve with the proposal being consistent with the overall objectives of the Official Community Plan (OCP) with respect to creation of employment opportunities, and previous Council direction.

RECOMMENDATIONS:

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707, rezoning 14.59 ha (36.1 ac) of land located on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to facilitate the future industrial development of the site subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Servicing Agreement being entered into with the Township to engage the services of qualified professionals and undertake technical studies, as needed, and to secure required road and utility upgrades and extensions, including those related to stormwater management, in accordance with the Township's Subdivision and Development Servicing Bylaw and other regulations as applicable to ensure no impact to the surrounding area;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of cross access easements on the existing properties to accommodate future access;
6. Provision of an 8 m wide ALR buffer along the northern property line, to be secured by a restrictive covenant, registered on title;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District;
9. Registration of restrictive covenants:
    a. Restricting left-turning movements to and from the existing site to 56 Avenue and 264 Street;
    b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
10. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
11. Compliance with the Community Amenity Contributions (CAC) Policy, comprising of approximately $2,800,000 estimated in relation with environmental benefits associated with land and proposed improvements (beyond those required pursuant to applicable regulations as environmental compensation), and a $1,900,000 contribution towards Recreation Facilities, trail enhancements, and amenities in the Township, with a total estimated contribution of $4,700,000 in support of the proposed rezoning and OCP amendment;

12. Completion of all relevant external agency, federal, provincial, regional, and Township approvals;
13. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at the time of third reading of Bylaw No. 5706) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second, and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707); and further

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707.

EXECUTIVE SUMMARY:

Conwest Group, on behalf of the owners, has applied to amend the Official Community Plan (OCP) and the Zoning Bylaw in relation to eight properties on the north side of 56 Avenue between 264 and 268 Street to accommodate future industrial developments. The subject properties have been formally granted approval for exclusion from the Agricultural Land Reserve (ALR) as of March 10, 2022, pursuant to ALC Resolution #109/2020.

On May 10, 2021, Council considered the subject application submitted by Conwest on behalf of six of the eight property owners to facilitate an amendment to the OCP for all eight subject properties along with a concurrent rezoning application for six of the eight properties. Council did not grant first and second reading and referred the application to the June 21, 2021 Council Priorities Committee Meeting, where the following resolution was carried:

> *"That Council direct staff to hold substantive discussions with the proponent(s) regarding community benefits of this project if the decision to proceed with the expansion of Gloucester Industrial Park and the Township of Langley urban boundary, and multiple community plan amendments."*

The proponent has subsequently amended the application, working in collaboration with other property owners, to include all eight properties not only in relation with the OCP amendment, but

also for rezoning purposes, consistent with the ALC resolution and Council direction. In addition, the proponents are proposing a community benefit package estimated at approximately $4.7M that includes:

- remnant portion of property within the Agricultural Land Reserve that is surplus to their required environmental compensation, complete with improvements, estimated by the proponent at having a total land and improvements value of $2.8M; and
- $1.9M contribution towards trail enhancements and amenities in the Township.

The subject lands are adjacent to, and contiguous with, the Gloucester Estate Industrial Park fronting arterial roads with close proximity to Highway 1. The subject application proposes to increase the industrial land base in the Township of Langley. Given that the Agricultural Land Commission has determined that the subject properties are not suitable for agricultural use, staff recommend Council support the application. The application is also consistent with historic Council direction.

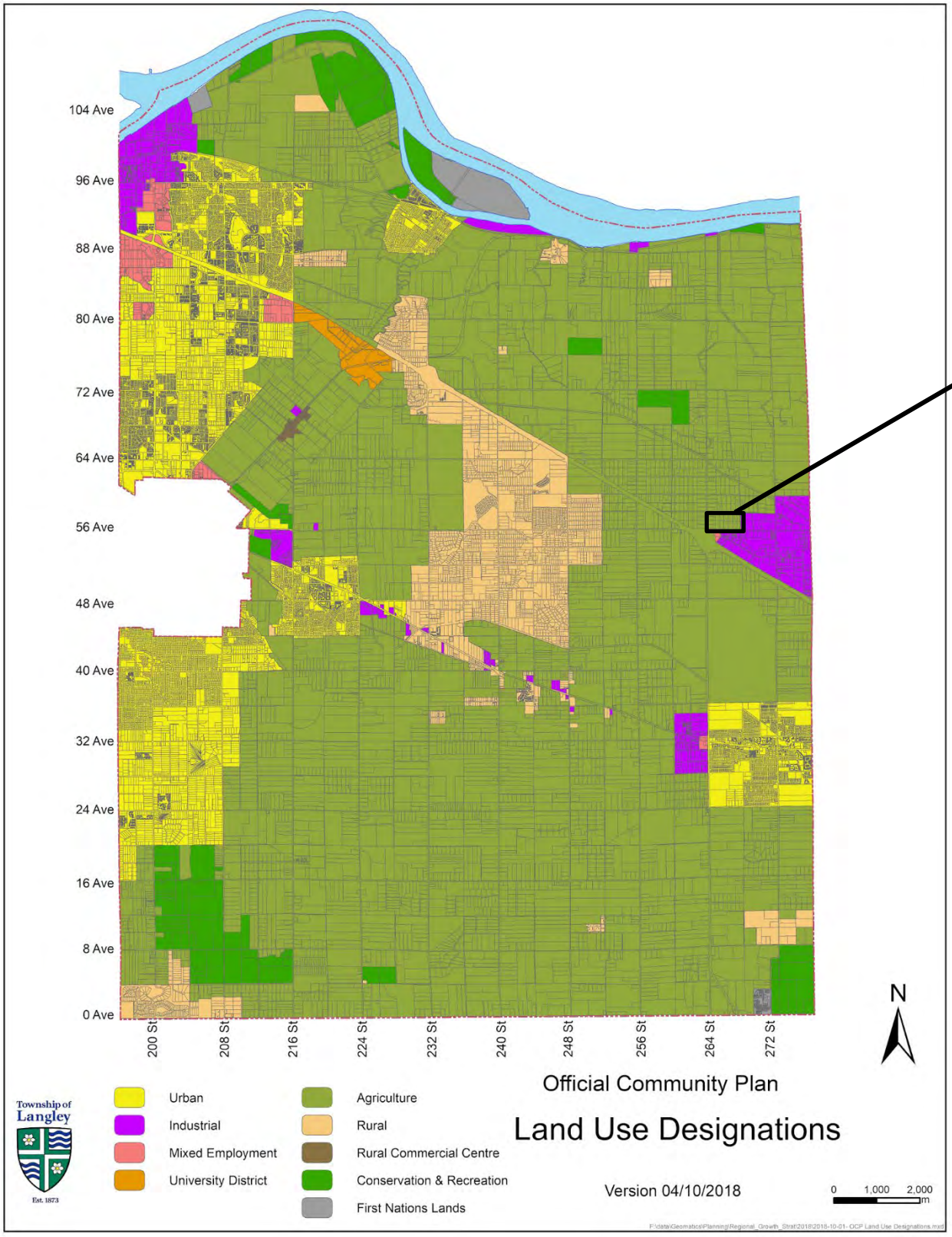
An amendment to the Subdivision and Development Servicing Bylaw 2019 No. 5382 is required to amend the site's service level from Level 4 – Rural to Level 1 – Urban. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) will also be required to accommodate the proposal. Further, as the subject properties are located within the referral area for Highway 1, approval of the plan amendment bylaw and zoning bylaw by the provincial Ministry of Transportation and Infrastructure will also be required.

Future development permit application(s) will be necessary to allow Council the opportunity to review the form, character, and siting of future developments on the site, as well as to establish the streamside protection requirements. Staff recommend that the Official Community Plan and rezoning amendments be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading of the applicable bylaws.

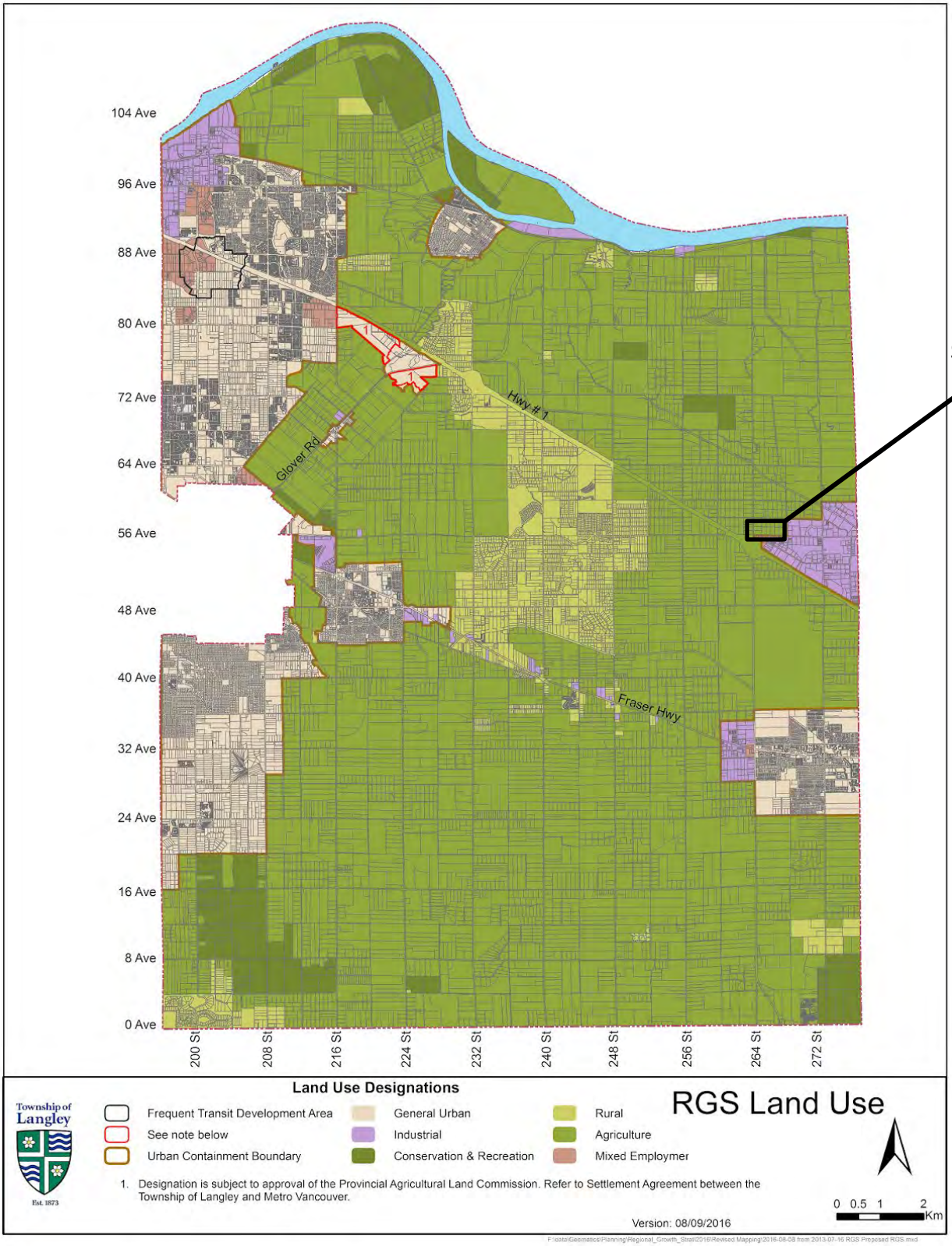
PURPOSE:

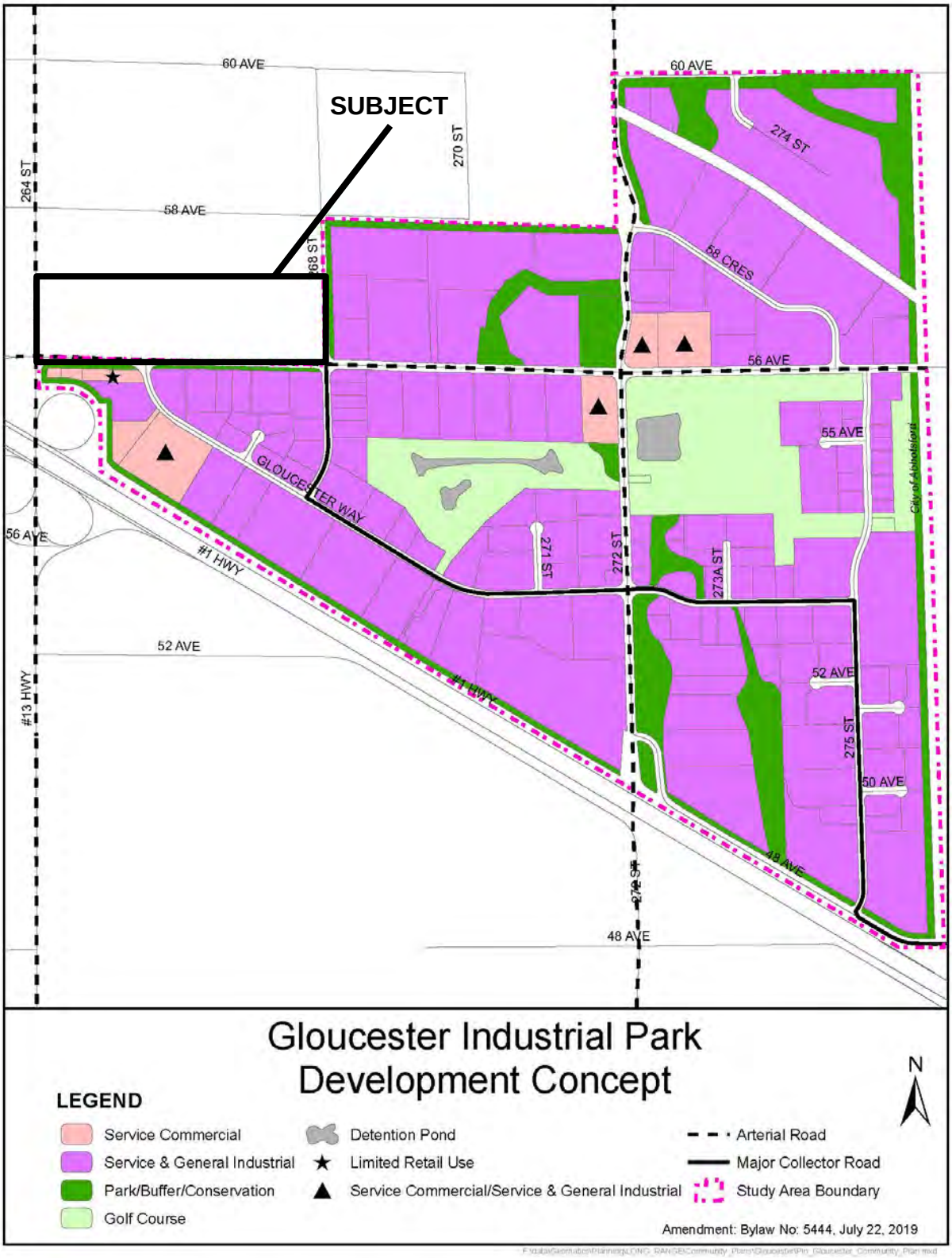
The purpose of this report is to provide Council with information and recommendations with respect to the proposed Official Community Plan Amendment Bylaw No. 5706, Rezoning Bylaw No. 5707 and Subdivision and Development Servicing Bylaw Amendment Bylaw No. 5708.

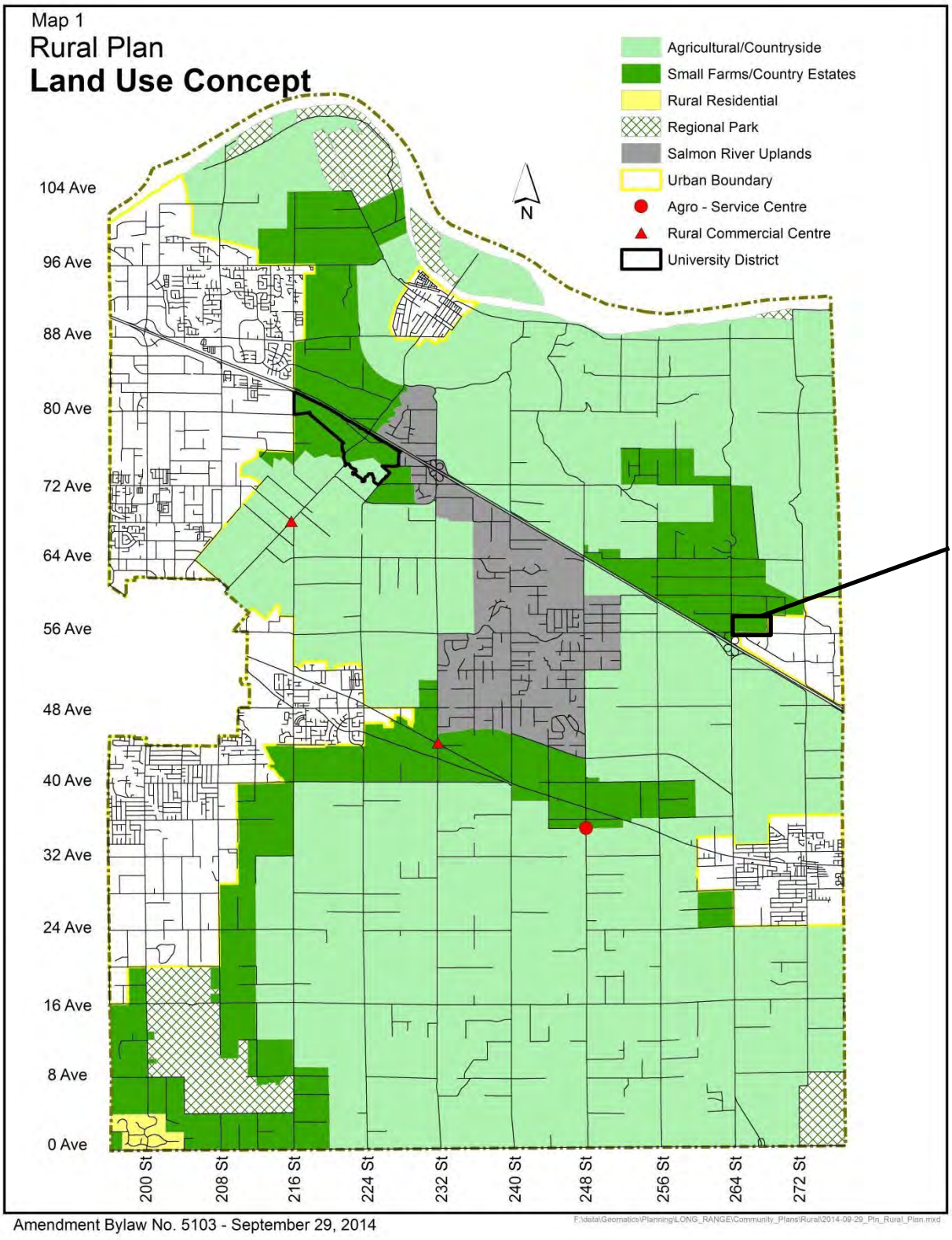
OFFICIAL COMMUNITY PLAN AMENDMENT AND
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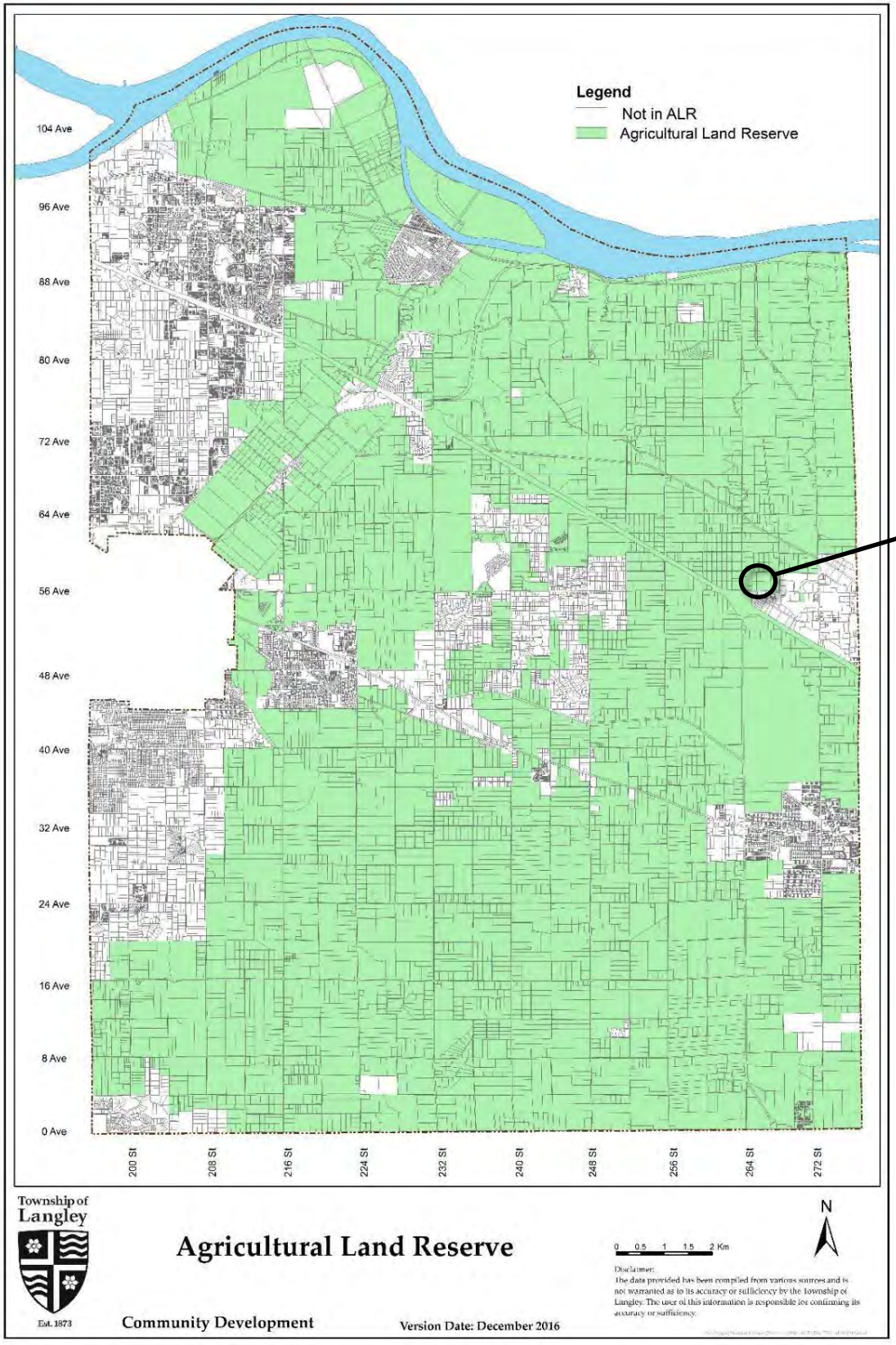


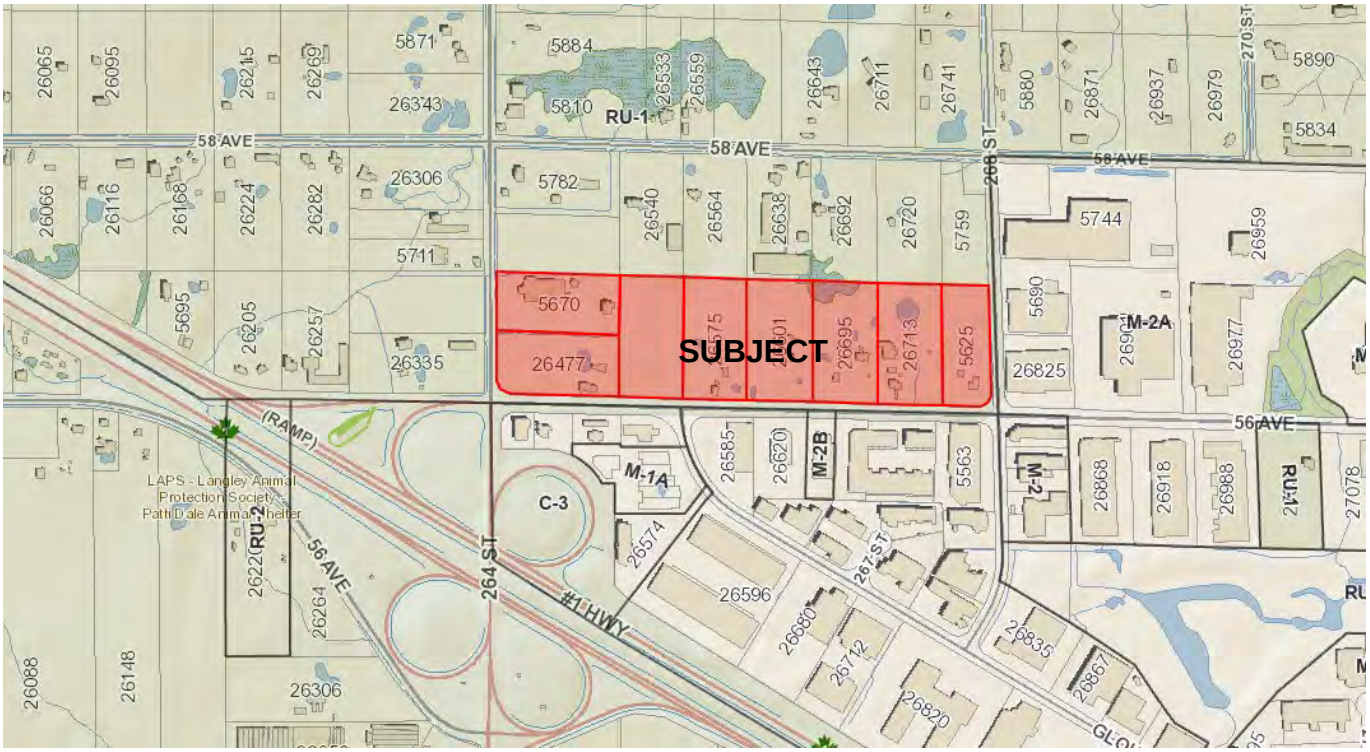
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26695, 26601, 26575, 26713 – 56 AVENUE AND 26500
BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND
5625 – 268 STREET)
Page 6 . . .




SUBJECT
60 AVE
264 ST
270 ST
58 AVE
268 ST
274 ST
58 CRES
56 AVE
55 AVE
GLOUCESTER WAY
271 ST
272 ST
273A ST
#1 HWY
52 AVE
#13 HWY
275 ST
50 AVE
49 AVE
48 AVE
City of Abbotsford
Gloucester Industrial Park
Development Concept
N
LEGEND
Service Commercial
Service & General Industrial
Park/Buffer/Conservation
Golf Course
Detention Pond
Limited Retail Use
Service Commercial/Service & General Industrial
Arterial Road
Major Collector Road
Study Area Boundary
Amendment: Bylaw No: 5444, July 22, 2019


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014


Legend
Not in ALR
Agricultural Land Reserve
SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: December 2016
N
0 0.5 1 1.5 2 Km
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500

REFERENCE:

Applicant/Agent:	Conwest Group 401, 1930 Pandora Street Vancouver, BC V5L 0C7
Owners:	Cornerstone Training Stables Inc. 201, 585 – 16 Street West Vancouver, BC V7V 3R8 Kang Hyung and Jung Hee Baik 26477 – 56 Avenue Aldergrove, BC V4W 1P2 0774606 BC Ltd. 26030 – 28 Avenue Aldergrove, BC V4W 2Z8 Taralee Murphy 29412 Sunvalley Crescent Abbotsford, BC V4X 1J2 Lorraine Blackall PO Box 31067 Thunderbird RPO Langley, BC V1M 0A9 Brian and Marilyn Woodley 26695 – 56 Avenue Aldergrove, BC V4W 1P2 1253522 BC Ltd. 9785 – 201 Street Langley, BC V1M 3E7
Legal Description:	Lot 4 Except Part Dedicated Road on Plan 86434; Lots 3, 13, 14, 15 And 16; Lot 12 Except: Part Dedicated Road on Plan 85782; Lot 11 Except: Part Dedicated Road on Plan 85670; All of Section 7 Township 14 NWD Plan 2492.
Location and Lot Area:	26695 – 56 Avenue (1.92 ha (4.75 ac)) 26601 – 56 Avenue (1.92 ha (4.75 ac)) 26575 – 56 Avenue (1.92 ha (4.75 ac)) 26500 Block of 56 Avenue (1.92 ha (4.75 ac)) 26477 – 264 Street (1.78 ha (4.40 ac)) 5670 – 264 Street (1.83 ha (4.51 ac)) 26713 – 56 Avenue (1.92 ha (4.75 ac)) 5625 – 268 Street (1.38 ha (3.42 ac))

Existing Zoning:	Rural Zone RU-1 Min Lot Size: 1.7 ha (4.2 ac))
Proposed Zoning:	General Industrial Zone M-2 Min Lot Size: 1,858 m2 (20,000 ft2)
Official Community Plan (existing):	Agriculture
Official Community Plan (proposed):	Industrial
Rural Plan (existing):	Small Farms/Country Estates
Rural Plan (proposed):	Urban
Gloucester Community Plan (proposed):	Service and General Industrial
Agricultural Land Reserve:	Approval of exclusion granted March 10, 2022

BACKGROUND / HISTORY:

The subject lands consist of eight properties that were part of an earlier development application in 2009 proposing to be excluded from the provincial Agricultural Land Reserve (ALR). On April 26, 2010, Council considered and authorized the application to proceed to the Agricultural Land Commission (ALC).

The application was supported by Council in 2009, but the ALC subsequently refused to authorize exclusion by Resolution #2623/2010. The applicants pursued legal action and on September 26, 2017, the Supreme Court of British Columbia set aside the ALC's decision and ordered the ALC to reconsider the decision. Subsequently, the ALC conditionally authorized exclusion by Resolution #109/2020 subject to seven conditions on March 10, 2020. A formal approval for the exclusion was granted on March 10, 2022 (Attachment B), as conditions outlined by the resolution were completed by the applicant.

On May 10, 2021, Council considered the subject application submitted by Conwest on behalf of six of the property owners to facilitate an amendment to the OCP for the eight subject properties, along with a concurrent rezoning application for six of the eight properties. Council did not grant first and second reading and referred the application to the June 21, 2021 Council Priorities Committee Meeting, where it resolved the following:

> *"That Council direct staff to hold substantive discussions with the proponent(s) regarding community benefits of this project if the decision to proceed with the expansion of Gloucester Industrial Park and the Township of Langley urban boundary, and multiple community plan amendments."*

The proponent has subsequently amended the application to include all eight properties, in addition to a proposed community benefit proposal estimated by the proponent to equal $4.7M that includes:

- remnant portion of property within the Agricultural Land Reserve that is surplus to their required environmental compensation with improvements. The applicant estimates that the land and improvements are valued at $2.8M; and

- $1.9M cash contribution towards trail enhancements and amenities in the Township.

Consistent with the current ALC condition, all eight properties have been included in OCP Plan Amendment Bylaw No. 5706, subject to Council's consideration, and will form part of the subsequent Metro Vancouver Regional Growth Strategy (RGS) amendment application process.

DISCUSSION / ANALYSIS:

To accommodate the proposal to develop the subject lands for industrial purposes, the applicant has applied for amendments to the Township's Official Community Plan (OCP), Gloucester Industrial Park Community Plan, and Rural Plan. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) is also required.

The subject lands are currently zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and accommodate rural residential uses. The subject lands have frontage on 56 Avenue, 264 Street, 268 Street, and are located adjacent to the northwest boundary of Gloucester Industrial Park. According to preliminary information provided by the applicant, the subject site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a condition of rezoning and is discussed further below.

The applicant indicates future development permit(s) will allow Council the opportunity to review the form, character, and siting of any development.

Staff note that the proposed plan amendment and rezoning bylaw will require authorization from the Ministry and Transportation and Infrastructure as the subject lands are located in the referral area of Highways 1 and 13.

Adjacent Uses:

North: Eight rural residential properties, zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR;

South: 56 Avenue, beyond which are industrial properties zoned General Industrial Zones M-2A and M-2B, designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located with the ALR. Four commercial properties zoned Service Commercial Zone C-3, designated Commercial in the Gloucester Industrial Park Community Plan and not located within the ALR;

East: 268 Street, beyond which are industrial properties zoned General Industrial Zone M-2A and designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located within the ALR;

West: 264 Street, beyond which are two properties zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR.

Official Community Plan Amendment:

OCP Amendment Bylaw No. 5706 amends the OCP by redesignating all eight properties on the north side of 56 Avenue between 264 Street and 268 Street from Agriculture to Industrial. The

subject lands are currently designated Agriculture in the OCP which intends to limit development of lands for other uses as per the below excerpt, however the ALC has granted approval for removal of the lands from the ALR.

> *2.2.3. Limit the subdivision of agricultural land, as set out in the Rural Plan, subject to the approval of the Agricultural Land Commission for land within the ALR. Commercial, industrial, and institutional uses are not encouraged in this designation, except in conformity with the Rural Plan and subject to the approval of the Agricultural Land Commission.*

The OCP Section 2.4 - Land Use Designations states that:

> *Provision of employment is an important consideration for both the Township and the region as a whole. Areas designated Industrial or Mixed Employment are intended to provide industrial, commercial, and other employment opportunities. Industrial and Mixed Employment areas are located in Northwest Langley, Carvolth, Gloucester, Aldergrove, Willoughby, Willowbrook, and Murrayville.*

The OCP anticipates industrial lands to be used for the following uses identified in Section 2.4.11:

> *Areas designated as Industrial are intended for manufacturing and warehousing activities, and in some cases office use, subject to policies in community plans. Retail activities directly related and accessory to industrial uses, and limited commercial activities supporting industrial activities, may be considered subject to policies in community plans. Residential uses are limited to one dwelling unit per lot for use by an owner, manager, or caretaker. Other commercial or residential uses are not permitted.*

The OCP outlines goals for employment lands in Section 3.7 - Employment Land Goals:

- *3.7.2 Ensure a long-term supply of employment lands is maintained, with a match between available land and the requirements of future market demand.*
- *3.7.4. Encourage industrial development that has a high employment ratio*
- *3.7.6. Consider designation of new employment lands where appropriate.*

The proposal is, in staff's opinion, consistent with the above goals identified in the OCP regarding industrial land uses.

Gloucester Industrial Park Community Plan and Rural Plan Amendments:

The eight subject properties are currently designated Small Farms/Country Estates in the Rural Plan. OCP Amendment Bylaw No. 5706 amends the Rural Plan by removing the

properties from the Rural Plan and including them in the Gloucester Industrial Park Community Plan and further, by designating the properties as Service and General Industrial in the Gloucester Industrial Park Community Plan. This designation anticipates uses such as:

> "*warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office and business uses, private utilities, processing and manufacturing of goods*."

This designation is also noted as a mandatory Development Permit area in the plan requiring issuance of a Development Permit prior to issuance of a Building Permit.

Metro 2040 – Metro Vancouver Regional Growth Strategy (RGS):

The subject lands are designated Agriculture in the RGS. This designation typically aligns with the boundary of the ALR and is intended to protect the existing agricultural land base for agricultural uses and food production. As the ALC has approved exclusion of the subject lands from the ALR. Given the proposed plan amendment and the need for the Township's OCP to align with the RGS, an amendment to the RGS is necessary to accommodate the proposed shift to industrial land use.

The RGS states that additional industrial lands are needed in the region to meet the day to day needs of the population:

> *Market pressure to convert industrial lands to office, retail and housing has resulted in a diminished supply of industrial land in the region, while demand for land for industrial activities continues to increase as the population and economy of the region grow. Many industries provide for the day-to-day needs of the region's population, such as repair and servicing activities, and renovation and construction functions for shops, homes, hotels and restaurants. Additional lands are needed for container storage, freight forwarding, warehouses, and other distribution functions.*

The OCP must align with the RGS and the Regional Context Statement Section 1.1.7(3) of the OCP provides guidance for redesignating land from Agriculture to Industrial as outlined below:

a) the proposed use is consistent with the general intent of the 'Industrial' land use designation contained in the Township of Langley's OCP;
b) the subject site is no more than 10 hectares in size;
c) the subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and
d) the subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.

The proposal generally aligns with the above criteria as the subject lands are contiguous with the urban containment boundary specified in the RGS and is not contiguous with a site previously re-designated though larger than 10 ha in size (14.59 ha). Further, the Township's Employment Lands Study (completed in 2010) identified expansion of industrial lands in Gloucester as a long-term strategy to increase employment opportunities.

A Type 3 - Minor Amendment to the RGS requires 'a simple majority weighted vote and no regional public hearing' as identified in Section 6.3.4(f) of the RGS below:

> *6.3.4(f) For sites that are contiguous with, or within, the Urban Containment Boundary and are not within the Agricultural Land Reserve, amendment from Agricultural or Rural land use designations to Industrial land use designation, and associated Urban Containment Boundary adjustments;*

Should Council grant third reading to the subject application, staff will advance application to Metro Vancouver for consideration of the necessary amendments to the RGS and the Greater Vancouver Sewerage and Drainage District (GVS & DD) catchment in order to accommodate the proposed change in land use.

Voluntary Community Benefit Contribution:

In response to the referral motion from the June 21, 2021 Council Priorities Committee, the applicant is proposing a comprehensive community benefit package (Attachment C), which the applicant estimates as having an overall value of approximately $4.7M and includes:

- A remnant portion of property with improvements within the ALR that is surplus to the currently proposed off-site required environmental compensation related to the development site. The applicant estimates that the total value of the land and improvements ('amenity facility / learning farm / public access') is valued at $2.8M; and
- A $1.9M cash contribution towards trail enhancements and amenities in the Township or, any other projects as deemed appropriate by staff, subject to Council approval.

As noted earlier in this report, the subject development lands include wetted areas and an unclassified watercourse which require streamside protection and enhancement areas. The applicant has indicated to date that proposed 'community benefit' lands (22710 – 96 Avenue) have been acquired in part to satisfy the required environmental compensation requirements from the proposed development site and as such is subject to Council's consideration of the Streamside Protection and Enhancement Area Development Permit process (included as a development prerequisite). The environmental compensation area required, which is further described below in the Environmental Considerations section, accounts for most of this property. The enhancement of the remainder of the subject property, which includes a barn and farm improvements, is proposed to be included as a community benefit as part of the application.

Staff note that as the proposed 'community benefit' property is located within the ALR, confirmation from the ALC that the proposed land uses do not require any ALC (or subsequent Township) use approvals is included as a development prerequisite.

The applicant indicates that the value associated with this remnant portion of the property and the proposed improvements is approximately $2.8M. Acknowledging the ongoing operating costs of this portion of the proposal, a $500,000 cash contribution towards operating costs is included. Operating costs estimated at $50,000 per year x 10 years is proposed. Staff note should the Township assume ownership of the lands, costs may exceed this amount and be beyond a 10-year time horizon.

Agricultural Land Reserve:

The properties forming part of the subject application have been approved for exclusion from the ALR on March 10, 2022 by Decision #109/2020. As a condition of exclusion, the proponent will be required to construct an 8 m (26 ft) wide ALR buffer along the northern property line, consistent with the Ministry of Agriculture Guide to Edge Planning, also noted as a condition of rezoning.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 07-160 requires Council to consider the OCP amendment in conjunction with the financial plan, housing needs report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans.

Zoning Amendment:

Bylaw No. 5707 proposes to rezone the subject properties to General Industrial Zone M-2. The General Industrial Zone M-2 aligns with the proposed Service and General Industrial designation and permits *general industrial uses*, as defined in the Zoning Bylaw in addition to those industrial uses accommodated in Service Industrial Zone M-1A. The proposed development complies with the minimum parcel size provisions of the General Industrial Zone M-2.

Public Consultation:

Policy 07-164 requires the subject application to hold a Public Information Meeting prior to proceeding to Council. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment E.

Servicing:

The subject property is designated Service Level 4 – Rural. Bylaw No. 5708 proposes to amend the Subdivision Development Servicing Bylaw to designate the subject site as Service Level 1 – Urban.

As a condition of final reading, the applicant will be required to confirm the adequacy of the sanitary sewer, storm sewer, and water main for the proposed use, in compliance with the Township's Subdivision and Development Servicing Bylaw.

The applicant is required to enter into a Servicing Agreement and engage the services of qualified professional as needed to undertake technical analyses and provide recommendations, and to secure works and services such as construction of road works, greenways, tree replacement, stormwater management including provision of detention facilities, utility upgrades and/or extensions.

Road dedications, widening, and necessary traffic improvements (both on-site and off-site informed by a traffic impact study), as well as all utility upgrades, extensions and expansions will be required in accordance with the Subdivision and Development Servicing Bylaw, the Master Transportation Plan and all relevant regulations, to ensure no negative impact to the surrounding area.

The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

Tree Protection/Replacement:

Tree protection and replacement is required in accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection). The applicant has not provided any information regarding tree protection matters with their application package. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Environmental Considerations:

According to preliminary information provided by the applicant, the subject development site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a development prerequisite.

Typically, protection of environmentally sensitive areas occurs within the boundaries of a development site. In this particular case, the proponent is seeking to provide the compensation off-site. The applicant has acquired another property (22710 – 96 Avenue) more than 10 km away and within the ALR. They are proposing to complete their required environmental compensation works on that parcel. The proposed location for compensation is adjacent to the Salmon River and the applicant's qualified environmental professional indicates the subject property 'appears to have excellent potential for the creation of off-channel habitat that can benefit fish species, particularly coho and Salish sucker, and possibly chum.' (Attachment D).

Although staff recognize the potential significant environmental benefits associated with the proposal, it differs from senior government 'like-for-like and on-site or in-proximity offsetting' guidance and policy. The proposal also differs from the recently adopted Environmental Improvements on Municipal Lands Policy with respect to long-term operation, maintenance, and liability costs transferred to the Township and the financial compensation component of the policy where the amount of financial compensation is the greater of the value added to the proponent's initial property (industrial lands) or the loss in market value on the new property (agricultural lands).

Should the proposed environmental compensation works be supported by Council the applicant would require Council's approval of a watercourse protection development permit.

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Intergovernmental Implications:

As the subject site is located within 800 m of controlled access highways (Highway 1 and 13), approval of Bylaws No. 5706 and 5707 by the Ministry of Transportation and Infrastructure (MOTI) is required prior to Council's consideration of final reading.

Exterior Lighting Impact Policy:

As the subject site is located within 150 m (498 ft) of land designated for rural residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township would be required prior to the issuance of any building permit.

Policy Considerations:

The proposed amendments to the OCP, Gloucester Industrial Park Community Plan, Rural Plan, RGS, Subdivision and Development Servicing Bylaw and proposed rezoning will enable future industrial development of the subject lands.

The subject lands are contiguous with the Gloucester Plan area and have been approved for exclusion from the ALR. Accordingly, the shift in land use from rural to industrial will increase the supply of employment land in the Township.

The proposed development is compatible with the overall objectives of the Township's Official Community Plan, Gloucester Industrial Park Community Plan, and the Regional Growth Strategy. Therefore, staff recommend Council grant first and second reading to Bylaws No. 5706 and 5707 subject to 13 development prerequisites; first, second, and third reading to Bylaw No. 5708; and that staff be authorized to schedule the required public hearing.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	May 10, 2021 Regular Council Report
ATTACHMENT B	ALC Decision #51725
ATTACHMENT C	Voluntary Amenity Contribution
ATTACHMENT D	Environmental Compensation Proposal
ATTACHMENT E	PIM Summary

ATTACHMENT A

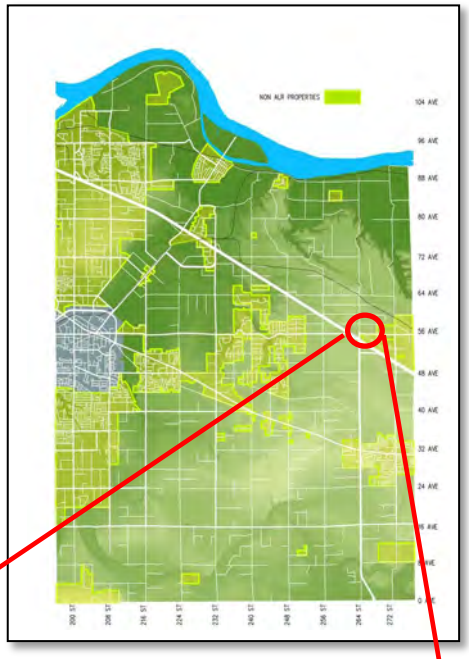
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MAY 10, 2021 – REGULAR MEETING	**REPORT:**	21-56
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-07-0056
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100209 (CONWEST / 26477, 26695, 26601, 26575, 26713 – 56 AVENUE AND 26500 BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND 5625 – 268 STREET)		

PROPOSAL:

Application to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan to include approximately 14.59 ha (36.0 ac) of land for the eight (8) lots located on the north side of 56 Avenue between 264 Street and 268 Street into the Gloucester Community Plan and rezone six (6) of the eight (8) lots to General Industrial Zone M-2 to accommodate future industrial uses.

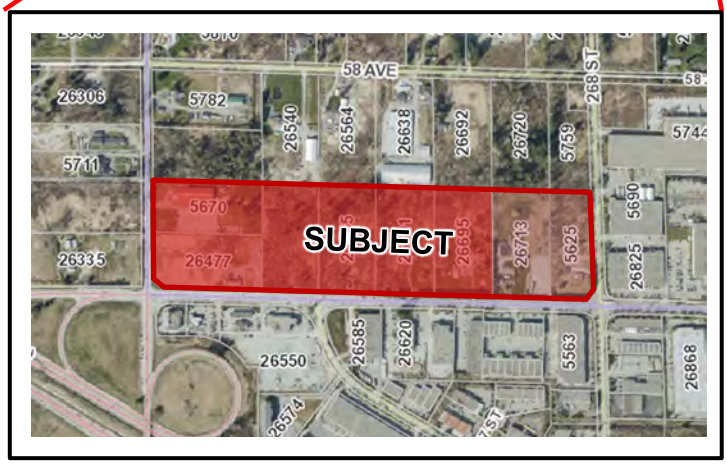


RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5706 and No. 5707 subject to 11 development prerequisites being satisfied prior to final reading of Bylaw 5707; that Council give first, second, and third readings to Bylaw No. 5708; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The subject properties are conditionally approved by the provincial Agricultural Land Commission for exclusion from the Agricultural Land Reserve, with the proposal being consistent with the overall objectives of the Official Community Plan with respect to creation of employment opportunities.



RECOMMENDATIONS:

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707, rezoning 11.56 ha (27.8 ac) of land located at the northeast corner of 264 Street and 56 Avenue to General Industrial Zone M-2 to facilitate the future industrial development of the site subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including those related to storm water management, in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of cross access easements on the existing properties to accommodate future access;
6. Provision of an 8 m wide ALR buffer along the northern property line and secured by restrictive covenant;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy and Greater Vancouver Sewerage and Drainage District;
9. Registration of restrictive covenants:
    a. Restricting left hand turning movements to and from the existing site to 56 Avenue and 264 Street;
    b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
10. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
11. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at time of third reading of Bylaw No. 5706) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw 2021 No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707); and

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707.

EXECUTIVE SUMMARY:

The Conwest Group has applied to amend the Official Community Plan (OCP) and rezone six (6) of the eight (8) properties on the north side of 56 Avenue between 264 and 268 Street to accommodate future industrial development. All eight (8) subject properties on the north side of 56 Avenue between 264 Street and 268 Street were granted conditional approval for exclusion from the Agricultural Land Reserve March 10, 2020 by ALC Resolution #109/2020. Accordingly, an Official Community Plan amendment is being advanced on all eight (8) properties to align with the ALC resolution, support Township policy and provide for regulatory processing efficiency.

The subject lands are adjacent to the Gloucester Estate Industrial Park fronting arterial roads with close proximity to Highway 1. The subject application proposes to increase the industrial land base in the Township of Langley and given that the Agricultural Land Commission has determined that the subject properties are not suitable for agricultural use, staff recommend Council support the application.

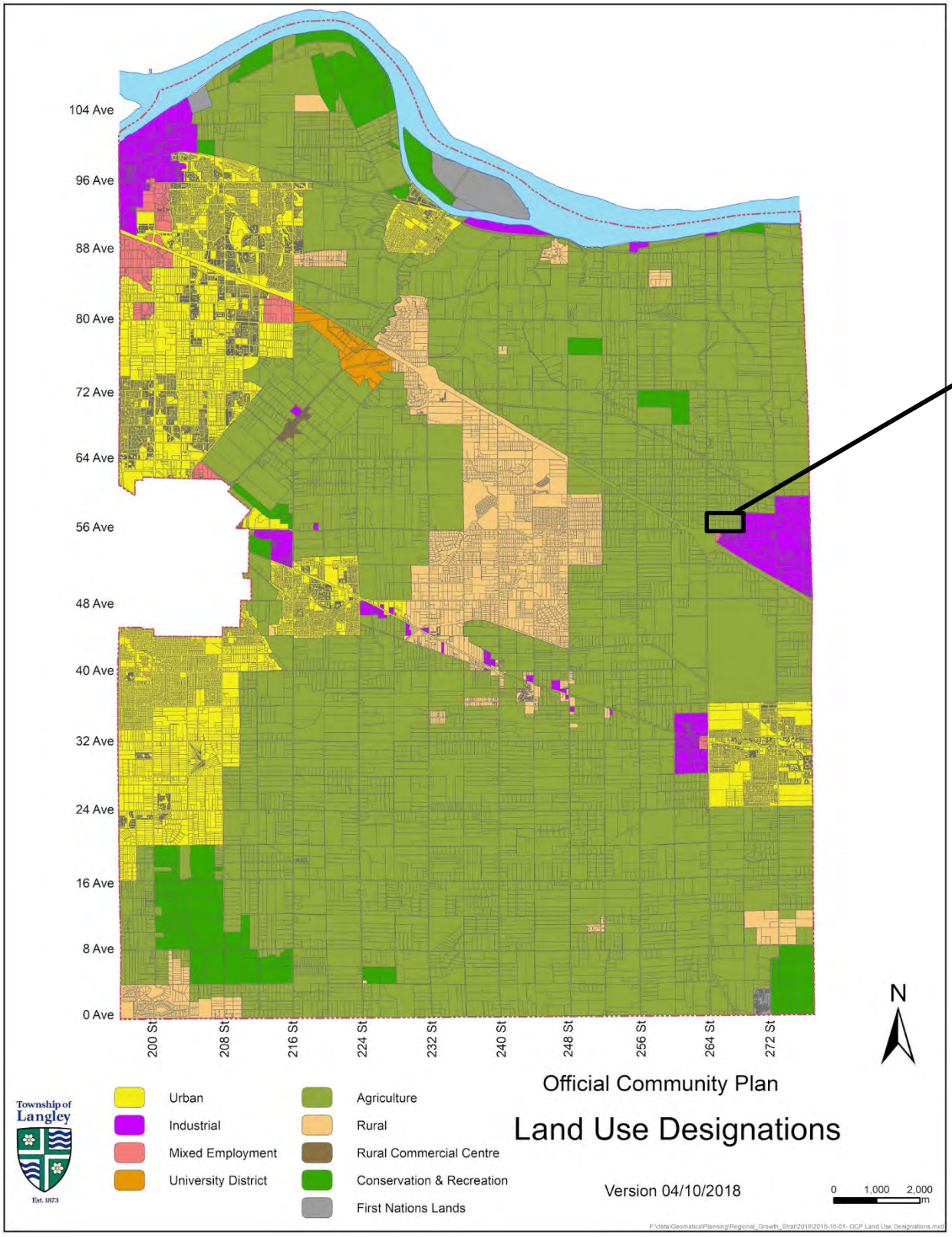
An amendment to the Subdivision and Development Servicing Bylaw 2019 No. 5382 is required to amend the site's service level from Level 4 – Rural to Level 1 – Urban. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) will also be required to accommodate the proposal. Further, as the subject properties are located within the referral area for Highway 1, approval of the plan amendment bylaw and zoning bylaw by the Ministry of Transportation and Infrastructure will also be required.

Future development permit application(s) will be necessary to allow Council the opportunity to review the form and character of future development of the site. Staff recommend that the Official Community Plan and rezoning amendments be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading of the applicable bylaw(s).

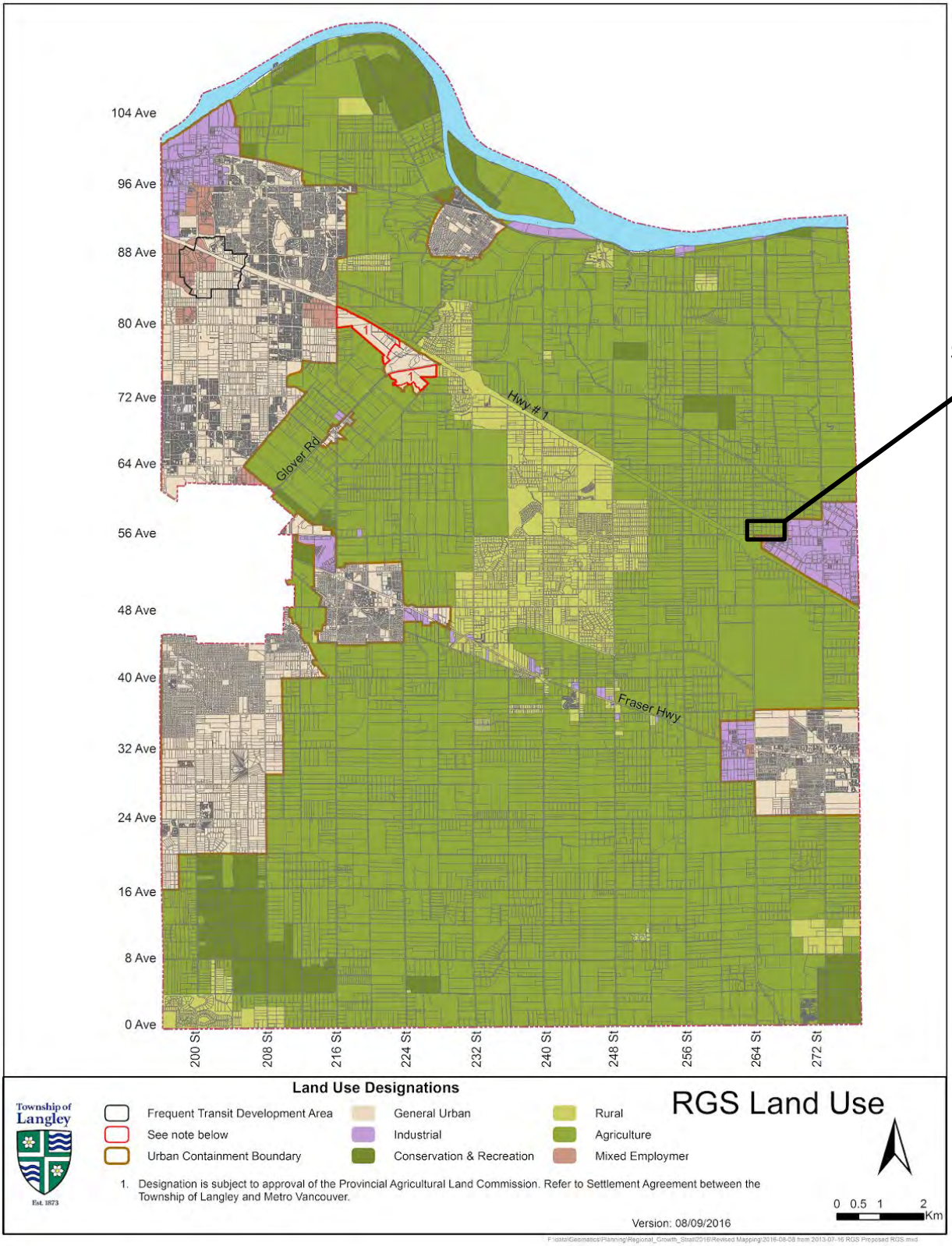
PURPOSE:

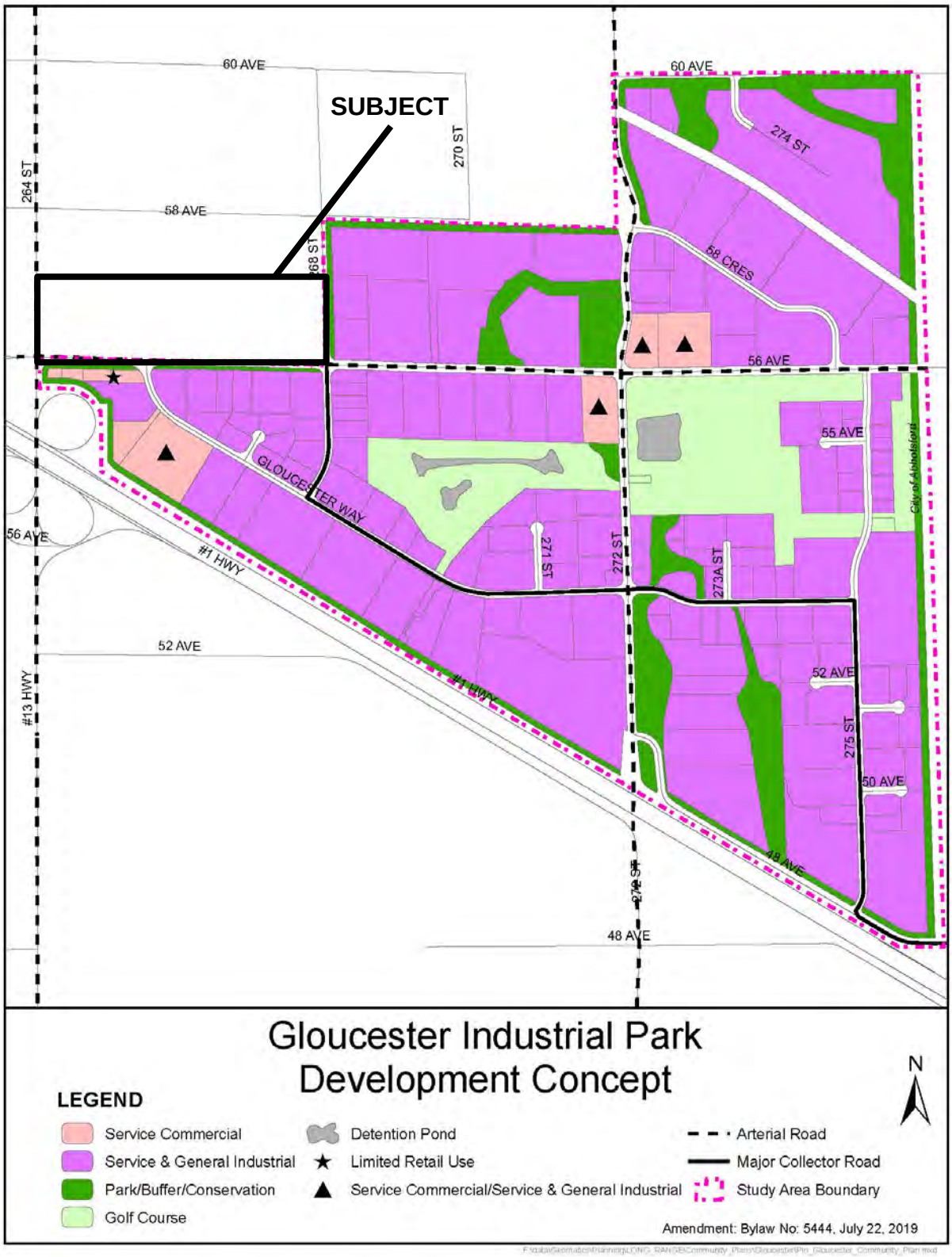
This report is to provide Council with information and recommendations with respect to the proposed Official Community Plan Amendment Bylaw No. 5706, Rezoning Bylaw No. 5707 and Subdivision and Development Servicing Bylaw Amendment Bylaw No. 5708.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100209 (CONWEST / 26477,
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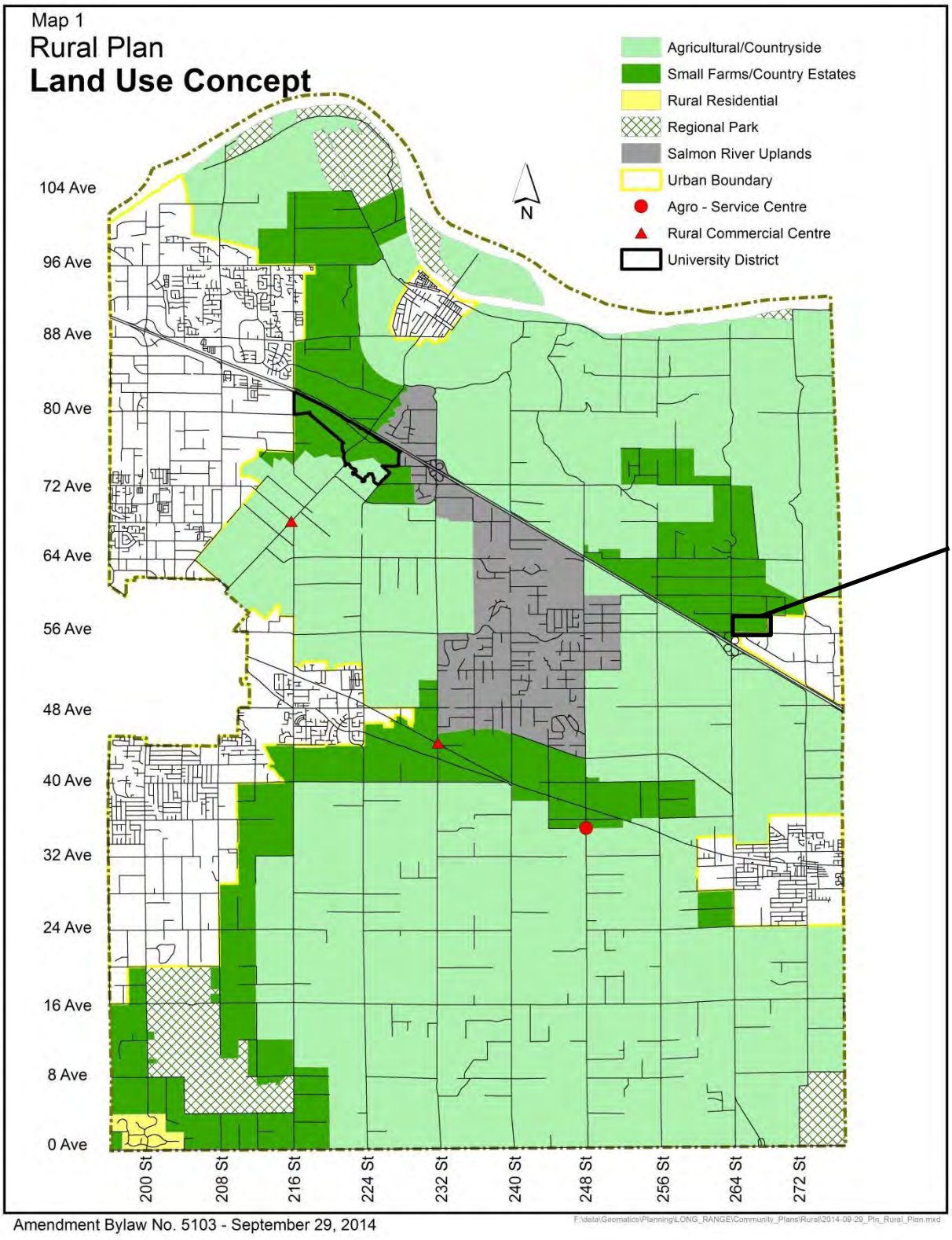


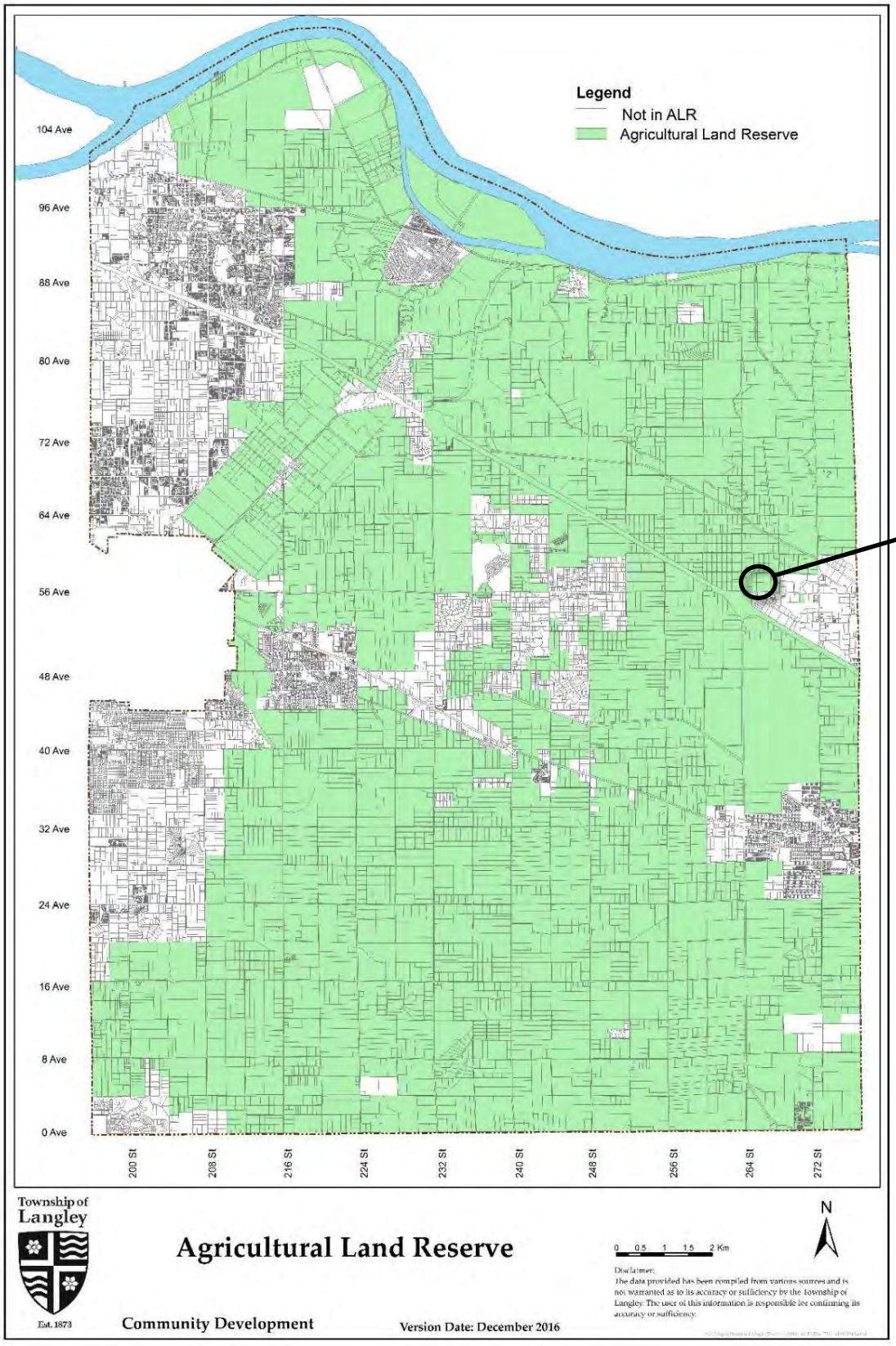
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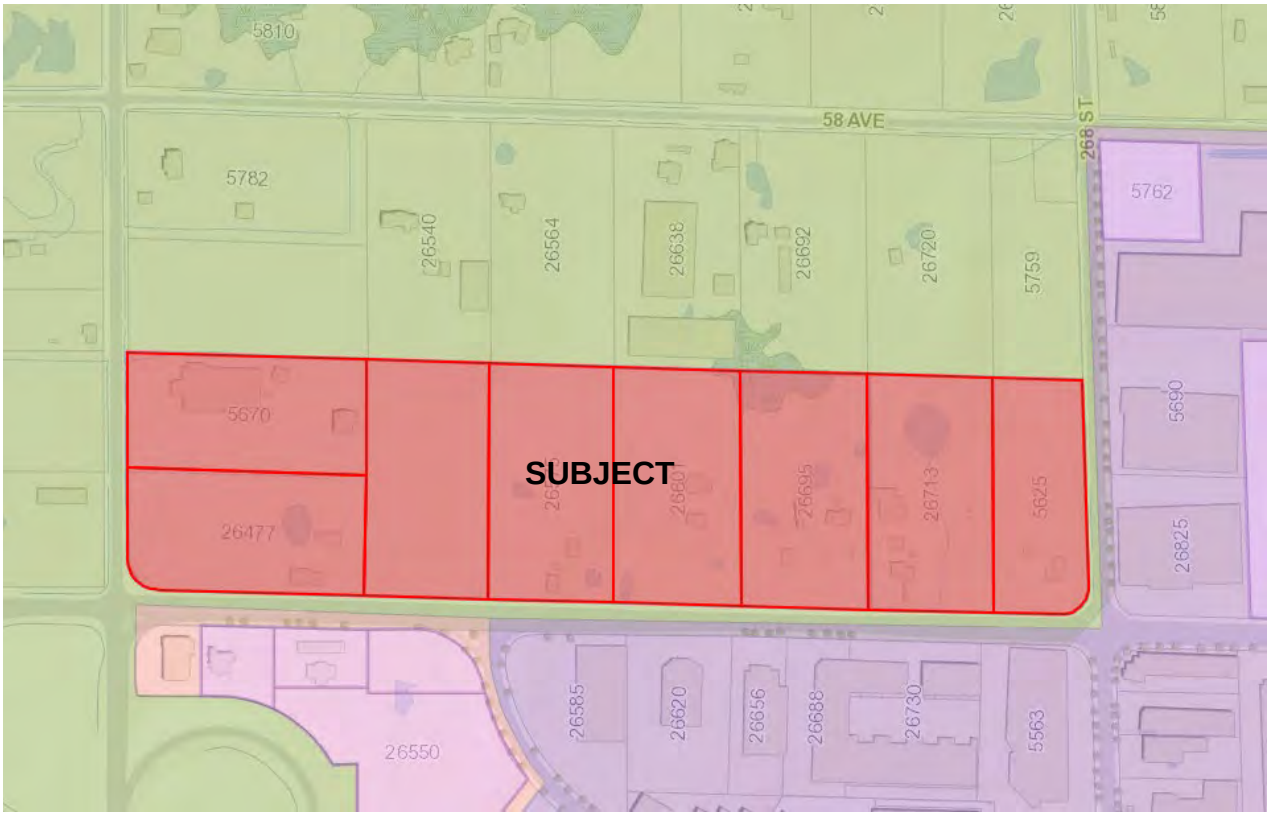



SUBJECT
60 AVE
60 AVE
264 ST
270 ST
274 ST
58 AVE
268 ST
58 CRES
56 AVE
55 AVE
GLOUCESTER WAY
56 AVE
#1 HWY
271 ST
272 ST
273A ST
52 AVE
#13 HWY
#1 HWY
52 AVE
275 ST
50 AVE
49 AVE
48 AVE
City of Abbotsford
Gloucester Industrial Park
Development Concept
N
LEGEND
Service Commercial
Service & General Industrial
Park/Buffer/Conservation
Golf Course
Detention Pond
Limited Retail Use
Service Commercial/Service & General Industrial
Arterial Road
Major Collector Road
Study Area Boundary
Amendment: Bylaw No: 5444, July 22, 2019

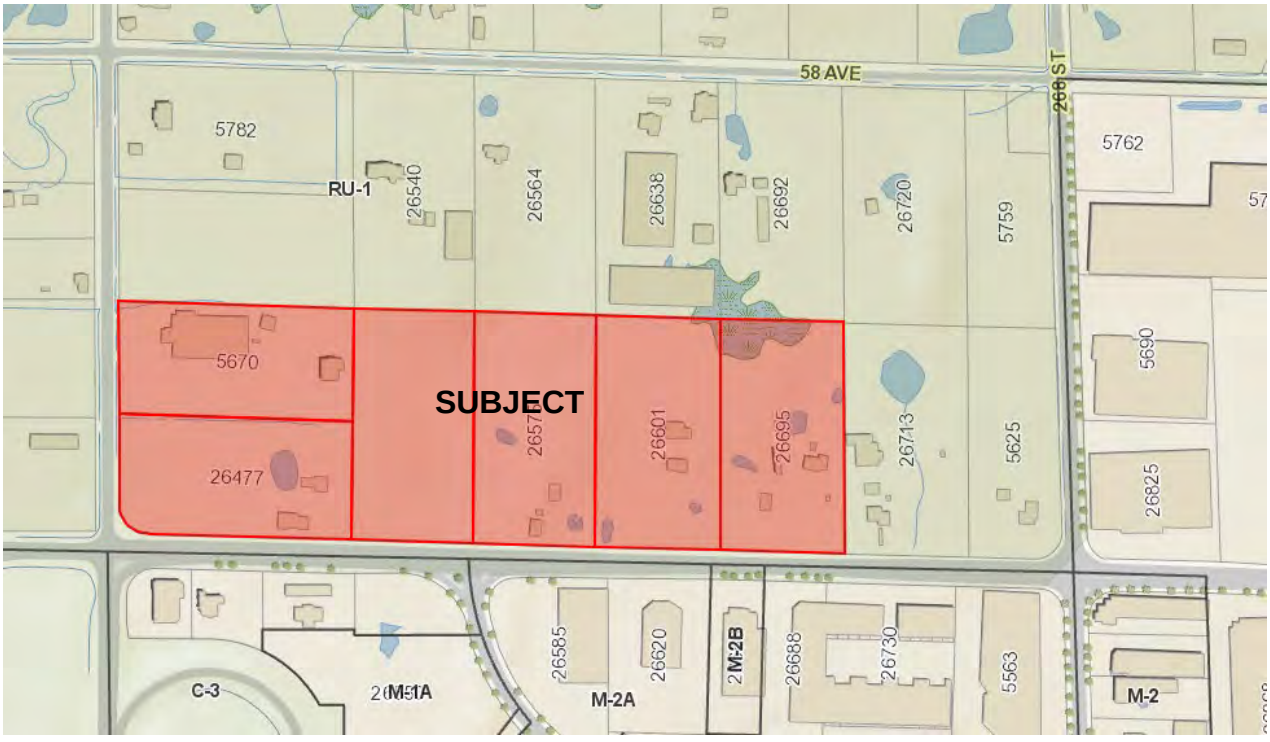
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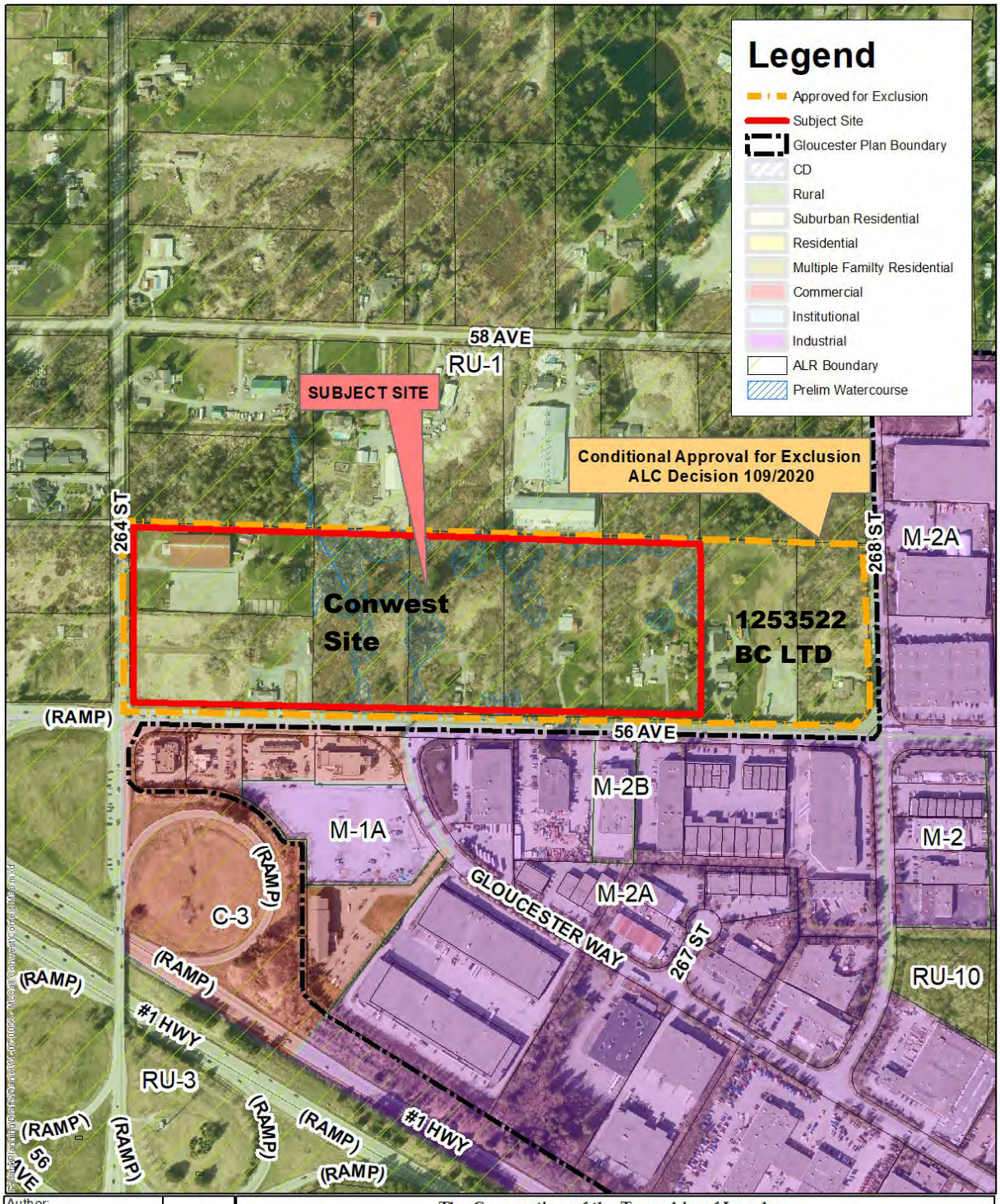

Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: December 2016
N
0 0.5 1 1.5 2 Km
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



PROPERTIES SUBJECT TO THE PROPOSED OCP AMENDMENT



PROPERTIES SUBJECT TO THE PROPOSED ZONING BYLAW AMENDMENT


Legend
Approved for Exclusion
Subject Site
Gloucester Plan Boundary
CD
Rural
Suburban Residential
Residential
Multiple Familty Residential
Commercial
Institutional
Industrial
ALR Boundary
Prelim Watercourse
58 AVE
RU-1
SUBJECT SITE
Conditional Approval for Exclusion
ALC Decision 109/2020
264 ST
268 ST
Conwest
Site
1253522
BC LTD
M-2A
(RAMP)
56 AVE
M-2B
M-1A
M-2
(RAMP)
C-3
GLOUCESTER WAY
M-2A
267 ST
(RAMP)
(RAMP)
RU-10
#1 HWY
RU-3
(RAMP)
(RAMP)
(RAMP)
#1 HWY
(RAMP)
56 AVE
(RAMP)
Author: DG
Date: Apr 23, 2021
Scale: 1:5,000
N
The Corporation of the Township of Langley
CONTEXT MAP
The data provided is compiled from various sources and is not warranted as to its accuracy or sufficiency. Legal descriptions and lot annotation should be confirmed at the Land Titles Office in New Westminster. The location of infrastructure should be confirmed by field survey. The data and information provided by the Township will not be sold, given or loaned to any other person, company, organization or entity without the express written consent of the Township.

CONTEXT MAP



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Applicant/Agent:	Conwest Group 401, 1930 Pandora Street Vancouver, BC V5L 0C7
Owners:	Cornerstone Training Stables Inc. 201, 585 – 16 Street West Vancouver, BC V7V 3R8 Kang Hyung and Jung Hee Baik 26477 – 56 Avenue Aldergrove, BC V4W 1P2 0774606 BC Ltd. 26030 – 28 Avenue Aldergrove, BC V4W 2Z8 Taralee Murphy 29412 Sunvalley Crescent Abbotsford, BC V4X 1J2 Lorraine Blackall PO Box 31067 Thunderbird RPO Langley, BC V1M 0A9 Brian and Marilyn Woodley 26695 – 56 Avenue Aldergrove, BC V4W 1P2 1253522 BC Ltd. 9785 – 201 Street Langley, BC V1M 3E7
Legal Description:	Lot 4 Except Part Dedicated Road on Plan 86434; Lots 3, 13, 14, 15 And 16; Lot 12 Except: Part Dedicated Road on Plan 85782; Lot 11 Except: Part Dedicated Road on Plan 85670; All of Section 7 Township 14 NWD Plan 2492.
Location and Lot Area:	26695 – 56 Avenue (1.92 ha (4.75 ac)) 26601 – 56 Avenue (1.92 ha (4.75 ac)) 26575 – 56 Avenue (1.92 ha (4.75 ac)) 26500 Block of 56 Avenue (1.92 ha (4.75 ac)) 26477 – 264 Street (1.78 ha (4.40 ac)) 5670 – 264 Street (1.83 ha (4.51 ac)) 26713 – 56 Avenue (1.92 ha (4.75 ac)) 5625 – 268 Street (1.38 ha (3.42 ac))

Existing Zoning:	Rural Zone RU-1 Min Lot Size: 1.7 ha (4.2 ac))
Proposed Zoning:	General Industrial Zone M-2 Min Lot Size: 1,858 m2 (20,000 ft2)
Official Community Plan (existing):	Agriculture
Official Community Plan (proposed):	Industrial
Rural Plan (existing):	Small Farms/Country Estates
Rural Plan (proposed):	Urban
Gloucester Community Plan (proposed):	Service and General Industrial
Agricultural Land Reserve:	In the Agricultural Land Reserve (Conditional approval of exclusion granted Mar 10, 2020).

BACKGROUND / HISTORY:

The subject lands consist of eight (8) properties that were part of an earlier development application in 2009 proposing to be excluded from the provincial Agricultural Land Reserve (ALR). On April 26, 2010 Council considered and authorized the application to proceed to the Agricultural Land Commission (ALC). The ALC subsequently refused to authorize exclusion by Resolution #2623/2010. The applicants pursued legal action and on September 26, 2017, the Supreme Court of British Columbia set aside the ALC's decision and ordered the ALC to reconsider the decision. Subsequently, the ALC conditionally authorized exclusion of the subject properties by Resolution #109/2020 dated March 10, 2020 (Attachment A) subject to:

- Provision of a buffer and fence along the northern property line;
- All properties be excluded from the ALR at once; and
- Provision of a drainage plan.

The applicant (Conwest) has assembled six (6) of the subject eight (8) properties that were conditionally approved for exclusion by the ALC. As noted above, the ALC has noted a condition that all eight (8) properties be excluded from the ALR at the same time. The applicant to date has only been able to secure six (6) of the properties and have applied to the ALC for reconsideration of Resolution #109/2020 in order to request that the proposed exclusion of the subject six (6) properties be allowed to proceed separately from the remaining two (2) properties located at 26713 - 56 Avenue and 5625 - 264 Street.

Consistent with the current ALC condition and for process efficiencies, all eight (8) properties have been included in OCP Plan Amendment Bylaw No. 5706; subject to Council's consideration, will form part of the subsequent Metro Vancouver Regional Growth Strategy (RGS) amendment. The remaining two (2) properties (26713 - 56 Avenue and 5625 - 264 Street) conditionally approved for exclusion are not included within the scope of the proposed Rezoning Bylaw No. 5707.

DISCUSSION / ANALYSIS:

To accommodate the proposal to develop the subject lands for industrial purposes, the applicant has applied for amendments to the Township's Official Community Plan (OCP), Gloucester Industrial Park Community Plan and Rural Plan. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) is also required.

The subject lands are currently zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and accommodate rural residential uses. The subject lands have frontage on 56 Avenue, 264 Street and 268 Street and located adjacent to the northwest boundary of Gloucester Industrial Park. According to preliminary information provided by the applicant, the subject site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a condition of rezoning. A preliminary site plan has been submitted by the applicant for the six (6) properties in their current assembly and is included in this report.

The applicant indicates future development permit(s) will allow Council the opportunity to review the form, character and siting of any development.

Staff note that the proposed plan amendment and rezoning bylaw will require authorization from the Ministry and Transportation and Infrastructure, as the subject lands are located in the referral area of Highways 1 and 13.

The applicant has provided the following information with their application identifying that:

> *The rezoning application represents 28 acres of future industrial land. This rezoning application aligns with the goals set out by Metro Vancouver in the Regional Growth Study as well as the Township of Langley's Economic Development strategy. Under typical industrial development assumptions, these lands will provide hundreds of full time jobs. This rezoning will also help achieve the goals set out in the Townships Economic Development Strategy, namely:*
>
> - *Help create additional jobs so that there are more jobs than working residents to maintain employment opportunities for local workers.*
> - *Maintain the diversity of the local economy by helping existing companies to expand and by attracting new industries.*

Adjacent Uses:

North: Eight (8) rural residential properties, zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR;

South: 56 Avenue, beyond which are industrial properties zoned General Industrial Zones M-2A and M-2B, designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located with the ALR. Four (4) commercial properties zoned Service Commercial Zone C-3, designated Commercial in the Gloucester Industrial Park Community Plan and not located within the ALR;

East: 268 Street, beyond which are industrial properties zoned General Industrial Zone M-2A and designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located within the ALR;

West: 264 Street, beyond which are two (2) properties zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR.

Official Community Plan Amendment:

For processing efficiency and consistency with the conditions of the ALC, OCP Amendment Bylaw No. 5706 amends the OCP by redesignating all eight (8) properties on the north side of 56 Avenue between 264 Street and 268 Street from Agriculture to Industrial. The subject lands are currently designated Agriculture in the OCP which intends to limit development of lands for other uses as per the below excerpt, however the ALC has granted conditional approval for removal of the lands from the ALR.

> *2.2.3. Limit the subdivision of agricultural land, as set out in the Rural Plan, subject to the approval of the Agricultural Land Commission for land within the ALR. Commercial, industrial, and institutional uses are not encouraged in this designation, except in conformity with the Rural Plan and subject to the approval of the Agricultural Land Commission.*

The OCP Section 2.4 - Land use designations states that:

> *Provision of employment is an important consideration for both the Township and the region as a whole. Areas designated Industrial or Mixed Employment are intended to provide industrial, commercial, and other employment opportunities. Industrial and Mixed Employment areas are located in Northwest Langley, Carvolth, Gloucester, Aldergrove, Willoughby, Willowbrook, and Murrayville.*

The OCP anticipates industrial lands to be used for the following uses identified in Section 2.4.11:

> *Areas designated as Industrial are intended for manufacturing and warehousing activities, and in some cases office use, subject to policies in community plans. Retail activities directly related and accessory to industrial uses, and limited commercial activities supporting industrial activities, may be considered subject to policies in community plans. Residential uses are limited to one dwelling unit per lot for use by an owner, manager, or caretaker. Other commercial or residential uses are not permitted.*

The OCP outlines goals for employment lands in Section 3.7 - Employment Land Goals:

- *3.7.2 Ensure a long-term supply of employment lands is maintained, with a match between available land and the requirements of future market demand.*
- *3.7.4. Encourage industrial development that has a high employment ratio*
- *3.7.6. Consider designation of new employment lands where appropriate.*

The proposal is, in staff's opinion, consistent with the above goals identified in the OCP regarding industrial land uses.

Gloucester Industrial Park Community Plan and Rural Plan Amendments:

The eight (8) subject properties are currently designated Small Farms/Country Estates in the Rural Plan. For processing efficiency and consistency with the conditions of the ALC, OCP Amendment Bylaw No. 5706 amends the Rural Plan by removing the properties from the Rural Plan and including them in the Gloucester Industrial Park Community Plan. Further, by designating the properties as Service and General Industrial in the Gloucester Industrial Park Community Plan. This designation anticipates uses such as:

> "*warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office and business uses, private utilities, processing and manufacturing of goods*."

This designation is also noted as a mandatory Development Permit area in the plan requiring issuance of a Development Permit prior to issuance of a Building Permit.

Metro Vancouver Regional Growth Strategy:

The subject lands are designated Agriculture in the RGS. This designation typically aligns with the boundary of the ALR and is intended to protect the existing agricultural land base for agricultural uses and food production. As the ALC has conditionally approved exclusion of the subject lands from the ALR. Given the proposed plan amendment and the need for the Township's OCP to align with the RGS, an amendment to the RGS is necessary to accommodate the proposed shift to industrial land use.

The RGS states that additional industrial lands are needed in the region to meet the day to day needs of the population:

> *Market pressure to convert industrial lands to office, retail and housing has resulted in a diminished supply of industrial land in the region, while demand for land for industrial activities continues to increase as the population and economy of the region grow. Many industries provide for the day-to-day needs of the region's population, such as repair and servicing activities, and renovation and construction functions for shops, homes, hotels and restaurants. Additional lands are needed for container storage, freight forwarding, warehouses, and other distribution functions.*

The OCP must align with the RGS and the Regional Context Statement Section 1.1.7(3) of the OCP provides guidance for redesignating land from Agriculture to Industrial as outlined below:

a) the proposed use is consistent with the general intent of the 'Industrial' land use designation contained in the Township of Langley's OCP;
b) the subject site is no more than 10 hectares in size;
c) the subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and
d) the subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.

The proposal generally aligns with the above criteria as the subject lands are contiguous with the urban containment boundary specified in the RGS and is not contiguous with a site previously re-designated though larger than 10 ha in size (14.59 ha). Further, the Township's Employment Lands Study (completed in 2010) identified expansion of industrial lands in Gloucester as a long-term strategy to increase employment opportunities.

A Type 3 - Minor Amendment to the RGS requires 'a simple majority weighted vote and no regional public hearing' as identified in Section 6.3.4(f) of the RGS below:

> *6.3.4(f) For sites that are contiguous with, or within, the Urban Containment Boundary and are not within the Agricultural Land Reserve, amendment from Agricultural or Rural land use designations to Industrial land use designation, and associated Urban Containment Boundary adjustments;*

Should Council grant third reading to the subject application, staff will advance application to Metro Vancouver for consideration of the necessary amendments to the RGS and the Greater Vancouver Sewerage and Drainage District (GVS & DD) catchment in order to accommodate the proposed change in land use.

For processing efficiencies and consistent with the conditions of the ALC, all eight (8) properties will be included in the proposed RGS amendment.

Agricultural Land Reserve:

The properties forming part of the subject application are currently located in the ALR. The site was conditionally approved for exclusion on March 10, 2020 by Decision #109/2020. As a condition of exclusion, the proponent will be required to construct an 8.0 m (26 ft) wide ALR buffer along the northern property line, consistent with the Ministry of Agriculture Guide to Edge Planning, also noted as a condition of rezoning.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 07-160 requires Council to consider the OCP amendment in conjunction with the financial plan, housing needs report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans.

Zoning Amendment:

Bylaw No. 5707 proposes to rezone only the six (6) properties (26477, 26695, 26601, 26575, 26713 – 56 Avenue and 26500 block of 56 Avenue) currently under application by Conwest to General Industrial Zone M-2. The General Industrial Zone M-2 aligns with the proposed Service and General Industrial designation and permits *general industrial uses*, as defined in the Zoning Bylaw in addition to those industrial uses accommodated in Service Industrial Zone M-1A. The proposed development complies with the minimum parcel size provisions of the General Industrial Zone M-2.

Public Consultation:

Policy 07-164 requires the subject application to hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Health Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

Servicing:

The subject property is designated Service Level 4 – Rural. Bylaw No. 5708 proposes to amend the Subdivision Development Servicing Bylaw to designate the subject site as Service Level 1 – Urban.

As a condition of final reading, the applicant will be required to confirm the adequacy of the sanitary sewer, storm sewer, and water main for the proposed use, in compliance with the Township's Subdivision and Development Servicing Bylaw. The applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, storm water management including provision of detention facilities, utility upgrades and/or extensions. Road dedications, widening, and necessary traffic improvements (both on-site and off-site informed by a traffic impact study) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

Tree Protection/Replacement:

Tree protection and replacement is required in accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection. The applicant has not provided any information regarding tree protection matters with their application package. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Environmental Considerations:

According to preliminary information provided by the applicant, the subject site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a condition of rezoning.

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Intergovernmental Implications:

As the subject site is located within 800 m of controlled access highways (Highway 1 and 13), approval of Bylaws No. 5706 and 5707 by the Ministry of Transportation and Infrastructure (MOTI) is required prior to Council's consideration of final reading.

Exterior Lighting Impact Policy:

As the subject site is located within 150 m (498 ft) of land designated for rural residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township would be required prior to the issuance of any building permit.

Policy Considerations:

The proposed amendments to the OCP, Gloucester Industrial Park Community Plan, Rural Plan, RGS, Subdivision and Development Servicing Bylaw and proposed rezoning will enable future industrial development of the subject lands. The subject lands are contiguous with the Gloucester Plan area and have been conditionally approved for exclusion from the ALR, accordingly, the shift in land use from rural to industrial will increase the supply of employment land in the Township. The proposed development is compatible with the overall objectives of the Township's Official Community Plan, Gloucester Industrial Park Community Plan and the Regional Growth Strategy.

Therefore, staff recommend Council grant first and second reading to Bylaws No. 5706, 5707 and 5708, subject to 11 development prerequisites and authorize staff to schedule the required public hearing.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A ALC Decision #109/2020

Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov bc ca

March 10, 2020

ALC File: 51725

Gerry Mazzei
DELIVERED ELECTRONICALLY

Dear Gerry Mazzei:

Re: Application 51725 to exclude land from the Agricultural Land Reserve

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #109/2020). As agent, it is your responsibility to notify the applicant(s) accordingly.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request for reconsideration may be submitted in writing to the e mail address below.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Nicole Mak, Land Use Planner

Enclosure: Reasons for Decision (Resolution #109/2020)
Schedule A: Decision Map
Schedule B: ALC Landscape Buffer Specifications, 1998
Schedule C: BC Ministry of Agriculture's Guide to Edge Planning (Promoting Compatibility Along Agricultural – Urban Edges), 2015
Schedule D: Sample Irrevocable Letter of Credit

cc: Township of Langley (File: 14-07-0035)
John Shewfelt of Miller Thomson LLP (Applicants' legal representative)

AGRICULTURAL LAND COMMISSION FILE 51725

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Exclusion Application Submitted Under s. 30(1) of the *Agricultural Land Commission Act*

Applicants:	Cornerstone Training Stables Inc. Costep Enterprises Ltd., Inc. No. BC1085178 Barry Duellious McCall & Delaine Marie McCall Brian Kennedy Woodley & Marilyn Kathleen Woodley Taralee Anne Murphy Frances Lorraine Blackall 0774606 BC Ltd., Inc. No. 0774606 Kang Hyung Baik & Jung Hee Baik
Agent:	Gerry Mazzei
Properties:	**Property 1:** Parcel Identifier: 002-459-914 Legal Description: Lot 3, Section 7, Township 14, New Westminster District Plan 2492 Civic: 5670- 264th Street, Langley, BC Area: 1.82 ha Owner(s): Cornerstone Training Stables Inc. **Property 2:** Parcel Identifier: 012-734-063 Legal Description: Lot 11 (Except Part Dedicated Road), Section 7, Township 14, New Westminster District Plan 2492 Civic: 5625- 268th Street, Langley, BC

Area: 1.38 ha
Owner(s): Costep Enterprises Ltd., Inc.
No. BC1085178

Property 3:
Parcel Identifier: 012-734-071
Legal Description: Lot 12 (Except Part Dedicated Road), Section 7, Township 14, New Westminster District Plan 2492
Civic: 26713- 56th Avenue, Langley, BC
Area: 1.90 ha
Owner(s): Barry Duellious McCall and Delaine Marie McCall

Property 4:
Parcel Identifier: 012-734-080
Legal Description: Lot 13, Section 7, Township 14, New Westminster District Plan 2492
Civic: 26695- 56th Avenue, Langley, BC
Area: 1.92 ha
Owner(s): Brian Kennedy Woodley and Marilyn Kathleen Woodley

Property 5:
Parcel Identifier: 001-619-811
Legal Description: Lot 14, Section 7, Township 14, New Westminster District Plan 2492
Civic: 26601- 56th Avenue, Langley, BC
Area: 1.92 ha
Owner(s): Taralee Ann Murphy

Property 6:
Parcel Identifier: 012-734-098
Legal Description: Lot 15, Section 7, Township 14, New

Westminster District Plan 2492
Civic: 26575- 56th Avenue, Langley, BC
Area: 1.92 ha
Owner(s): Frances Lorraine Blackall

Property 7:
Lot Identifier: 012-734-101
Legal Description: Lot 16, Section 7, Township 14, New Westminster District Plan 2492
Civic: 26473- 56th Avenue, Langley, BC
Area: 1.93 ha
Owner(s): 0774606 BC Ltd., Inc. No. 0774606

Property 8:
Lot Identifier: 003-370-623
Legal Description: Lot 4 (Except Part Dedicated Road), Section 7, Township 14, New Westminster District Plan 2492
Civic: 26477- 56th Avenue, Langley, BC
Area: 1.78 ha
Owner(s): Kang Hyung Baik and Jung (Joseph) Hee Baik

Executive Committee: Gerry Zimmermann, Acting Chair and Okanagan Panel Chair
Ione Smith, South Coast Panel Chair
Linda Michaluk, Island Panel Chair
Janice Tapp, North Panel Chair
Richard Mumford, Interior Panel Chair

OVERVIEW

[1] The Properties are located within the Agricultural Land Reserve (the "ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "ALCA").

[2] Pursuant to s. 30(1) of the ALCA, the Applicants are applying to the Agricultural Land Commission (the "Commission") to exclude eight properties, totalling 14.58 ha, from the ALR for the purpose of industrial development (the "Proposal").

[3] The first issue the Executive Committee considered is whether the Properties are capable and suitable for agriculture.

[4] The second issue the Executive Committee considered is whether exclusion of the Properties would impact adjacent ALR properties.

[5] The third issue the Executive Committee considered is whether, if exclusion were granted, it should be subject to conditions, and, if so, what those should be.

[6] The Proposal was considered in the context of the purposes of the Commission set out in s. 6 of the ALCA. These purposes are:

(a) to preserve the agricultural land reserve;
(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

EVIDENTIARY RECORD

[7] The Proposal along with all other documentation before the Executive Committee from the Applicants, Agent, local government, third parties, and the Commission is collectively

referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

[8] Commission representatives conducted a walk-around and meeting site visit on October 21, 2019 in accordance with the *ALC Policy Regarding Site Visits in Applications* (the "Site Visit"). The site visit report, prepared in accordance with the *ALC Policy Regarding Site Visits in Applications*, was certified by the Applicants' legal representative (John Shewfelt) on November 19, 2019 as accurately reflecting the observations and discussions of the Site Visit (the "Site Visit Report").

[9] On November 20, 2019, the Executive Committee conducted a meeting with the Agent, the Applicants' legal representative, and certain of the Applicants at the offices of the Commission (the "Applicant Meeting"). An applicant meeting report was prepared and was certified by John Shewfelt on December 11, 2019 as accurately reflecting the observations and discussions of the Applicant Meeting (the "Applicant Meeting Report"). The Applicant Meeting Report is titled 'New Reconsideration Meeting Report' in the application material.

BACKGROUND

[10] The request for exclusion of the Properties was originally refused by the Commission by Resolution #2623/2010. After subsequent events and proceedings, Madam Justice Burke of the Supreme Court of British Columbia issued an Order dated September 26, 2017 (the "Order"), which forms the basis for the proceeding presently before the Commission. Pursuant to the Order, certain members and staff of the Commission, including Chair Dyson, were not to, and did not participate in this proceeding.

EVIDENCE AND FINDINGS

[11] In considering the suitability of a parcel for agricultural use, the Commission often considers individual and cumulative impacts of any limitations on a property (if any), or limitations imposed on the property by surrounding land uses. With respect to the Properties under application, the Executive Committee found there to be cumulative impacts from

individual variables that it considered germane to its deliberation.

[12] This section sets out the findings of the Executive Committee, or where specified of the majority of the Executive Committee (Commissioners Michaluk, Tapp, Mumford, and Zimmermann).

Issue 1: Whether the Properties are capable and suitable for agriculture.

Agricultural Capability

[13] To assess agricultural capability on the Properties, the Executive Committee referred in part to agricultural capability ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The improved agricultural capability ratings applicable to the Properties are Class 2, 3, and 4, more specifically approximately 20% (60% Class 3DT and 40% Class 3DW) and 80% (50% Class 3T, 30% Class 2T, and 20% Class 3DW).

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

The limiting subclasses associated with this lot of land are D (undesirable soil structure), T (topographic limitations), and W (excess water).

[14] In addition, the Executive Committee received three professional Agrologist's reports and two Agrologist report reviews, prepared by:

- Regency Consultants Ltd (Bob Holtby), dated December 22, 2010 (the "Holtby Opinion");

- Whiskey Jack Land Management Corp, dated September 30, 2015 (the "Whiskey Jack Report");
- C&F Land Resource Consultants Ltd, dated December 14, 2018 commissioned by the Commission (the "C&F Report");
- C&F Land Resource Consultants Ltd, dated December 17, 2018 which provides a review of the Holtby Opinion; and
- C&F Land Resource Consultants Ltd, dated December 17, 2018 which provides a review of the Whiskey Jack Report.

[15] While the C&F Report indicates that 5.22 ha (35.8%) of the Properties have an improved agricultural capability rating of Class 3, and 1.44 ha (9.9%) have an improved rating of Class 4, it concludes that 7.92 ha of the Properties (54.3%) is unclassified anthropogenic filled sites, buildings, and curtilage. The Whiskey Jack Report also concludes that major sections of the Properties have imported fill material. According to the C&F Report, the fill material was generally low in organic matter, and included some foreign non-soil materials including bricks, concrete, and other non-soil materials; therefore, limiting the potential for soil bound agricultural use of filled areas. The C&F Report also indicates that the low-lying areas of the Properties have shallow topsoil over glacio-marine till subsoils which are difficult to drain even with the use of tile drainage systems.

[16] Based on the agricultural capability ratings and the C&F Report, the Executive Committee finds that the Properties have mixed prime and secondary agricultural capability and that the Properties are limited by excess water.

Lot Size

[17] The Properties range in size from 1.3 ha to 1.9 ha. With respect to the Properties, the Executive Committee finds that the size of the Properties alone is not an impediment to their use for agriculture. Small lots generally have value for uses such as small lot agriculture (soil bound or non-soil bound), and can be used for both subsistence and commercial agriculture provided that there are no extenuating factors that would impede the use of that land for agriculture now or in future.

Traffic

[18] The Properties are located on the north side of 56th Avenue between Highway 13 and 268th Street in the Township of Langley. 56th Avenue is a major east-west four-lane arterial road near an intersection with access to Highway 1. At the Site Visit, the Commission representatives observed the consistent volume of traffic along 56th Avenue and considered the impact the traffic may have on using the Properties for agriculture. The majority of the Executive Committee finds that the impact of traffic on 56th Avenue would pose an impediment to movement of farm machinery and vehicles, which limits the feasibility of the Properties to be used for agriculture generally.

Drainage

[19] The C&F Report indicates that, in 2007, the Township of Langley upgraded 56th Avenue and 268th Street to install concrete curbs, gutters, sidewalks, and buried storm sewers. At the time, the existing road ditches fronting the Properties were closed, and a connection to the municipal storm sewer was provided to each property fronting 56th Avenue.

[20] At the Site Visit, certain of the Applicants explained the drainage issues of the Properties which included natural presence of clay soils in some areas, and increase discharge of storm water from development (i.e. mushroom facility to the north) resulting in areas of standing water. Applicant Barry McCall also explained that he previously had animals (cattle and sheep) on his property but they were removed due to wet soil conditions that caused hoof rot. Some of the Applicants discussed measures undertaken to address the drainage issues including installation of tile drainage, surface drainage ditches, and placement of fill that were unsuccessful.

[21] Based on discussions with the Applicants present at the Site Visit and Applicant Meeting, the Executive Committee understands that fill has been placed on some of the Properties in order to address issues of inundation, as well as for some other non-farm reasons. The Executive Committee notes that some properties received over 1000 loads of fill. While the C&F Report concludes that the extensive placement of fill on the Properties has impeded normal farm practices including drainage, it further states that drainage would be difficult to

improve in these areas without using ditching, which could be hazardous to farm equipment. The Executive Committee does not accept degradation of land by fill placement as an acceptable rationale to exclude land from the ALR. However, the Executive Committee does acknowledge that the fill described in the C&F Report has diminished the agricultural capability of the Properties.

Summary

[22] While the Executive Committee finds that any one of the variables applicable to the Properties (i.e. agricultural capability, lot size, traffic, drainage) is not insurmountable on its own, in this case, the majority of the Executive Committee finds that when considered on the whole, the restrictions have a substantial cumulative impact on the Properties' capability and suitability for agriculture. The majority of the Executive Committee finds that the size of the Properties, in combination with the drainage limitations, and access challenges restricts the use of the Properties for soil bound or non-soil bound agriculture.

Issue 2: Whether exclusion of the Properties would impact adjacent ALR properties.

[23] The Executive Committee considered the potential impacts of exclusion and future industrial development of the Properties on adjacent ALR properties located to the north and west.

[24] Noting the drainage issues presented in this application, the Executive Committee is concerned with the drainage impacts on adjacent ALR lands. However, the majority of the Executive Committee finds that their concern regarding the drainage impacts on adjacent ALR lands can be addressed through the development of a drainage plan for the industrial development, similar to Resolution #377/2015 (the "Surrey Approval"), to ensure there are no adverse impacts related to drainage on adjacent ALR lands.

[25] Further, if the Properties are excluded for industrial purposes, industrial development that is undertaken would be immediately beside lands that remain in the ALR. The Executive Committee finds that a fence, constructed in accordance with Schedule D.6 of the *ALC Landscape Buffer Specifications,* 1998 (Schedule B), along the new ALR

boundary (north of the Properties), as shown in Schedule A (Decision Map), and vegetative buffering and setbacks (as discussed in the next subheading) will create important separation between adjacent agricultural and industrial uses.

Issue 3: Whether, if exclusion were granted, it should be subject to conditions, and, if so, what those should be.

[26] Exclusion of the Properties from the ALR could have certain impacts contrary to the purposes of the Commission set out in s.6 of the ALCA. However, the majority of the Executive Committee finds, in this case, the cumulative impacts affecting the Properties' capability and suitability for agriculture, on balance, outweighs the benefits of retaining the lands in the ALR, subject to certain conditions.

[27] The majority of the Executive Committee finds that certain conditions of exclusion of the Properties would be appropriate. The conditions are as follows:

a. **Properties dealt with together** – the majority of the Executive Committee requires that all of the Properties be removed from the ALR at the same time to create a continuous ALR boundary;
b. **Fence Construction** – Before exclusion of the Properties from the ALR, either:
    I. A chain link fence must be constructed along the new northern ALR boundary, as shown in Schedule A, in accordance with the specifications set out in *Schedule D.6 of the ALC Landscape Buffer Specifications,* 1998 (Schedule B) (the "Schedule B specifications") (the "Fence Construction"); or
    II. If the Fence Construction is deferred, financial security in the form of an Irrevocable Letter of Credit (ILOC) (Schedule D) made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Fence Construction. The ILOC shall be returned once the Fence Construction is completed;
        i. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition B contained herein;

c. **Vegetative Buffer and Setbacks** – Before exclusion of the Properties from the ALR:

   I. a plan must be submitted to the Commission, that is acceptable to the Commission, that addresses vegetative buffering and setbacks on the Properties, as shown in Schedule A, to the extent necessary for buffering in accordance the BC Ministry of Agriculture's Guide to Edge Planning (Schedule C) for Level 2 Urban-side Non-Residential Setback & Buffer (page 22) (the "Vegetative Buffer and Setback Construction"); and

   II. either:

      i. a vegetative buffer and setbacks in accordance with the plan referred to in (c)(I) must be in place; or

      ii. if the Vegetative Buffer and Setback Construction is deferred, a financial security in the form of an ILOC (Schedule D) made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Vegetative Buffer and Setback Construction. The ILOC shall be returned once the Vegetative Buffer and Setback Construction is completed;

         a. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition C contained herein;

d. **Covenant** – Before exclusion of the Properties from the ALR, a covenant must be registered against the title of the Properties in favour of the Commission, for the purpose of ensuring the maintenance of the chain-link fence described in Condition B, and the maintenance of the vegetative buffer and setbacks in Condition C, in accordance with Conditions B and C; and

e. **Drainage** – Before exclusion of the Properties from the ALR, develop a plan, acceptable to the Township of Langley, that, upon development of the Properties, ensures there are no adverse impacts to drainage on adjacent ALR properties.

[28] The majority of the Executive Committee recommends working with Commission staff and the Township of Langley prior to finalizing the vegetative buffer and setback plan for the Commission's review and the drainage plan for the Township of Langley's review.

DECISION

[29] For the reasons given above, the majority of the Executive Committee approves the Proposal to exclude the eight properties (totalling 14.58 ha) from the ALR, subject to the conditions set out in paragraph 27 above.

[30] The Commission will advise the Registrar of Land Titles that the Properties have been excluded from the ALR when it has received confirmation that the conditions of approval have been met.

[31] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[32] This is a decision of the majority of the Executive Committee.

[33] A decision of the Executive Committee is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

[34] Resolution #109/2020
Released on March 10, 2020

Gerry Zimmermann, Acting Chair and Okanagan Panel Chair

Linda Michaluk, Island Panel Chair

Janice Tapp, North Panel Chair

Richard Mumford, Interior Panel Chair

DISSENTING VOTE

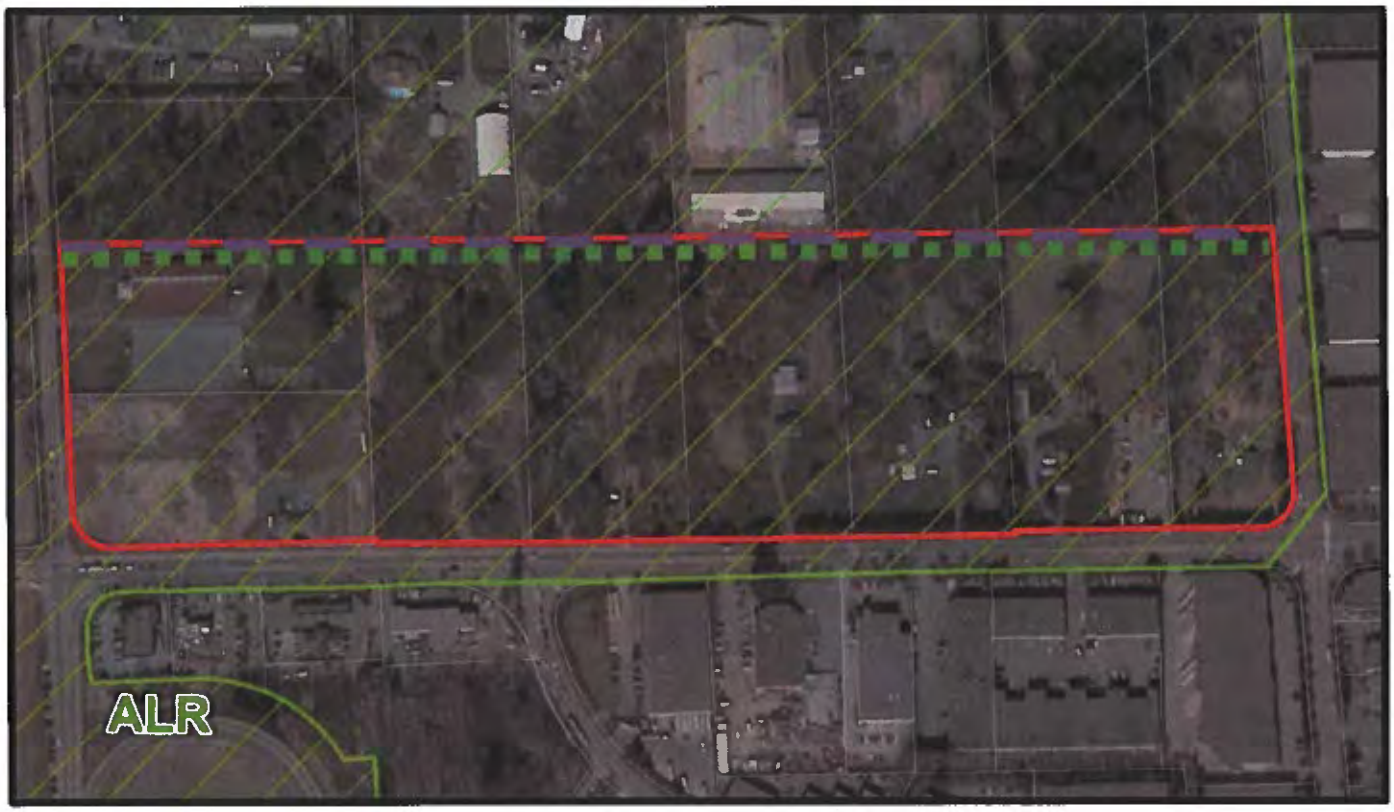
[35] The reasons for which I do not support exclusion of the Properties from the ALR, even with conditions are:

- Small ALR lots adjacent to busy arterial roads are not uncommon in the South Coast region;
- The limitations that the Applicants put forward, notably excessive moisture, are not unique to the Properties and are common throughout the South Coast region; and
- The placement of fill does not preclude the use of land for non-soil bound agriculture.

These are my reasons.

Ione Smith, South Coast Panel Chair

Schedule A: Agricultural Land Commission Decision Map
ALC File 51725 (McCall)
Conditionally Approved Exclusion
ALC Resolution #109/2020



The Properties & Conditionally Approved Exclusion (approximately 14.58 ha)

Chain-Link Fence (Condition B of Resolution #109/2020)

Vegetative Buffer and Setback (Condition C of Resolution #109/2020)

1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (CONWEST) BYLAW 2021 NO. 5706

EXPLANATORY NOTE

Bylaw 2021 No. 5706 amends the Rural Plan by deleting the subject site (located in the 5600 Block of 264 Street) from the Rural Plan area, and amends the Gloucester Industrial Park Community Plan by extending the Plan Boundary to include the subject site, designating the site “Service and General Industrial” and including the site as a mandatory Development Permit Area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (CONWEST) BYLAW 2021 NO. 5706

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by amending “Map 1 - Land Use” to change the designation of the lands from “Agriculture” to “Industrial” and further amending “Map A-1 RGS Land Use” from “Agriculture” to “Industrial” with respect to the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556” as amended is further amended with respect to the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

   a) by amending the Gloucester Industrial Park Development Concept map to include the lands in the Plan Boundary;
   b) designating the lands as “Service and General Industrial”; and
   c) designating the lands as a Development Permit Area.

4. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by revising Map 1 to include within the “Urban Boundary” and removing from the “Small Farms/Country Estates” designation the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

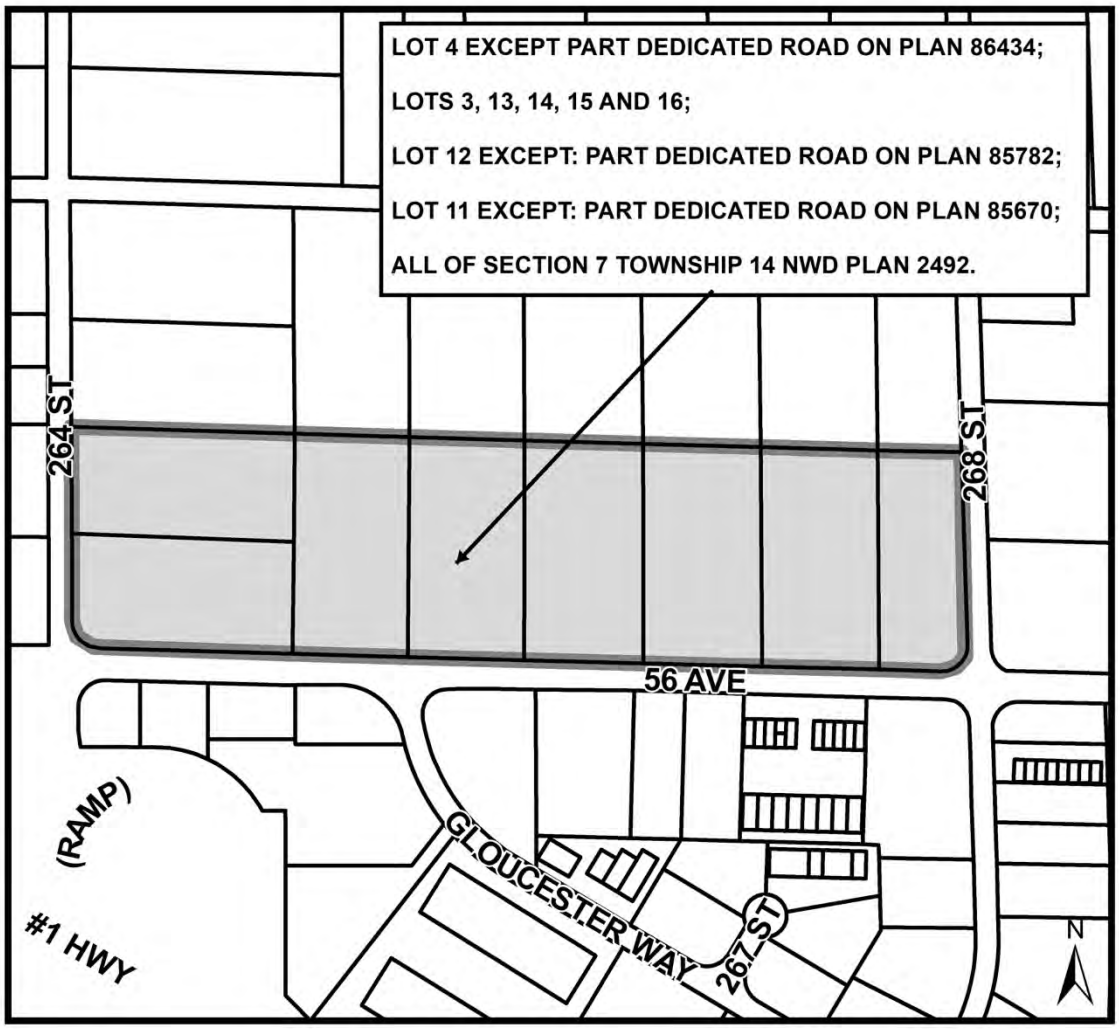
   All of Section 7 Township 14 NWD Plan 2492.

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
PUBLIC HEARING HELD the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5706



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW 2021 NO. 5707

EXPLANATORY NOTE

Bylaw 2021 No. 5707 rezones properties located at 26695, 26601, 26575, 26477 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street from Rural Zone RU-1 to General Industrial Zone M-2.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW 2021 NO. 5707

Bylaw to amend the Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

   Lot 4 Except Part Dedicated Road On Plan 86434; Section 7 Township 14 NWD Plan 2492

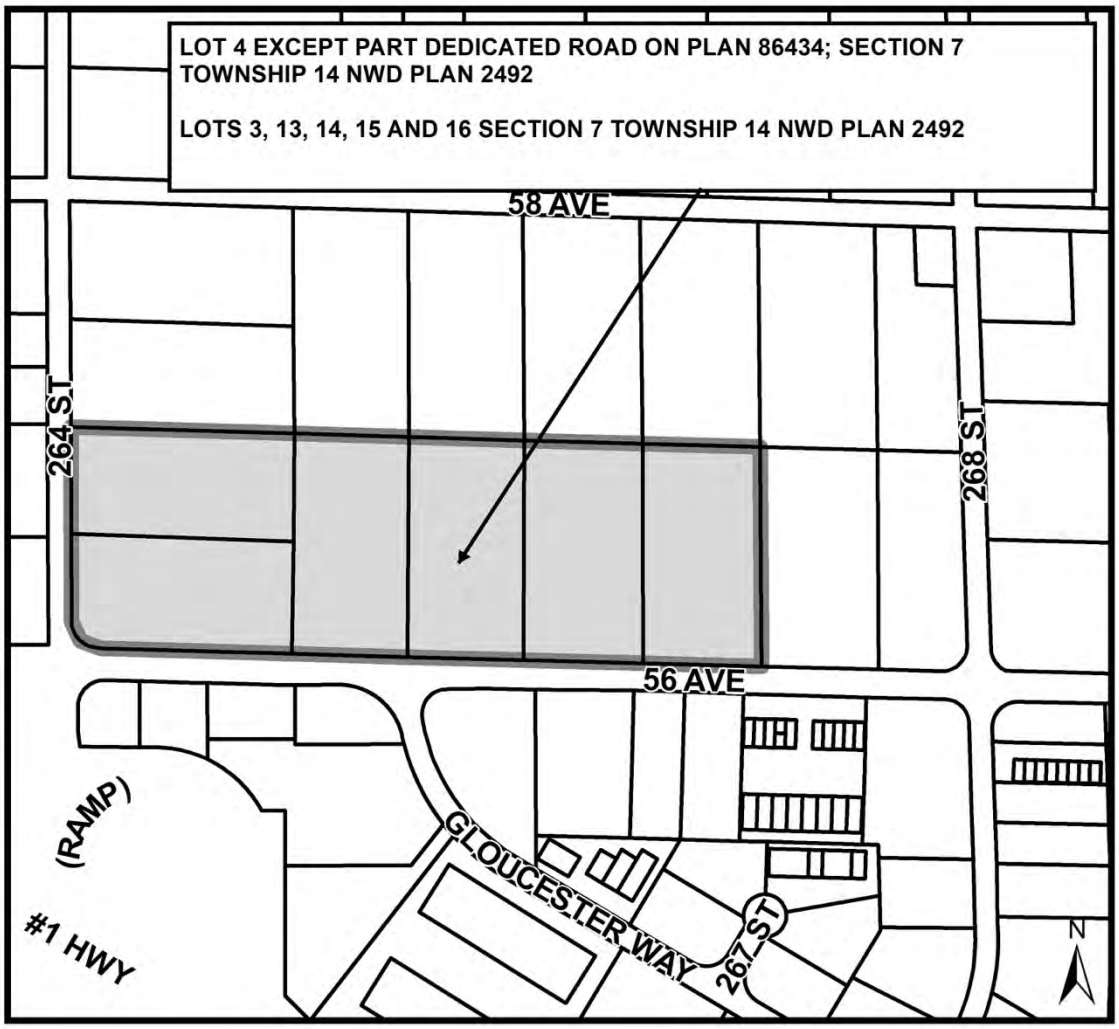
   Lots 3, 13, 14, 15 And 16 Section 7 Township 14 NWD Plan 2492

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to General Industrial Zone M-2.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
PUBLIC HEARING HELD the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5707



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382
AMENDMENT (CONWEST) BYLAW 2021 NO. 5708

EXPLANATORY NOTE

Bylaw 2021 No. 5708 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the properties located at: 26695, 26601, 26575, 26477 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street to coincide with rezoning from rural to industrial.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382 AMENDMENT (CONWEST) BYLAW 2021 NO. 5708

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw 2021 No. 5708”.

2. The “Subdivision and Development Servicing Bylaw 2019 No. 5382” as amended is further amended by amending the map “Service Levels” in “Schedule A” to redesignate the lands as “Level 1 - Urban” with respect to lands described as:

   Lot 4 Except Part Dedicated Road On Plan 86434; Section 7 Township 14 NWD Plan 2492

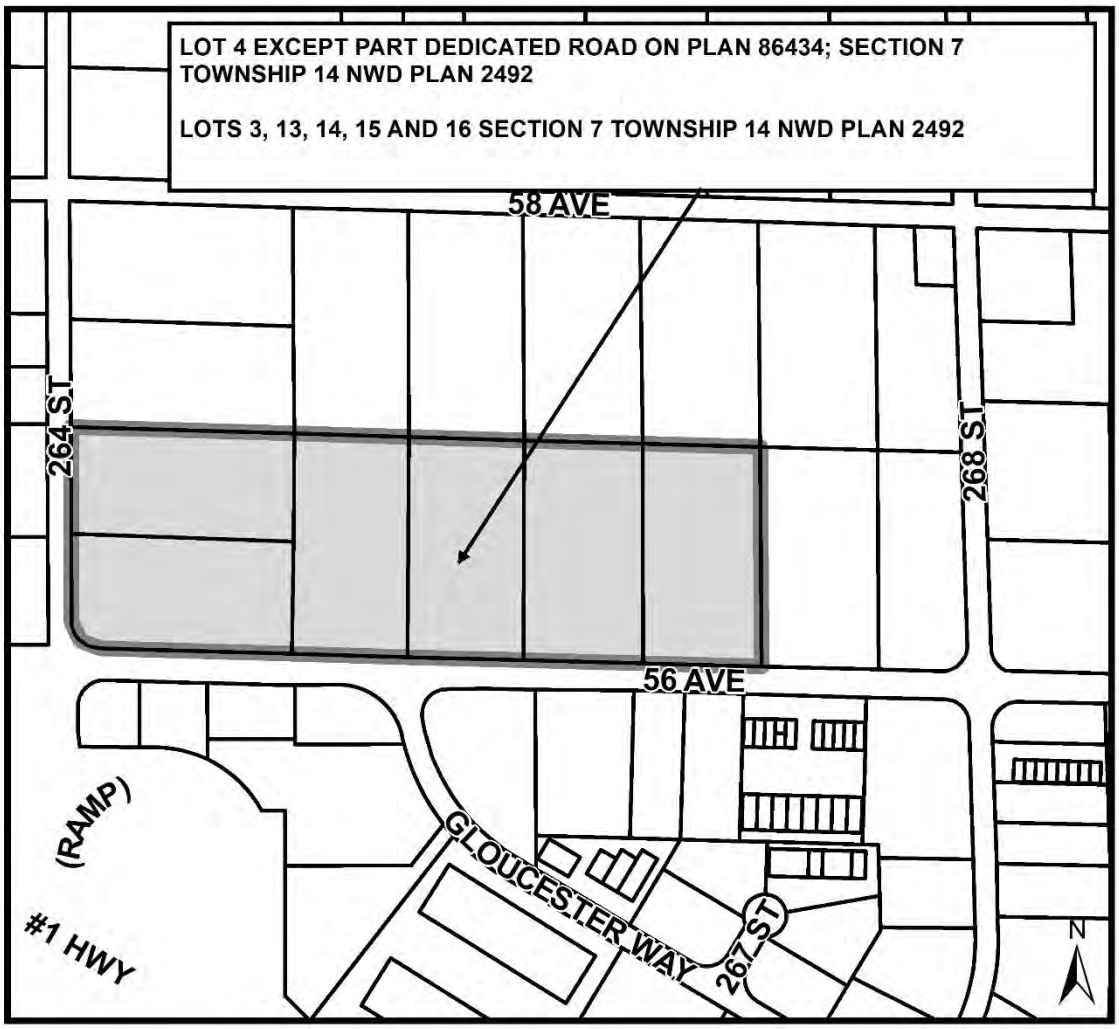
   Lots 3, 13, 14, 15 And 16 Section 7 Township 14 NWD Plan 2492

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5708



ATTACHMENT B

Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

March 10, 2022

ALC File: 51725

Joe Carreira
Conwest Developments Ltd.
DELIVERED ELECTRONICALLY

Nicole Clarke
Vitrium Glass Group
DELIVERED ELECTRONICALLY

Dear Joe Carreira and Nicole Clarke:

Re: Application 51725 to exclude land from the Agricultural Land Reserve

The Agricultural Land Commission (the "Commission") is in receipt of Joe Carreira's February 2, 2022 e-mail relating to the conditions outlined in ALC Resolution #109/2020.

In accordance with Resolution #109/2020, the Executive Committee approved the proposal to exclude eight properties (totaling 14.58 ha) from the Agricultural Land Reserve subject to the following conditions:

a. **Properties dealt with together –** the majority of the Executive Committee requires that all of the Properties be removed from the ALR at the same time to create a continuous ALR boundary;
b. **Fence Construction –** Before exclusion of the Properties from the ALR, either:
    I. A chain link fence must be constructed along the new northern ALR boundary, as shown in Schedule A of Resolution #109/2020, in accordance with the specifications set out in *Schedule D.6 of the ALC Landscape Buffer Specifications,* 1998 (the "Fence Construction"); or
    II. If the Fence Construction is deferred, financial security in the form of an Irrevocable Letter of Credit (ILOC) made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Fence Construction. The ILOC shall be returned once the Fence Construction is completed;
        i. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition B contained herein;
c. **Vegetative Buffer and Setbacks –** Before exclusion of the Properties from the ALR:
    I. A plan must be submitted to the Commission, that is acceptable to the Commission, that addresses vegetative buffering and setbacks on the Properties, as shown in Schedule A of Resolution #109/2020, to the extent necessary for buffering in accordance the BC Ministry of Agriculture's Guide to Edge Planning for Level 2 Urban-side Non-Residential Setback & Buffer (the "Vegetative Buffer and Setback Construction"); and
    II. either:
        i. a vegetative buffer and setbacks in accordance with the plan referred to in (c)(I) must be in place; or

ii. if the Vegetative Buffer and Setback Construction is deferred, a financial security in the form of an ILOC made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Vegetative Buffer and Setback Construction. The ILOC shall be returned once the Vegetative Buffer and Setback Construction is completed;
    a. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition C contained herein;

d. **Covenant –** Before exclusion of the Properties from the ALR, a covenant must be registered against the title of the Properties in favour of the Commission, for the purpose of ensuring the maintenance of the chain-link fence described in Condition B, and the maintenance of the vegetative buffer and setbacks in Condition C, in accordance with Conditions B and C; and
e. **Drainage –** Before exclusion of the Properties from the ALR, develop a plan, acceptable to the Township of Langley, that, upon development of the Properties, ensures there are no adverse impacts to drainage on adjacent ALR properties.

The following documents were submitted toward completion of the conditions of approval in Resolution #109/2020:

Condition B: Fence Construction & Condition C: Vegetative Buffer and Setbacks

Conwest Developments Ltd. and Vitrium Glass Group have opted to defer construction of the fence and establishment of the vegetative buffer and setbacks. In accordance with the conditions, they have submitted:

- A Landscape Plan prepared by LandSpace, dated February 17, 2022. The Landscape Plan includes construction details for the required setbacks, vegetative buffer, and chain link fence.
- A Landscape Cost Estimate, prepared by LandSpace, for the construction of the chain link fence, and vegetative buffer and setback, dated January 28, 2022. The Landscape Cost Estimate is $308,000.
- One Irrevocable Letter of Credit and one bank draft, totalling $308,000.

Condition D: Covenant

- Covenants for the purpose of ensuring the maintenance of the chain link fence (condition B), and maintenance of the vegetative buffer and setbacks (condition C) have been registered on the seven properties adjacent to the ALR boundary:

Property	PID	Covenant	Registered
1	002-459-914	CA8763529	Feb 9, 2021
2	012-734-063	CA8763526	Feb 9, 2021
3	012-734-071	CA9626321	Jan 7, 2022
4	012-734-080	CA8763535	Feb 9, 2021
5	001-619-811	CA8763534	Feb 9, 2021
6	012-734-098	CA8763533	Feb 9, 2021
7	012-734-101	CA8763532	Feb 9, 2021

Covenant E: Drainage

- A letter from the Ramin Seifi, Township of Langley General Manager of Engineering & Community Development, dated January 31, 2022, regarding Application 51725, Resolution #109-2020 dated March 10, 2020; 5670 264 Street, and 26473, 26477, 26575, 26601, 26695 and 26713 56 Avenue and 5625 268 Street (The "January Letter"). The January Letter confirms that the Township of Langley will confirm "the adequacy of drainage plans for the entire site, to ensure no impact to the surrounding area for the sites, including the adjacent ALR lands, to meet condition 27 (e) of Resolution #109/2020.

As CEO, I confirm that the Acting Chair of the Commission finds that the documents submitted meet the conditions for exclusion outlined in Resolution #109/2020. The Commission will advise the Registrar of Land Titles that the eight properties have been excluded from the ALR.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Sincerely,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Kim Grout, Chief Executive Officer

51725m9

CONWEST

ATTACHMENT C

March 15, 2022

Mr. Ramin Seifi, GM Engineering, Parks, and Community Development
Township of Langley
20338-65 Avenue
Langley, BC, V2Y 3J1

Dear Mr. Seifi:

RE: Voluntary Amenity Contribution for OCP/Zoning Amendment Application # 100209 (56th Ave., 264th- 268th St.)

On June 28, 2021, Council carried the Council Process Committee recommended motion that Council direct staff to hold substantive discussions with the proponent(s) regarding community benefits of the subject application.

In response, Conwest (as applicant and agent for Lorval), (Conwest/Lorval), has engaged in various discussions with Township staff regarding a potential in-kind and/or cash contribution that responds to the needs of the community and the project. Based on our extensive discussions we have agreed that Conwest/Lorval are committed to a project value of ***$7.8* million dollars** for the completion of the 96th Ave community project. This 96th Avenue project enjoys support and has been informed by the following community groups which have provided valuable insight and contributions to this proposal:

- Kwantlen First Nation (see attached letter dated October 15, 2021)
- Kwantlen Polytechnic University (see attached letter dated October 28, 2021)
- Salmon River Enhancement Society (see attached letter dated September 21, 2021)

The detail of the proposed contribution includes a combination of in-kind, cash and environmental and community value as follows:

1. **Total In Kind Contribution- Environmental Restoration /Community Farm Amenity (96th Ave) 6.5 acres- valued at $5.9M (see attached project presentation):**

- $3.2M Value- Transfer to the Township of Langley of the 6.5-acre property located at 22710 96th Ave. and Parcel H for a nominal cost.
- $0.2M- Associated land costs (tax, int.)
- $0.3M- Site clean up of existing derelict site and remediation.
- $1.2M- Lower Salmon River habitat enhancement design and construction.
- See attached concept.
- $0.5M Community Building and parking design and construction:
    - "Heritage Barn" style architecture with learning area, outside shed roof area and attached small tool storage shed.
    - approximately 1,200 sq. feet including meeting area, small kitchen area and accessible washroom.
- $0.5M Cash contribution toward operational costs. Estimated at $50,000 per year x 10 years.

CONWEST DEVELOPMENTS LTD.
t (604) 293-3477 • f (604) 293-3478
#401 – 1930 Pandora Street
Vancouver, BC. V5L 0C7
www.conwest.com

- The above $5.9M value can be further categorized as follows:

    - Environmental compensation for the proposed development at 56th Ave. at 264th-268th
        - Value attributed to this use is: **$ 3,100,000.**
        - Rational is: This value includes the attributable land value, site clean up, habitat creation and ongoing maintenance. The attributable value is based on the pro-rata share of total projects costs (based on land area), less the community amenity portion of the habitat area providing public water/ habitat access and associated educational opportunities.

    - Community amenity facility/public access/learning farm – Proposed VAC in-Kind Contribution
        - Value attributed to this use is **$2,800,000.**
        - Rational is: This value includes attributable land value, heritage farm building, site clean up, publicly accessible habitat areas, learning farm in partnership with KFN and KPU as well as a cash contribution toward ongoing maintenance. Could also include a farmer's market, fish release area and community celebration space or other uses as determined by the Township of Langley and various stakeholders.

- Additional non- monetary Environmental/Community Value:

    - Environmental Value:
        - Complex environmental and ecological value provided through significant habitat creation of existing derelict 96th Ave site for over 20 fish species including Chum, cutthroat and endangered steelhead and Salish Sucker. This proposed "Salmon River Compensation Conceptual Design and Recommendations" is summarized in the attached EBB Environmental Consulting report dated August 17, 2021.

    - Ecological Education Value:
        - Education is the keystone to ongoing habitat protection and enhancement. This could also include indigenous knowledge of ecological health- water, trees, and habitat.

    - Farming Education Value:
        - Capability for small scale agricultural production, living agricultural classroom, incubator farms and traditional indigenous food gardens.
        - Contributes to the Townships goals of greater food security and sustainable food systems.

2. **Voluntary Cash Contribution- $1.9M:**

- Based on our ongoing discussions with staff over the last nine months, it is clear that the Township has several opportunities to fund potential community projects. We understand that although the proposed pedestrian overpass project in Fort Langley enjoys significant funding commitments there is still a funding shortfall of approximately 1.9 million dollars. In response Conwest/Lorval would like to offer to bridge the funding gap with a voluntary cash amenity contribution of the aforementioned $1.9M. For clarity, however, given the many funding priorities facing the Township this cash contribution could be used on any variety of projects as determined by staff and council.

In addition to the Proposed Environmental Compensation the total proposed Voluntary Amenity Contribution is summarized as follows:

- $2,800,000 In Kind Community amenity facility/learning farm/public access
- $1,900,000 Voluntary Cash Contribution
- **$4,700,000** Total Voluntary Amenity Contribution

We look forward to the opportunity to deliver this significant community, educational and environmental amenity, and the value it will bring to the Township and KFN. We would also like to acknowledge the time and dedication of Township staff in getting this project to this important Milestone.

Sincerely,

Ben Taddei, COO

cc. Stephen Richardson, Director, Development Services
Joe Carreira, VP Development, Conwest

Attachments included

March 14, 2022

96th Avenue Community Enhancement Project

The following package includes various documents which relate to the proposed 96th Avenue Community Enhancement Project in the Township of Langley.

Please find attached, for your consideration:

- Support Letters
  - Kwantlen First Nation Support Letter dated October 15, 2021
  - Kwantlen Polytechnic University Support Letter dated October 28, 2021
  - Salmon River Enhancement Society Support Letter dated September 21, 2021

- Conwest 96th Avenue Community Enhancement Project Presentation

- EBB Memo dated August 17, 2021

ctober 15 20 1

Ramin Seifi, General Manager, Engineering and Community Development

Development Services
Township of Langley
20338 - 65 Avenue, Langley, BC
V2Y 3J1

Dear. Mr. Seifi,

Re: Biodiversity Enhancement & Farming at Salmon River/ 22710 96th Ave.

I am writing to confirm that I met with the Conwest Development Team on September 8th, 20 1, and September 17th, 2021, and had the opportunity to learn more about the proposed improvements for the Salmon River/ 22710 96th Ave. property located in the Township of Langley. The proposal for the property offers a significant aquatic habitat creation opportunity and various agricultural benefits as well, which include potential for agricultural production and a learning farm, as well as biodiversity improvements for fish and other species. Once completed, the improvements would be a significant contribution to improving habitat on unceded Kwantlen Lands within the Township and the Salmon River.

Kwantlen Lands Department supports the improvements proposed and looks forward to seeing this vision become a reality.

We look forward to working with the Conwest Development Team and Kwantlen Polytechnic University and trust that this letter provides the support necessary to move this project forward.

Sincerely,

Ashley Doyle

Ashley Doyle
Lands Manager
Kwantlen Lands, Resources and Stewardship

Cc:

Stephen Richardson, Director, Development Services, Planning & Development

Joe Carreira, VP Development, Conwest Developments

Tumia Knott, Councillor, Kwantlen First Nation

KPU | KWANTLEN POLYTECHNIC UNIVERSITY

12666 72 Ave, Surrey, BC
V3W 2M8 Canada
kpu.ca

October 2 , 20

Ramin Seifi
General Manager, Engineering and Community Develo ment
Development Services
Township of Langley
20338 - 65 Avenue, Langley, BC V2Y 3J1

Dear Mr. Seifi,

Re: Biodiversity Enhancements & Farming Opportunity at Salmon River (22710 96th Avenue)

Kwantlen Polytechnic University (KPU) understands that Conwest is in the final stages of acquiring 22710 96th Avenue and planning to undertake significant site improvements that include site remediation, riparian area improvements, habitat enhancements and the development of a small scale learning farm. While all of the improvements are beneficial to the local community and environment, the creation of a small scale farm ties directly to a number of recommendations described in the Township of Langley Food System Study which was also prepared by KPU in 2018.

KPU supports any and all steps the Township takes toward greater food security, small scale farming and sustainable food systems and looks forward to the proposed site improvements. KPU also looks forward to future dialogue and opportunities to collaborate with Conwest and the Township on this exciting initiative.

KPU is equally excited to continue our partnership with the Kwantlen First Nation and for the opportunity to work with their members on a small scale learning farm initiative.

Sincerely,

Dr. Kent Mullinix
Director, Institute for Sustainable Food Systems
Kwantlen Polytechnic University

Jaret Lang
Associate Vice President, Campus and Community Planning
Kwantlen Polytechnic University

CC: Nicole Mak, Land Use Planner, Agricultural Land Commission

Salmon River Enhancement Society

September 21, 2021

To:
Mr. Joe Carreira, VP Development
Conwest Developments
401 – 1930 Pandora St., Vancouver, BC
V5L 0C7

Dear Mr. Carreira,

Re: Comments re Salmon River Enhancement and Biodiversity Proposal at 22710 96 Ave., Langley

While we understand that site improvements are still conceptual and subject to change, our visit to the property on July 27th suggests that this site (at present an eyesore) could become a significant addition to habitat in the lower Salmon River.

The site does have some challenges:

1) Impacts of tides and the need to remove or move large amounts of material as the stream bed is some ways below the existing level of the property. Our discussions suggest that there are ways to manage these technical issues.

2) Warm summer temperatures will affect habitat viability for part of the year.

However, during the other three seasons, the lower Salmon is home to some 20 fish species including:

a) Coho. The Salmon River is one of the most productive coho rivers of its size in the Lower Fraser. Coho hatch and stay in the river for a full year before migrating out to the ocean.

b) Harrison River (and likely Nechako River) Chinook fry in the first few months of their life enter the Lower Salmon in the early spring to mature before heading out to the ocean a few months later. Chinook are, in addition to their other values, a very important food stock for the endangered Salish Sea orca population.

c) Chum, cutthroat and the endangered steelhead and Salish Sucker.

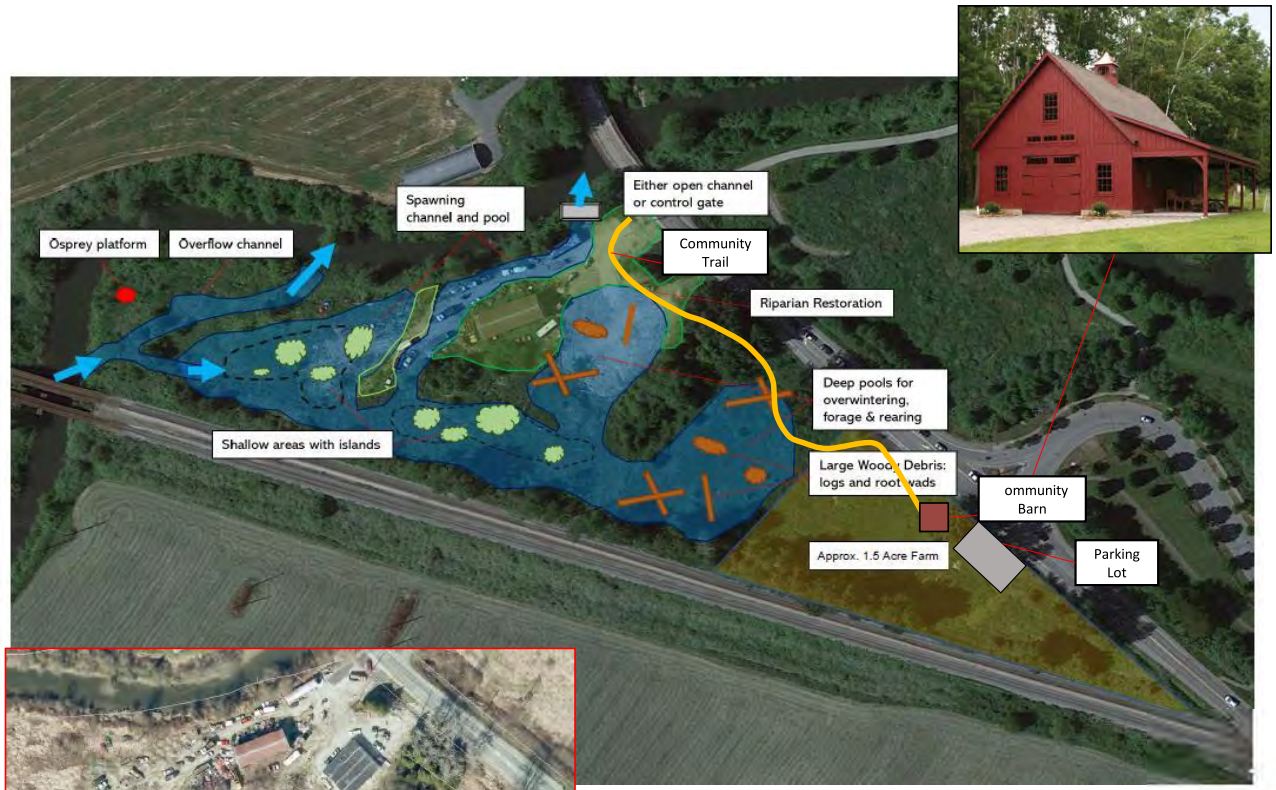
SRES has long advocated for habitat protection and enhancement in the watershed and has concentrated on education as our main tool. This site could not only be an addition to the ecology of the lower river but might also be a site for education. We would hope that education might include Indigenous knowledge and participation and that the key elements of river and ecological health-water, trees and habitat- might all be addressed.

Sincerely,

DG McFee

Doug McFee,
Salmon River Enhancement Society
8193 231st Street Langley, BC
www.salmonriver.org

96 AVENUE COMMUNITY ENHANCEMENT PROJECT



oposal to ehabilitate and enhance a current derelict site in the Township of Langley

- oject will p ovide significant addition to habitat and positively contribute to the overall fisheries in the area
- The site will serve as a Community Amenity which includes Environmental Enhancement and a Community Learning Farm

KPU

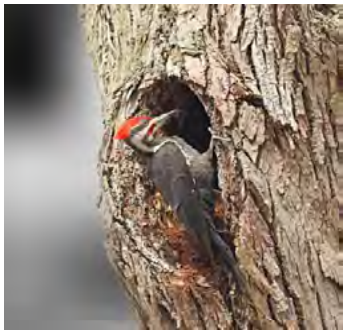
Kwantlen First Nation

Salmon River Enhancement Society

96 VENUE CO UN Y EN NCE EN ROJEC

Precedent Imagery – Env ronmental Enhancement





- Highly functional and ecologically valuable habitat for the Salmon River
- Environmental Enhancement proposal will serve to benefit both physical and mental health and well-being
- Potential community trail continuation

96 VENUE CO UN Y EN NCE EN ROJEC

Precedent Imagery – Community Learning Farm



- Capability for small scale agricultural production, living agricultural classroom, incubator farms and traditional indigenous food gardens

EBB Environmental Consulting Inc.
PO BOX 18180 1215C 5 H STREET, DELTA, B.C., V4L 2M4
4.943.32 9 ENQUIRY@EBBCONSULTING.CA WWW.EBBCONSULTING.CA

ATTACHMENT D

MEMORANDUM

DATE: August 17, 2 21

TO: Conwest Group

FROM: Lorraine Campbell, EBB Environmental

RE: **SALMON RIVER COMPENSATION CONCEPTUAL DESIGN AND RECOMMENDATIONS**

The following memorandum summaries an overview of the site potential and high-level recommendations for how various features would be incorporated in a design for biodiversity and fish habitat compensation works at the Subject Property, located at the west end of Billy Brown Rd and its junction with 96 Ave within the Township of Langley, British Columbia.

Site Context

The Subject Property is adjacent to the Salmon River, approximately 6 0 m upstream of its confluence with the Fraser River. The Salmon River is ~ 40 km long and is the site of one of the last remaining healthy runs of wild coho (*Oncorhynchus kisutch*) and steelhead (*Oncorhynchus mykiss*) in Metro Vancouver/Lower Fraser Valley (Salmon River Enhancement Society 2021). It is considered one of the most productive rivers for its size in B.C. for wild coho. Over 2 other species of fish utilize the river, including Harrison River chinook (*Oncorhynchus tshawytscha*), chum (*Oncorhynchus keta*), and cutthroat trout (*Oncorhynchus clarkii*). The SARA listed and provincially red listed Salish sucker (*Catostomus* sp. 4) is also present in the river, in both the upper reaches and lower reaches. The Salmon River is designated as a "key river" by the federal Department of Fisheries and was the index river used to keep track of Georgia Basin coho trends for over 2 years (Salmon River Enhancement Society 0 1).

The Subject Property is within the Agricultural Land Reserve and the land being set aside for local farming should be on the east end of the property to best accommodate and maximize off-channel fish habitat within the west portion of the property. he constructed off-channel complex should accommodate various needs for resident and migratory fish. Off-channels that incorporate a diversity of flowing and standing water areas are more likely to provide the variety of habitats required by salmonids to carry out their life cycle in freshwater. This would include, if feasible, spawning areas, an overflow channel for refuge during heavy precipitation periods and over wintering habitat for juvenile salmon and Salish sucker.

Within the complex, islands can be built to accommodate amphibians and other wildlife in addition to providing complexity to off-channel pools. The rehabilitated area would provide excellent habitat for avifauna and the addition of nesting boxes for waterfowl and a nesting platform for an osprey are other recommendations. The Subject Property also has potential to offer public education and recreational opportunity. It is adjacent to the municipally managed Salmon River Natural Area and could offer bird watching, with viewing platforms, as well as educational kiosks and a walking trail.

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PO BOX 18180 1215C 5 H STREET, DELTA, B.C., V4L 2M4
4.943.32 9 ENQUIRY@EBBCONSULTING.CA WWW.EBBCONSULTING.CA

Site Investigation

This report is an overview of site potential; however, a site topographic survey will be required to provide the physical information and enable the channel or pond layout to be optimized. Additionally, a number of test holes should be excavated to determine the nature and layering of substrate materials in the area to be excavated. The developed area of the Subject Property is the highest (averaging between – 8 m using Google Earth), while the river is ~ 3 m. his elevated area is comprised of low quality fil and may need to be removed from the site prior to channel excavations.

Off-Channel Design Review

Off-channels should be designed with diversity of water depths and velocities, bed complexity, habitat features, and substrate to the extent possible, so they benefit a variety of organisms and fish life-stages. The habitat ideally will provide both spawning and overwintering habitat for a variety of fish species. Among the salmon species, chum and coho are most associated with off-channel habitats (Lister and Finnigan 1997). hough chum, particularly are attracted to sites fed largely by groundwater. Coho spawning often occurs in relatively small surface-fed streams, while juveniles, commonly utilize off-channel habitats. Coho can gain access to small stream and pond environments that are either inaccessible to adult coho or unsuitable for spawning (Peterson 1982a; Brown and Hartman 1988). Depending on natural bed material available at the Subject Property after excavation, gravel importation is a consideration and may provide off-channel spawning habitat for coho salmon. Gravel supplementation can often improve high quality rearing habitat for the juveniles since these are the preferred rearing locations as well (Saldi-Caromile *et al*. 0 4).

The Subject Property has minimal gradient and keeping spawning gravels clean and free of sediment accumulation may not be feasible. However, if spawning channels are determined to not be feasible, off-channel habitat design could focus on a particular species and life-stage important to the Salmon River such as Salish sucker overwintering habitat or coho rearing and overwintering pools. If suitable spawning habitat cannot be provided, the outlet channel must be designed to facilitate upstream juvenile passage from the mainstream. Juvenile salmonids appear capable of locating and entering off-channel sites under a variety of physical conditions.

Creating off-channel pools on the Subject Property could be conducted by incorporating an inflow channel or by using a pipe. If a channel is used for the inflow, it is important that it does not bring in high sediment loads. Placing the inflow channel on the outside bend of a river usually can aid with reducing sediment introduction.

Potential habitat types that could be incorporated into the design for the Subject Property are described in the following sections. A potential layout integrating these designs is provided in Appendix 1.

EBB Environmental Consulting Inc.
PO Box 18180 1215C 5 H Street, Delta, B.C., V4L 2M4
4.943.32 9 enquiry@ebbconsulting.ca www.ebbconsulting.ca

Overflow channels

Overflow channels are directly connected to the main river channel and can be wetted at all times or just during high flows. The provide refuge for fish particularly during high-flow events. A surface-fed/overflow channel (Figure) could be created at the western point of the property at the bend in the Salmon River channel. Overflow channels, however, are often dynamic because of the periodic influx of water, sediment, and organic material from the main channel (Saldi-Caromile *et al*. 2004). They often require regular maintenance and could alter the natural scour or flow pattern in the river causing unintended downstream effects. he site will be assessed by a hydrologist before planning for an overflow channel.

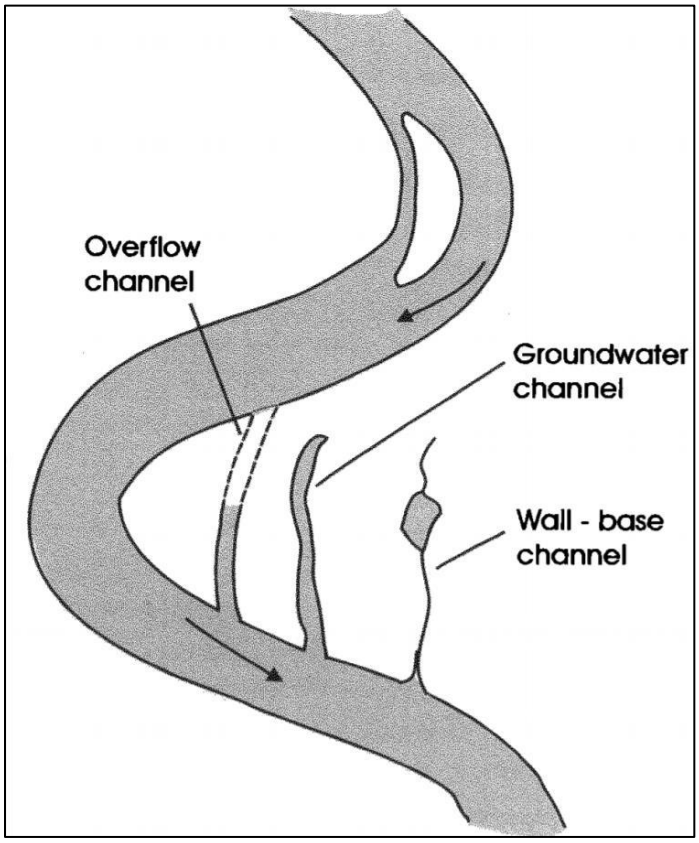


Figure 1 Examples of various channels from Lister and Finnigan 1997.

Spawning channels

The success of off-channel spawning pools and channels depends greatly on the magnitude and frequency of flow and sediment delivered to the channel. The site will need careful assessment prior to finalizing the design. However, if it is feasible, a spawning channel and pool should be created. This could be incorporated as part of the outflow channel for either a surface fed or ground water fed approach. Native gravels should be used for the channel bed wherever possible. If gravel must be imported for the project, its size composition should be comparable to natural spawning beds, and it should include fines down to 1-2 mm diameter. Guidelines on spawning gravel sizes for various salmonids are summarized in literature reviews. Wherever feasible, small bends in the channel alignment should be included to promote natural gravel sorting, scour and deposition. Flow and water volume could potentially be improved in a spawning channel using porous weirs. These are low-profile structures typically comprised of boulders that span the width of the channel, water flowing between individual

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rocks can be utilized to concentrate low flow into a deeper, narrower channel to improve fish passage in otherwise flat-bottomed channels (Saldi-Caromile *et al*. 0 4). Conceptual examples of spawning bed design are provided in Figure 3.

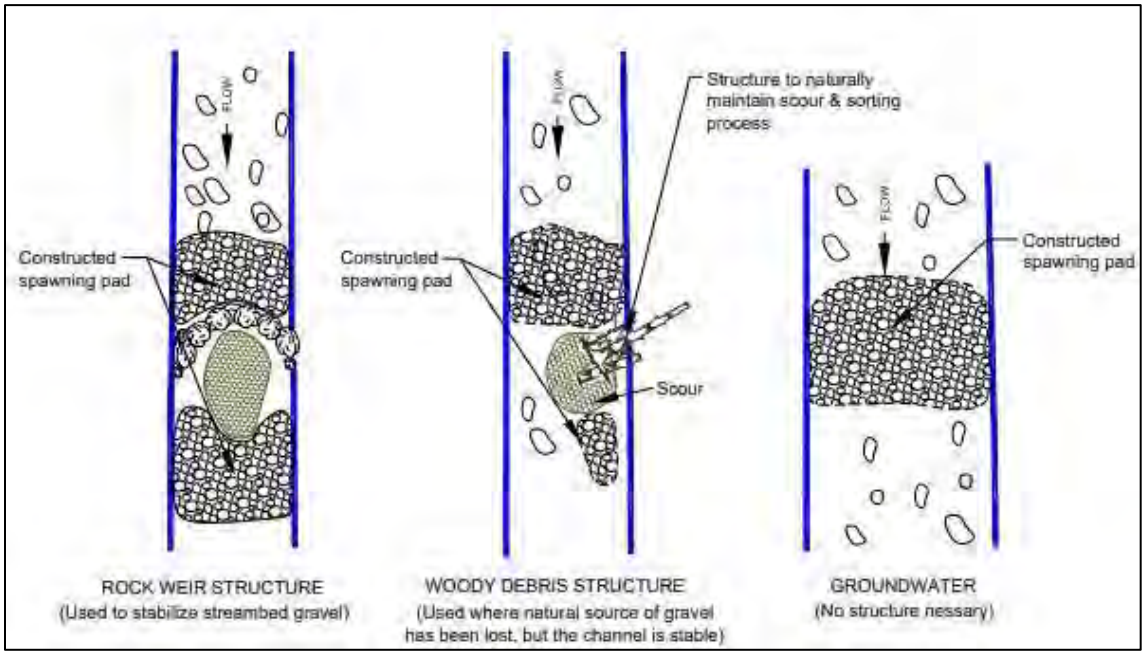


Figure 3. Spawning bed design examples from Cramer (2012).

Overwintering and Rearing Pools

Off-channel pond environments (Figure 4) play a significant role in juvenile salmonid rearing and overwintering, particularly for coho salmon (Peterson and Reid 1984; Swales and Levings 1989). There is potential that off-channel pools created on the Subject Property will have limited water exchange and low velocity, resulting in pools that are essentially a backwater environment connected to the mainstream channel. Such pools are usually quite accessible to salmonid juveniles and coho utilization of these types of pools is high compared to other habitats in winter (Nickelson *et al*. 1992b).

The main off-channel complex design for the Subject Property should include shallower areas with islands and areas of deeper pools. Studies of juvenile coho utilization of off-channel ponds for overwintering have indicated that shallows, (less than 0.75 m deep), may increase benthic insect food production. However, the presence of deeper areas (to 3.5 m) tends to maximize survival for smolt emigration (Peterson 198 b; Cederholm *et al*. 1988). The inclusion of a deep pool, along with the placement of large woody debris will provide refuge and cover for juvenile coho and function to provide suitable rearing habitat.

In addition to salmonids, the creation of overwintering habitat on the Subject Property could benefit Salish sucker, which are a species at risk. Adult Salish suckers are most often found in slow currents over sand or silt substrate in areas with in-stream vegetation and over-stream cover (Inglis *et al*. 1992). Young-of-the-year Salish suckers are found in habitats similar to those used by adults but seem to prefer more overhanging vegetation (Inglis *et al*. 1992). Winter habitat remains unknown, but it seems likely that they require off-channel refuge to escape from the frequent high flows associated with winter rains.

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Research on salmonid behavior suggests that a larger number of smaller habitat units will promote greater fish utilization per unit area than fewer but larger units. The off-channel ponds should therefore have both shallow areas for food production and deep areas for overwinter security for both coho and Salish suckers. Additionally, the inclusion of emergent vegetation, such as cattails (*Typha latifolia*), along the edges of deeper pools and in the shallower areas, will increase the potential to provide breeding habitat for pond breeding amphibians, such as northern red-legged frog (*Rana aurora*).



Figure 4. Example of an off-channel pool design with abundant woody debris for cover.

Instream Complexity

Habitat cover features should be located throughout the off-channel habitat to provide juvenile and adult fish with cover from predators and refuge from high velocities. Cover is vital to protecting overwintering juveniles from predators. The more complex and submerged the cover the more inaccessible it becomes for underwater predators, such as diving ducks, to access fish (Saldi-Caromile *et al*. 2 04). Cover can be provided by log structures, root wads, and rock (specifically that used for bank erosion protection). Islands throughout shallow areas (Figure) of the pools will also provide habitat for amphibians or nesting birds. Small islands will also increase invertebrate abundance and instream complexity. he bank along all, or just the outside bend of a pool can be protected from erosion by the placement of large boulders, riprap, or cabled wood debris (Saldi-Caromile *et al*. 20 4). While both rock and wood debris provide cover and habitat complexity for juvenile salmonids, wood debris is generally preferred. If the outside bank requires riprap for hydraulic protection, wood debris should be placed along the bank to improve habitat complexity and fish escape cover. If riprap is used for bank armouring in pools, its usefulness to juvenile salmonids will be enhanced if rock size is large (>50 cm mean diameter), the bank is steep and irregular, and velocities along the bank are relatively high.

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Figure 5. Example of small islands created throughout off-channel habitat in the Cheam Lake Wetland.

Riparian Area

Riparian habitat is a crucial part to any fish habitat restoration project. The Subject Property already has mature trees along the south boundary of the property, the Salmon River south bank and in the centre of the property. Mature trees should be maintained wherever possible (Figure 6), as they are already established and can provide immediate shading. The trees along the Salmon River are part of the river's riparian area and should be maintained.

The site already has disturbed and bare areas, however, careful planning can reduce impact to existing riparian vegetation and reduce machine induced erosion and compaction on the site. Any disturbed areas (pre-existing or from the project itself) will require planting and seeding with native, riparian species of graminoids (grasses, rushes, sedges), shrubs, and trees. Tree species to be planted includes red-osier dogwood (*Cornus sericea*), willow (*Salix* spp.), bitter cherry (*Prunus emarginata*), hardhack (*Spiraea douglasii*), Nootka rose (*Rosa nutkana*), red alder (*Alnus rubra*) and black cottonwood. Coniferous trees planted will largely consist of western red cedar, although Douglas fir (*Pseudotsuga menziesii*) may be planted in upland (i.e., drier), sunny areas.

Mulch can be utilized to prevent erosion and to help seeds germinate. If there is insufficient time remaining in the growing season, the site should be stabilized (e.g., cover exposed areas with erosion control blankets to keep the soil in place and prevent erosion) and vegetated the following spring. A full riparian restoration plan will be required as part of the project. Invasive species are likely abundant throughout the property and a thorough invasive species management plan should be put in place. Existing patches should be removed and replanted with native species to the extent possible.

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Figure 6. Riparian vegetation and mature trees that should be maintained on the Subject Property to the extent possible.

Additional Features

The Subject Property is across the road from the Salmon River Nature Area here public parking and walking trails exist. It could be possible to add to this benefit by extending the trails and bird watching opportunity into the Subject Property and allowing the public to access the site. There is excellent opportunity on the site to provide public recreational and educational value as well as incorporating several features to improve avifauna nesting opportunity. These can include:

- Raised viewing platforms
- Walking trails
- Educational/information kiosk
- Osprey nesting platform
- Bird nesting boxes

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Closure

In summary, the Subject Property is adjacent to the Salmon River, and appears to have excellent potential for the creation of off-channel habitat that can benefit fish species, particularly coho and Salish sucker, and possibly chum. If site conditions, including flow potential, are adequate utilizing ground water from the Salmon River, then spawning channels should be created as part of the project. If gravels cannot be maintained or other conditions such as velocity or oxygen levels are not adequate for spawning, there remains excellent opportunity for the project to focus only on overwintering and rearing habitat for coho and Salish sucker. The attached site drawing show examples of how the site could be utilized to provide crucial fish habitat along this important river, as well as provide habitat for avifauna, small mammals, and amphibian species. The site is adjacent to the Salmon River Natural Area and would compliment the site with additional public trails, information kiosks and viewing areas.

Should you have any questions regarding this memorandum, please contact the undersigned.

Regards;

Prepared by:

Lorraine Campbell
Junior Biologist
EBB Environmental Consulting Inc.

Reviewed by:

Oliver Busby, MBA, RPBio, PAg
Principal
EBB Environmental Consulting Inc.



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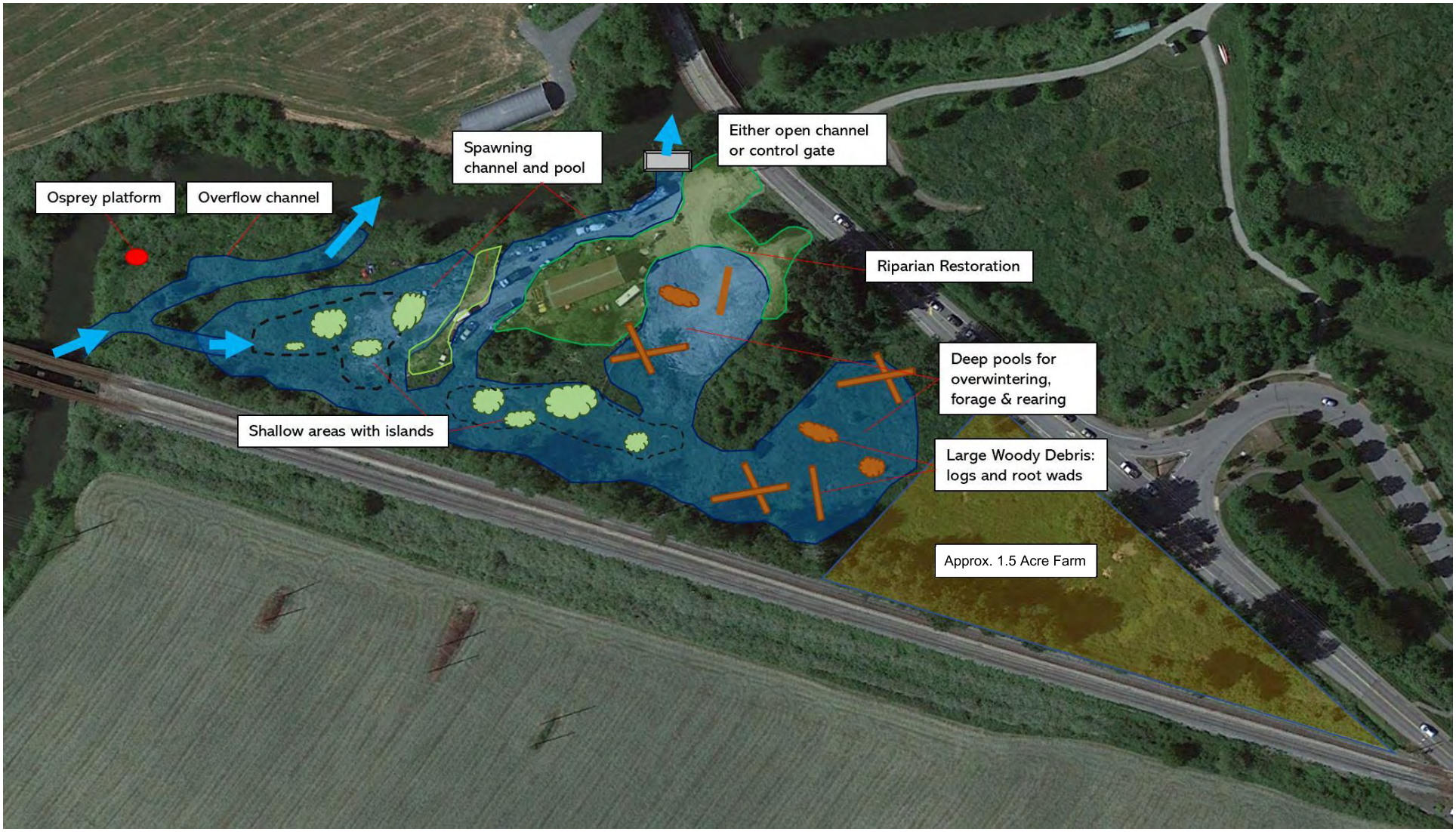
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Appendix A

OFF-CHANNEL DESIGN EXAMPLES FOR SUBJECT PROPERTY



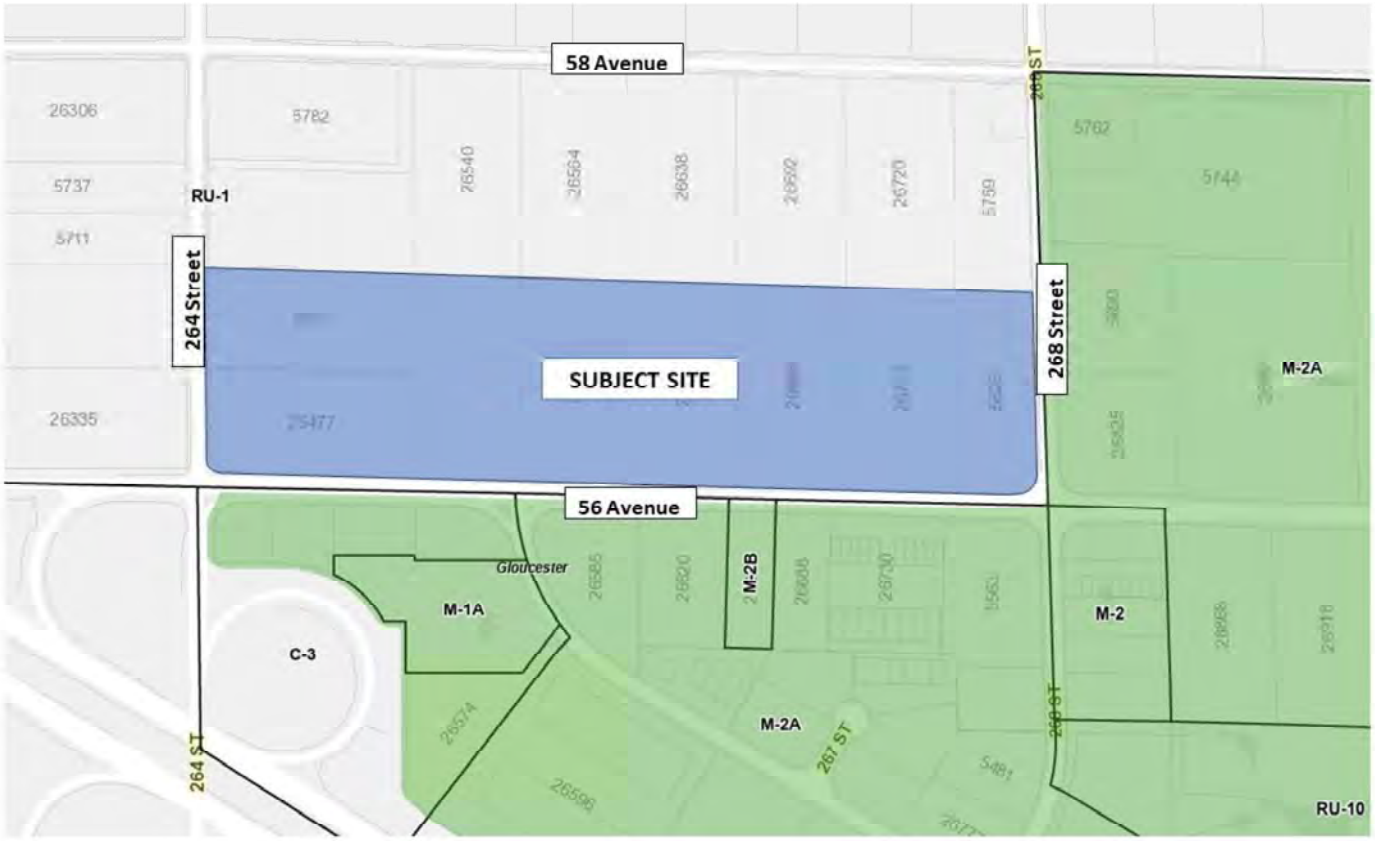
Off-channe sign w th overflow channe ncorporated. Overflow channe could be remove from d sign and adjac nt pool ma arg r.

ATTACHMENT E

Conwest – OCP Amendment & Rezoning – Project No. 14-07-0056

Public Information Meeting Summary

March 7, 2022



CONWEST

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Executive Summary

Conwest Developments Ltd. hosted a Developer Led Public Information Session on March 2, 2022, for project application 14-07-0056, OCP Amendment and Rezoning Application. The event was held from 4:00pm – 7:00pm at the Coghlan Community Hall at 6795 256 Street, Langley, BC. Four representatives from Conwest, one representative from Creative Transportation Solutions Ltd., one representative from EBB Environmental Consulting Inc. were in attendance, as well as one representative from the Township of Langley.

The Public Information Meeting was a drop-in event with display boards (Appendix D). Sign-in sheets were available as well as comment forms to solicit feedback on the proposed project. There were an estimated fourteen attendees, of which twelve formally signed in (Appendix E). Two comment forms were submitted (Appendix F).

Below is a summary of the Public Information Meeting as well as an overview of feedback received. Further detail around notification, materials, photos of the event and copies of all comments received are attached as appendices to this summary.

Information Session Details

1) Meeting Details
   - Date: March 2, 2022
   - Time: 4:00pm – 7:00pm
   - Location: Coghlan Community Hall, 6795 256 Street, Langley, BC
2) Applicant & Consultant Team Representatives in Attendance
   - Conwest:
     - Andrew Peterson, Director, Development
     - Joe Carreira, VP Development
     - Anthony Marinelli, Acquisitions and Development Manager
     - Bianca Bellini, Junior Development Coordinator
   - Creative Transportation Solutions:
     - Gary Vlieg, Transportation Engineer
   - EBB Environmental Consulting:
     - Oliver Busby, Qualified Environmental Professional
   - Ruby Sandher, Planner representing the Township of Langley
3) Public Attendance
   - Estimated 14 Attendees
     - 12 attendees signed in (Appendix E)
     - Approximately 2 attendees did not sign in
4) Public Information Meeting Materials
   - 10 Information Boards were on display (24” x 36”) (Appendix D)
   - Comment forms were available and encouraged to be filled out

Event Notification Methods

Conwest notified the local community of the Public Information Meeting numerous ways, including newspaper advertisements and a mailout required by the Township of Langley Developer Held Public Information Meeting Policy. As well, Conwest representatives hand delivered notices to those not included in the Public Information Meeting Notification Area provided by the Township.

1) Newspaper Advertisement
   - The meeting was advertised in two consecutive newspaper issues. The first advertisement ran in the Langley Advance Times on Thursday, February 17, 2022, and Thursday, February 24, 2022 (Appendix A).
2) Mailed Notice
   - On Tuesday, February 15, 2022, a notice was mailed and delivered by Canada Post to all addresses in the Public Information Meeting Notification Area provided by the Township of Langley (Appendix A).

3) In-Person Notice/ Community Engagement
   - On Tuesday, February 22, 2022, Conwest representatives had the opportunity to have discussions with sixteen surrounding businesses and residents to notify them through hand delivered notices of the Public Information Meeting.
   - The majority of the conversations surrounded an appetite for additional industrial development and a number of the business responses shared their personal experience surrounding challenges finding appropriate space for their business to grow in the immediate area or elsewhere in Metro Vancouver.

Summary of Public Comments Received

Three comment forms were completed and submitted to Conwest staff at the Public Information Meeting (Appendix F). There were no other comments received by email or phone leading up to the Public Information Meeting. A summary of the responses received at the meeting are noted below:

1) *Relationship to the Proposed Project:*
   - 1 person works in the Gloucester area
   - 1 person works and lives in Burnaby
   - 1 person did not provide a response
2) *Do you support these lands being used for industrial and employment uses?*
   - 2 people responded Yes
   - 1 person did not provide a response
3) *Do you have any additional comments to add?*
   - 1 person responded, “Employment lands are especially need[ed] to support the economy.”
   - 1 person responded, “I support this land being used to industrial and employment use based on the projected population growth of the region and the compensation on 96th Ave.”
   - 1 person responded, “Great plan!”

Appendix A: Notification – Newspaper

Newspaper Advertisement – Content:

DEVELOPER LED
PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

Conwest Developments Ltd. has applied to the Township of Langley to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan, and rezone eight lots on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to accommodate future industrial uses.



You are invited to attend a public information meeting to view the proposal and provide comments and feedback prior to Township Council's consideration of this application.

Date: **Wednesday, March 2, 2022**
Time: **4:00pm – 7:00pm**
Location: **Coghlan Community Hall,**
6795 256 St, Langley, BC V4W 1T9

We will have Covid protocols in place at the meeting and our team is available to discuss this project with you. If you are unable to attend or have any questions, please feel free to reach out by email or phone, gloucester@conwest.com or 604-293-3477.

Newspaper Advertisement – Thursday, February 17, 2022:



Making the basket

Almost perfect weekend weather draws golfers to course

TAX FREE SALE ON ALL CUSTOM DRAPERY ORDERS. Call today for a free consultation.

TAX FREE SALE ON ALL BLINDS & SHUTTERS PLUS UP TO 50% OFF

CONCORD INTERIORS

604-536-5598 • www.blindsdrapes.com

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

Date: Wednesday, March 2, 2022
Time: 4:00pm – 7:00pm
Location: Coghlan Community Hall, 6795 256 St, Langley, BC V4W 1T9

YOUR SOURCE FOR LOCAL NEWS

LANGLEY Advance Times

Newspaper Advertisement – Thursday, February 24, 2022:



Sword, knives, clubs seized in driving stop

RCMP are also looking into fake ID and illicit cannabis in other recent investigations

Developer Held Public Information Meeting
Proposed Development (Project 08-14-0226)
6905 & 6947 –205 Street, Langley

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

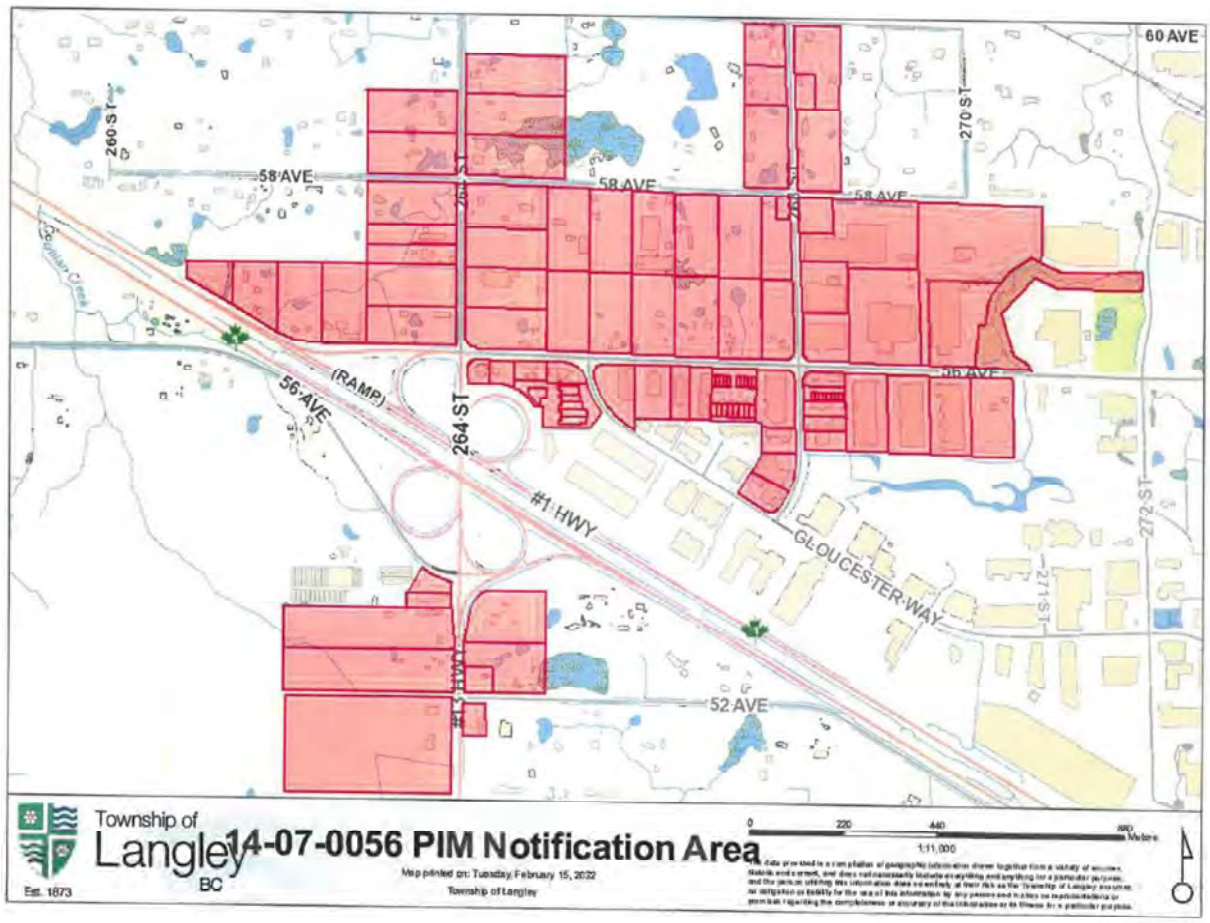
Virtanen to get jury trial

Donna M. Van Beek NOTARY CORPORATION

Call For An Appointment 604-888-6605

Appendix B: Notification – Mail

Public Information Meeting Notification Area (red), provided by the Township of Langley – 162 addresses:



Mailed Notice – mailed Tuesday, February 15, 2022:

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

Conwest Developments Ltd. has applied to the Township of Langley to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan, and rezone eight lots on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to accommodate future industrial uses.



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Date: **Wednesday, March 2, 2022**
Time: **4:00pm – 7:00pm**
Location: **Coghlan Community Hall,**
6795 256 St, Langley, BC V4W 1T9

We will have Covid protocols in place at the meeting and our team is available to discuss this project with you. If you are unable to attend or have any questions, please feel free to reach out to connect with us either by email to gloucester@conwest.com, or call us at 604-293-3477.

Appendix C: Photos of Event





Appendix D: Presentation Materials

ABOUT CONWEST

Conwest is a local, private, family owned real estate developer founded in the early 1980s.
Conwest was first established as a civil contracting company and has expanded significantly over the years.

Conwest has over 30 years of experience in industrial and commercial real estate development. Past projects include both large and small scale industrial developments, including Amazon's last mile distribution centre in Delta, and the newly constructed head office, warehouse and distribution centre for Lordco Auto Parts in Port Coquitlam.

Conwest recognizes the importance of creating jobs and economic development within local communities.







PROJECT OVERVIEW

PROPOSAL

- Amendment to the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan to permit future industrial uses
- Rezone eight lots from Rural Zone (RU-1) to General Industrial Zone (M-2)
- Detailed Development Permit application to follow



PROJECT OVERVIEW

Official Community Plan

EXISTING DESIGNATION: Agricultural

PROPOSED DESIGNATION: Industrial

Zoning

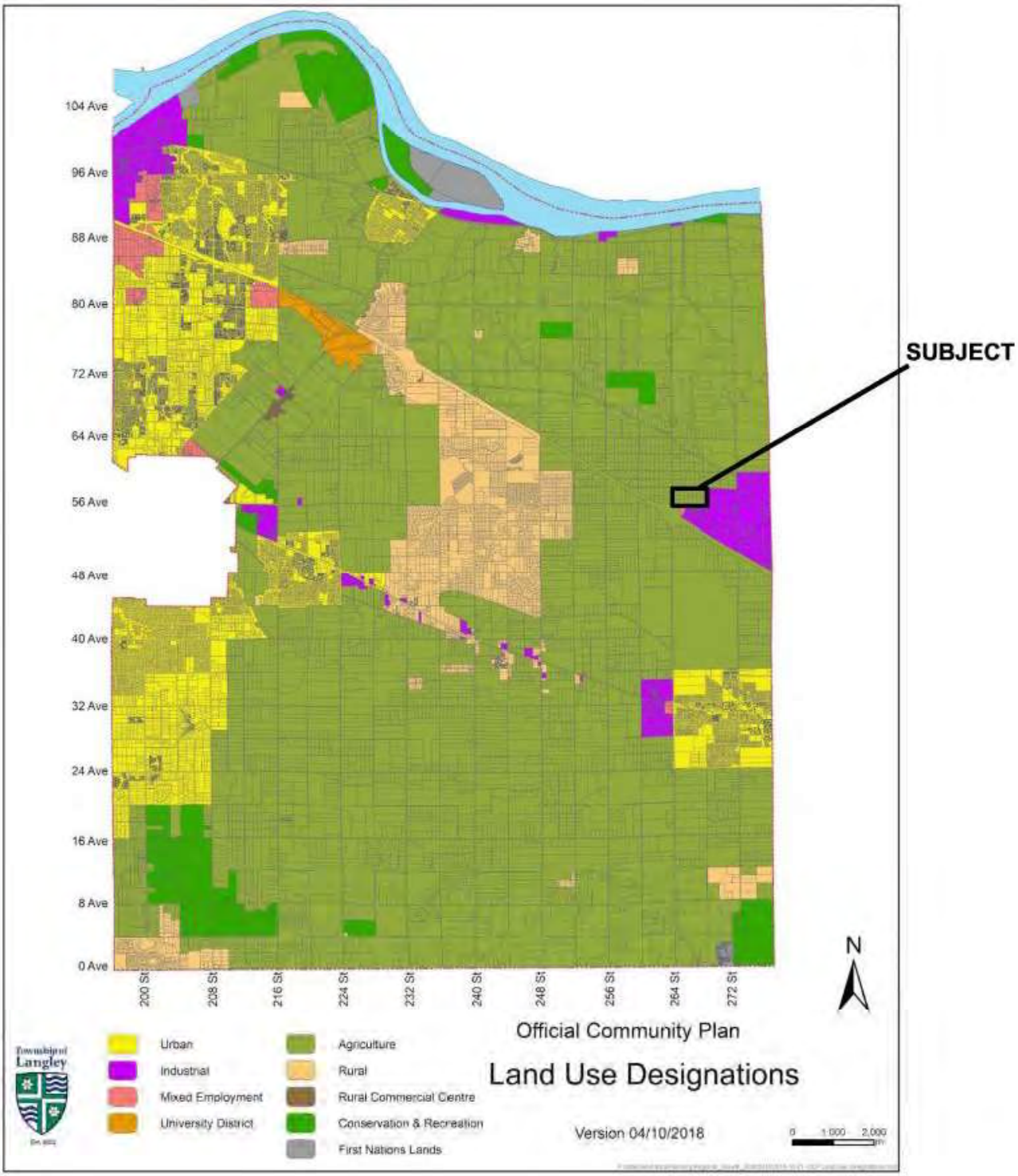
EXISTING ZONING: Rural Zone (RU-1)

PROPOSED ZONING: General Industrial Zone (M-2)

POTENTIAL USES INCLUDE:

- Light manufacturing, assembly, repair, finishing and packaging of products
- Warehousing, wholesaling and storage facilities (inside)
- Accessory offices to permitted industrial uses
- All uses enclosed within buildings




104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
N
Official Community Plan
Land Use Designations
Version 04/10/2018
Township of Langley
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands

EMPLOYMENT

- This application aligns with the goals set out by Metro Vancouver in the Regional Growth Strategy as well as the Township of Langley's Economic Development strategy.
- Under typical industrial development assumptions, these lands will provide hundreds of full-time jobs.
- This rezoning will also contribute to achieving the goals set out in the Township's Economic Development Strategy, namely:
  - Help create additional jobs so that there are more jobs than working residents to maintain employment opportunities for local workers.
  - Maintain the diversity of the local economy by helping existing companies to expand and by attracting new industries.
- The proposed location offers strategic access off the Highway



SITE ACCESS



- Site has frontage on the existing Township Truck Route on 264 Street and 56 Avenue
- Intersection improvements proposed for Gloucester Way and 56 Avenue and 264 Street and 56 Avenue.
  - Pedestrian crosswalk construction
  - 4-way signal at Gloucester Way intersection
- Ministry of Transportation and Infrastructure improvements to Highway 1 planned
- Less than 300m away from Highway 1

96TH AVENUE ENHANCEMENT PROJECT



Proposal to rehabilitate and enhance a current relic site in the Township of Langley.

This Off-site Environmental Compensation project includes the following improvements:

- Creation and improvement of fish habitat
- Community Amenity which includes a potential learning farm and trail continuation

KPU

Salmon River Enhancement Society

96TH AVENUE ENHANCEMENT PROJECT

Existing



Precedent Imagery





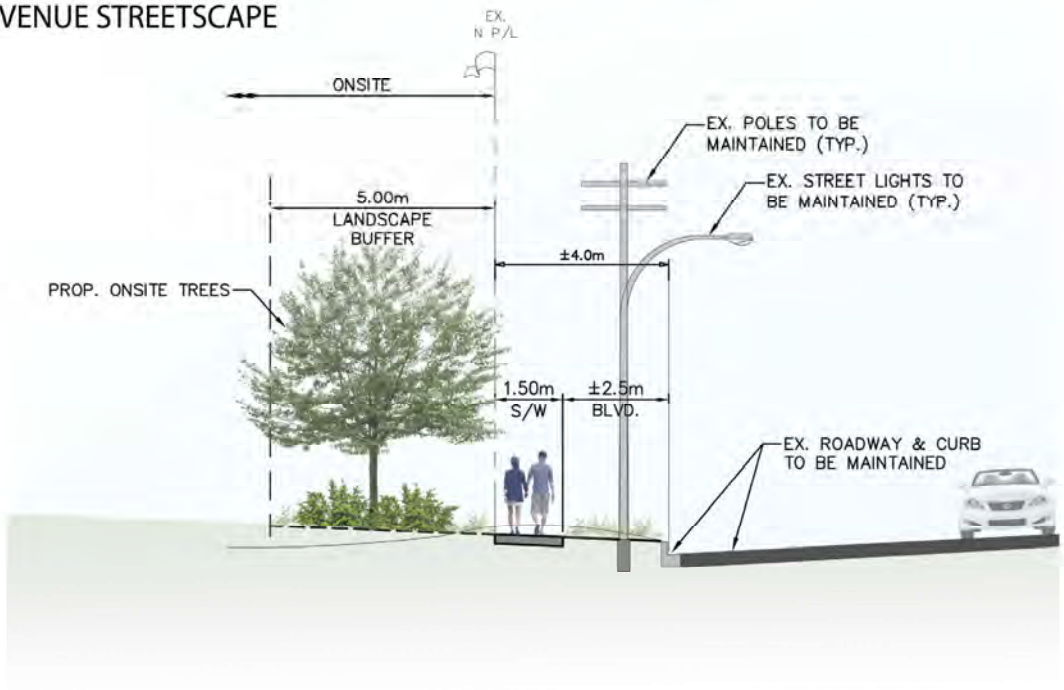
Proposal



Off-channel design with overflow channel incorporated. Overflow channel could be removed from design and adjacent pool made larger.

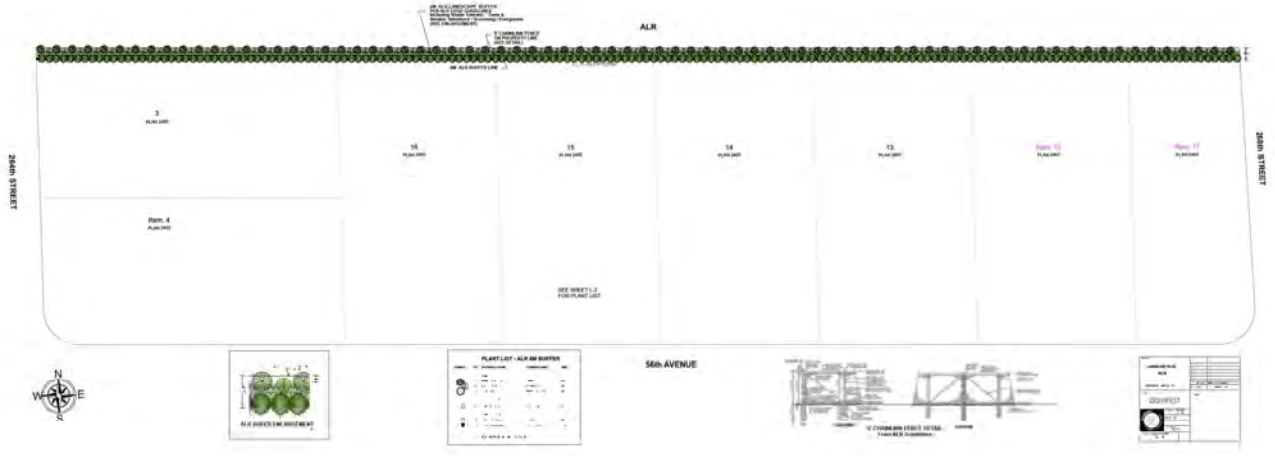
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56 AVENUE STREETSCAPE

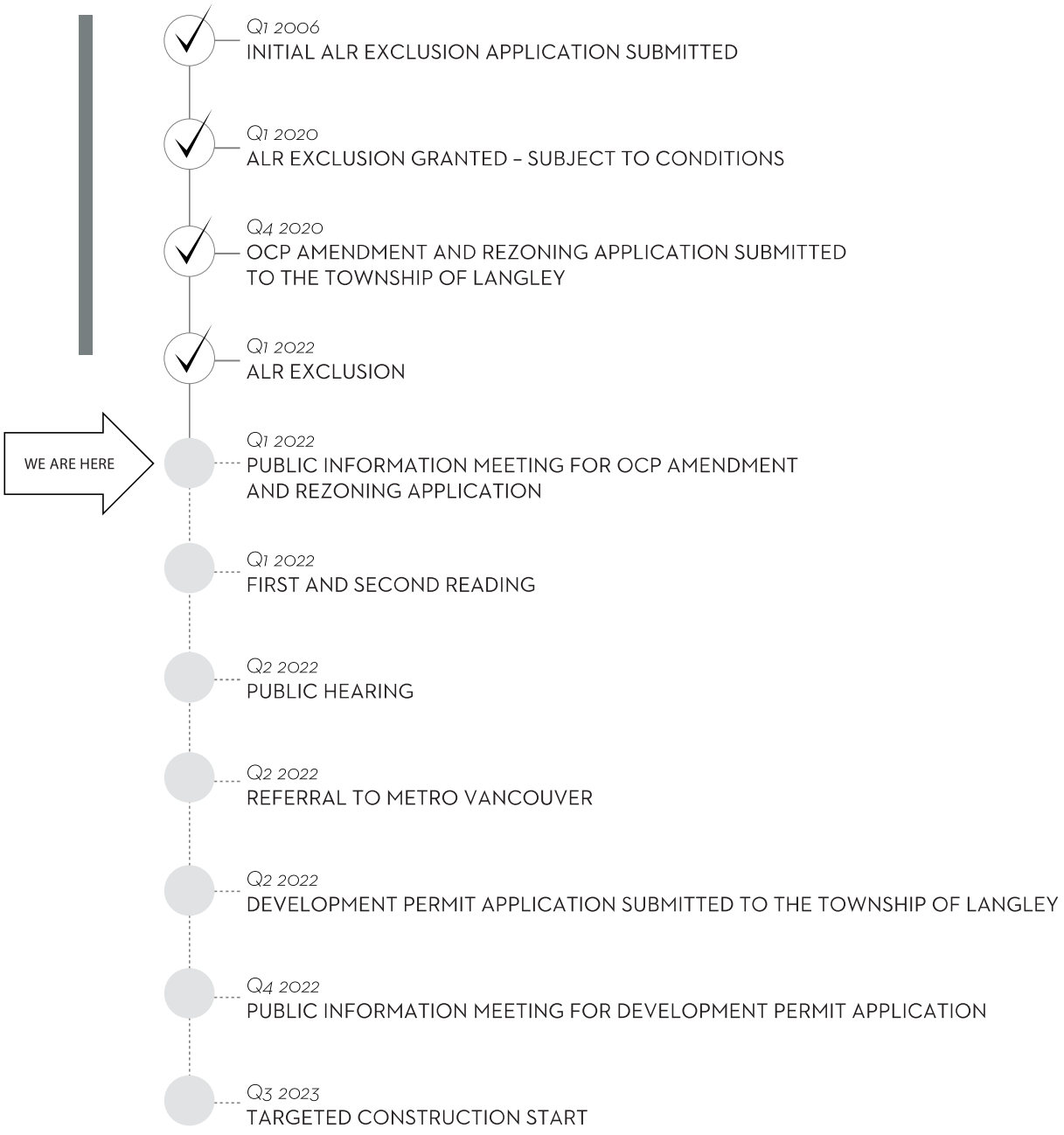


- Various landscape improvements proposed
  - Onsite landscape buffer
  - Vegetated ALR buffer
  - Sidewalk and curb construction along 56 Ave between 264 Street and 268 Street
- 96th Avenue Enhancement Project

VEGETATED ALR BUFFER



SCHEDULE


WE ARE HERE
Q1 2006
INITIAL ALR EXCLUSION APPLICATION SUBMITTED
Q1 2020
ALR EXCLUSION GRANTED – SUBJECT TO CONDITIONS
Q4 2020
OCP AMENDMENT AND REZONING APPLICATION SUBMITTED TO THE TOWNSHIP OF LANGLEY
Q1 2022
ALR EXCLUSION
Q1 2022
PUBLIC INFORMATION MEETING FOR OCP AMENDMENT AND REZONING APPLICATION
Q1 2022
FIRST AND SECOND READING
Q2 2022
PUBLIC HEARING
Q2 2022
REFERRAL TO METRO VANCOUVER
Q2 2022
DEVELOPMENT PERMIT APPLICATION SUBMITTED TO THE TOWNSHIP OF LANGLEY
Q4 2022
PUBLIC INFORMATION MEETING FOR DEVELOPMENT PERMIT APPLICATION
Q3 2023
TARGETED CONSTRUCTION START

Appendix E: Completed Sign-In Sheet

PUBLIC INFORMATION MEETING REGISTRATION

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FOIPPA s. 22(1)		✓		FOIPPA s. 22(1)	FOIPPA s. 22(1)	
		✓				
		Langley				
		Ft Langley				
Pietrina Amos. →		Murrayville.			parmason@tol.ca.	
FOIPPA s. 22(1)		MATSQui			FOIPPA s. 22(1)	
		BURNABY				

PUBLIC INFORMATION MEETING REGISTRATION

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FOI PPA s 22(1)		Surrey Langley Langley NEW WEST.	FOI PPA s 22(1)			

Appendix F: Completed Comment Response Forms

COMMENT FORM

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This public information meeting is to discuss the application to the Township of Langley to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan, and rezone eight lots on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to accommodate future industrial uses. Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1)

Email:

Phone:

Please check applicable boxes:

- ☐ I work in the Gloucester area
- ☐ I live in the Township of Langley
- ☐ Other: WORK + LIVE IN BURNABY.

1. Do you support these lands being used for industrial and employment uses?

   (Yes) No

2. Do you have additional comments to add?

I SUPPORT THIS LAND FOR INDUSTRIAL + EMPLOYMENT USE BASED ON THE PROJECTED POPULATION GROWTH OF THE REGION AND THE COMPENSATION ON 96TH AVE.

Thank you for taking the time to comment!

COMMENT FORM

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This public information meeting is to discuss the application to the Township of Langley to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan, and rezone eight lots on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to accommodate future industrial uses. Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name:

Email:

Phone:

Please check applicable boxes:

- ☐ I work in the Gloucester area
- ☐ I live in the Township of Langley
- ☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

   Yes No

2. Do you have additional comments to add?

Great Plan!!

Thank you for taking the time to comment!

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW 2022 NO. 5777

EXPLANATORY NOTE

Bylaw 2022 No. 5777 amends the Fees and Charges Bylaw 2007 No. 4616, and its amendments, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services, and continuing the consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: RECREATION, CULTURE, and PARKS
- Schedule 2: CEMETERIES
- Schedule 3: ANIMAL CONTROL
- Schedule 4: FINANCE
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 8: TRANSPORTATION
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 15: TREE PROTECTION
- Schedule 16: AIRPORT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW 2022 NO. 5777

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2022 No. 5777.

2. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

3. The Township hereby imposes fees and charges for the provision of services and information as specified in Schedules “1”, “2”, “3”, “4”,”5”, “8”, ”10”, ”11”,”12”, “13”, “15” and “16”, attached to and forming part of this bylaw. Schedules”6”, “7”, “9”, and “14” remain unchanged.

4. The following fees and charges are hereby imposed to align with the new Fees and Charges Bylaw 2022 No. 5777:
   a) Recreation, Parks & Culture – Schedule 1
   b) Cemeteries – Schedule 2
   c) Animal Control – Schedule 3
   d) Finance – Schedule 4
   e) Miscellaneous Corporate – Schedule 5
   f) Transportation – Schedule 8
   g) Filming – Schedule 10
   h) Waterworks – Schedule 11
   i) Sewer – Schedule 12
   j) Stormwater – Schedule 13
   k) Tree Protection – Schedule 15
   l) Airport – Schedule 16

5. Federal and Provincial sales taxes will be added when applicable.

6. Wherever this Bylaw sets out fees and charges with respect to other Township bylaws and such other bylaws contain similar fees and charges, this Bylaw is deemed to prevail.

READ A FIRST TIME the	11	day of	April	, 2022
READ A SECOND TIME the	11	day of	April	, 2022
READ A THIRD TIME the	11	day of	April	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 1. RECREATION, CULTURE, AND PARKS
FEES AND CHARGES BYLAW 2007 No. 4616
AMENDMENT BYLAW 2022 No. 5777

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
1.1 Pool, Fitness, and Arena Admissions		
Single Admissions	Child	3.29
	Youth	4.19
	Adult	6.67
	Senior	5.00
	Super Senior	0.95
	Family	13.00
	Student	4.76
	Drop-in Hockey	6.81
	Loonie Admission	0.95
	Toonie Admission	1.90
10 Pass	Child	29.67
	Youth	37.52
	Adult	59.86
	Senior	44.90
	Super Senior	9.52
	Family	116.81
	Student	42.62
20 Pass	Child	56.05
	Youth	70.95
	Adult	112.90
	Senior	84.86
	Super Senior	19.05
	Family	220.62
	Student	80.53
1 Month	Child	36.28
	Youth	45.90
	Adult	73.04
	Senior	54.95
	Family	142.76
	Student	52.14
3 Months	Child	98.86
	Youth	125.14
	Adult	199.33
	Senior	149.86
	Family	389.33
	Student	142.14
1 Year	Child	280.14
	Youth	354.57
	Adult	564.67
	Senior	424.62
	Family	1103.14
Youth Summer Pass	Youth Summer Pass	19.05
1.2 Fort Langley Outdoor Pool Admissions		
Single Admissions	Child	1.30
	Youth	1.95
	Adult	3.15
	Senior	1.95
	Super Senior	1.05
	Family	4.95
10 Pass	Child	10.30
	Youth	15.65
	Adult	25.15
	Senior	15.65
	Family	39.55
Season Card	Child	45.10
	Youth	73.40
	Adult	104.90
	Senior	73.40
Fort Langley Outdoor Pools	Rental Commercial Hourly	151.5
	Rental Non-Profit Hourly	51.2
	Rental Private Hourly	101.35
Waterpark Single Admissions	Child	$4.76
	Youth	$6.10
	Adult	$9.67
	Senior	$7.33
	Super Senior	$0.95

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
	Family	$19.14
	Student	$6.91
Waterpark 10 Pass	Child	$42.86
	Youth	$55.00
	Adult	$86.86
	Senior	$66.05
	Super Senior	$9.52
	Family	$172.00
	Student	$62.00
Waterpark 20 Pass	Child	$80.57
	Youth	$104.23
	Adult	$163.76
	Senior	$125.24
	Super Senior	$19.05
	Family	$324.86
	Student	$117.43
1.3 Museum Admissions		
Daily Admissions	Child	$3.14
	Youth	$3.98
	Adult	$6.32
	Senior	$4.76
	Super Senior	$0.98
	Family	$12.36
	Student	$4.51
	Loonie Admission	$0.95
	Toonie Admission	$1.90
Annual Pass Program	Child	$7.85
	Youth	$9.94
	Adult	$15.81
	Senior	$11.90
	Super Senior	$2.45
	Family	$30.90
	Student	$11.28
Salishan Place by the River - opening 2023		
	Salishan Theatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$1,693.00
	Salishan Theatre - General Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$847.00
	Salishan Theatre - Commercial Hourly Rate	$160.65
	Salishan Theatre - Private Hourly Rate	$107.45
	Salishan Theatre - Non-Profit Hourly Rate	$25.00
	School Flex Space A + B - capacity up to 80 - Commercial Hourly	$70.10
	School Flex Space A + B - capacity up to 80 - Private Hourly	$47.05
	School Flex Space A + B - capacity up to 80 - Non-Profit Hourly	$24.05
	School Flex Space A or B - capacity up to 35 - Commercial Hourly	46.35
	School Flex Space A or B- capacity up to 35 - Private Hourly	31.25
	School Flex Space A or B - capacity up to 35 - Non-profit Hourly	16.15
	Flex Program A + B - capacity up to 70 - Commercial Hourly	$70.10
	Flex Program A + B - capacity up to 70 - Private Hourly	$47.05
	Flex Program A + B - capacity up to 70 - Non-Profit Hourly	$24.05
	Flex Program Room A or B - capacity up to 35 - Commercial Hourly	46.35
	Flex Program Room A or B- capacity up to 35 - Private Hourly	31.25
	Flex Program Room A or B - capacity up to 35 - Non-profit Hourly	16.15
	Gallery - Exhibit Hall - capacity up to 150 - Commercial Hourly	$150.30
	Gallery - Exhibit Hall- capacity up to 150 - Private Hourly	$99.15
	Gallery - Exhibit Hall - capacity up to 150 - Non-Profit Hourly	$48.05
	Roof Top Amenity- capacity up to 300 - Commercial Hourly	$150.30
	Roof Top Amenity - capacity up to 300 - Private Hourly	$99.15
	Roof Top Amenity - capacity up to 300 - Non-Profit Hourly	$48.05
	Roof Top Amenity - capacity up to 300 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,693.00
	Roof Top Amenity - capacity up to 300 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$847.00

	Reception Hall - capacity up to 170 - Commercial Hourly	$150.30
	Reception Hall - capacity up to 170 - Private Hourly	$99.15
	Reception Hall - capacity up to 170 - Non-Profit Hourly	$48.05
	Reception Hall - capacity up to 170 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,693.00
	Reception Hall - capacity up to 170 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$847.00

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
	Kitchen only - Commercial Hourly	$65.00
	Kitchen only - Private Hourly	$50.00
	Kitchen only - Non-Profit Hourly	$25.00
Amphitheatre at Salishan Place	Amphitheatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$1,693.00
(outdoor venue)	Amphitheatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$847.00
	Amphitheatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$160.65
	Amphitheatre - Private Hourly Rate	$107.45
	Amphitheatre - Non-Profit Hourly Rate	$25.00
1.4 Swimming Pool Rentals		
	Aquaplay - Commercial Prime	$580.26
	Aquaplay - Commercial Non- Prime	$290.63
	Aquaplay - Private Prime	$387.17
	Aquaplay - Private Non-Prime	$194.09
	Aquaplay - Non-Profit Prime	$194.09
	Aquaplay - Non-Profit Non-Prime	$97.53
	Aquatic Club Meet - Non Profit 12.5m lane - Prime Hourly Rate	$8.57
	Aquatic Club Meet - Non Profit 25m lane - Prime Hourly Rate	$16.14
	Aquatic Club Meet - Non Profit 50m lane - Prime Hourly Rate	$31.28
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly Rate	$23.71
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly Rate	$46.42
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly Rate	$91.85
	Beachside Green - Commercial Prime	$580.26
	Beachside Green - Commercial Non- Prime	$290.63
	Beachside Green - Private Prime	$387.17
	Beachside Green - Private Non-Prime	$194.09
	Beachside Green - Non-Profit Prime	$194.09
	Beachside Green - Non-Profit Non-Prime	$97.53
	Dive Tank Commercial - Prime Hourly Rate	$78.93
	Dive Tank Commercial - Non Prime Hourly Rate	$39.97
	Dive Tank Private - Prime Hourly Rate	$52.96
	Dive Tank Private - Non Prime Hourly Rate	$26.98
	Dive Tank Non-Profit - Prime Hourly Rate	$26.98
	Dive Tank Non-Profit - Non-Prime Hourly Rate	$13.99
	1/2 Dive Tank Commercial - Prime Hourly Rate	$40.00
	1/2 Dive Tank Commercial - Non Prime Hourly Rate	$20.51
	1/2 Dive Tank Private - Prime Hourly Rate	$27.00
	1/2 Dive Tank Private - Non Prime Hourly Rate	$14.00
	1/2 Dive Tank Non-Profit - Prime Hourly Rate	$14.00
	1/2 Dive Tank Non-Profit - Non-Prime Hourly Rate	$7.51
	Lazy River - Commercial Prime	$773.34
	Lazy River - Commercial Non- Prime	$387.17
	Lazy River - Private Prime	$515.89
	Lazy River - Private Non-Prime	$258.45
	Lazy River - Non-Profit Prime	$258.45
	Lazy River - Non-Profit Non-Prime	$129.73
	Leisure Pool - Commercial Prime	$773.34
	Leisure Pool - Commercial Non-Prime	$387.17
	Leisure Pool - Private Prime	$515.89
	Leisure Pool - Private Non-Prime	$258.45
	Leisure Pool - Non-Profit Prime	$258.45
	Leisure Pool - Non-Profit Non-Prime	$129.73
	Pool Lane 10m-12.5m - Commercial Prime Hourly Rate	$21.34
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly Rate	$11.20
	Pool Lane 10m-12.5m - Private Prime Hourly Rate	$14.54
	Pool Lane 10m-12.5m - Private Non-Prime Hourly Rate	$7.80
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly Rate	$7.80
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly Rate	$4.40
	Pool Lane 17.5m - Commercial Prime Hourly Rate	$31.43
	Pool Lane 17.5m - Commercial Non-Prime Hourly Rate	$16.25
	Pool Lane 17.5m - Private Prime Hourly Rate	$21.29
	Pool Lane 17.5m - Private Non-Prime Hourly Rate	$11.14
	Pool Lane 17.5m - Non-Profit Prime Hourly Rate	$11.14
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly Rate	$6.09
	Pool Lane 25m - Commercial Prime Hourly Rate	$41.69
	Pool Lane 25m - Commercial Non-Prime Hourly Rate	$21.34
	Pool Lane 25m - Private Prime Hourly Rate	$28.15
	Pool Lane 25m - Private Non-Prime Hourly Rate	$14.54
	Pool Lane 25m - Non-Profit Prime Hourly Rate	$14.54
	Pool Lane 25m - Non-Profit Non-Prime Hourly Rate	$7.80
	Pool Lane 50m - Commercial Prime Hourly Rate	$82.37
	Pool Lane 50m - Commercial Non-Prime Hourly Rate	$41.68

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
	Pool Lane 50m - Private Prime Hourly Rate	$55.23
	Pool Lane 50m - Private Non-Prime Hourly Rate	$28.15
	Pool Lane 50m - Non-Profit Prime Hourly Rate	$28.15
	Pool Lane 50m - Non-Profit Non-Prime Hourly Rate	$14.54
	Tidal Pool with Video - Commercial Prime	$773.34
	Tidal Pool with Video - Commercial Non- Prime	$387.17
	Tidal Pool with Video - Private Prime	$515.89
	Tidal Pool with Video - Private Non-Prime	$258.45
	Tidal Pool with Video - Non-Profit Prime	$258.45
	Tidal Pool with Video - Non-Profit Non-Prime	$129.73
	Waterslides - Commercial Prime	$773.34
	Waterslides - Commercial Non-Prime	$387.17
	Waterslides - Private Prime	$515.89
	Waterslides - Private Non-Prime	$258.45
	Waterslides - Non-Profit Prime	$258.45
	Waterslides - Non-Profit Non-Prime	$129.73
	Wave Pool - Commercial Prime	$773.34
	Wave Pool - Commercial Non-Prime	$387.17
	Wave Pool - Private Prime	$515.89
	Wave Pool - Private Non-Prime	$258.45
	Wave Pool - Non-Profit Prime	$258.45
	Wave Pool - Non-Profit Non-Prime	$129.73
	Pool Beach Area - Commercial Prime Hourly Rate	$82.26
	Pool Beach Area - Commercial Non-Prime Hourly Rate	$41.63
	Pool Beach Area - Private Prime Hourly Rate	$55.22
	Pool Beach Area - Private Non-Prime Hourly Rate	$28.04
	Pool Beach Area - Non-Profit Prime Hourly Rate	$28.04
	Pool Beach Area - Non-Profit Non-Prime Hourly Rate	$14.59
1.5 Arena Ice		
	Commercial - Prime Hourly Rate	$494.76
	Commercial - Non-Prime Hourly Rate	$285.87
	Private - Prime Hourly Rate	$406.83
	Private - Non-Prime Hourly Rate	$228.27
	Non-Profit - Prime Hourly Rate	$153.59
	Non-Profit - Non-Prime Hourly Rate	$93.53
	Junior Hockey Game/Practice - Season-Prime Hourly Rate	$183.71
	Junior Hockey Game - Playoff-Prime Hourly Rate,**plus $1.00 per person over first 500	$183.71
	Junior Hockey Practice - Season- Non-Prime Hourly Rate	$106.97
1.6 Arena Dry Floor		
	Commercial - Prime Hourly Rate	$193.50
	Commercial - Non-Prime Hourly Rate	$116.49
	Private - Prime Hourly Rate	$96.06
	Private - Non-Prime Hourly Rate	$58.06
	Non-Profit - Prime Hourly Rate	$50.37
	Non-Profit - Non-Prime Hourly Rate	$30.62
	Senior "A" Lacrosse - Prime Hourly Rate	$121.65
1.7 Curling Ice		
	Commercial - Prime Hourly Rate/sheet	$43.05
	Adult - Prime Hourly Rate/sheet	$37.38
	Youth - Prime Hourly Rate/sheet	$18.47
	Senior - Prime Hourly Rate/sheet	$20.30
	Commercial - Non-Prime Hourly Rate/sheet	$26.22
	Adult - Non-Prime Hourly Rate/sheet	$22.46
	Youth - Non-Prime Hourly Rate/sheet	$11.48
	Senior - Non-Prime Hourly Rate/sheet	$12.58
1.8 Curling Dry Floor		
	Commercial - Prime Hourly Rate	$82.75
	Adult - Prime Hourly Rate	$41.88
	Youth - Prime Hourly Rate	$30.09
	Senior - Prime Hourly Rate	$32.44
	Commercial - Non-Prime Hourly Rate	$50.05
	Adult - Non-Prime Hourly Rate	$25.52
	Youth - Non-Prime Hourly Rate	$18.46
	Senior - Non-Prime Hourly Rate	$19.87
Sports Box Class A1 GPC	Commercial Hourly	$157.79
Includes contribution to park asset replacement reserve fund.	Private Hourly	$92.44
	Non-Profit Adult Hourly	$54.60
	Non-Profit Youth Hourly	$28.51
1.9 Facility Rentals		
Aerobic Rooms		
	Aerobics Room - Commercial Hourly	$113.11
	Aerobics Room - Private Hourly	$75.73
	Aerobics Room - Non-Profit Hourly	$38.38
Gymnasiums		

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
	Gymnasium - Full - Double Gym Non-Prime Private	$100.23
	Gymnasium - Full - Double Gym Non-Prime Non-Profit	$50.62
	Gymnasium - Half - Single Gym Non-Prime Private	$50.62
	Gymnasium - Half - Single Gym Non-Prime Non-Profit	$25.81
	Gymnasium - Quarter - Half Gym Non-Prime Private	$25.81
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit	$13.40
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	$298.69
	Gymnasium - Full - Double Gym - Prime Private Hourly	$199.46
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	$100.23
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	$149.85
	Gymnasium - Half - Single Gym - Prime Private Hourly	$100.23
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	$50.62
	Gymnasium - Quarter - Half Gym - Prime Private	$50.62
	Gymnasium - Quarter - Half Gym - Prime Non-Profit	$25.81
	Gymnasium - Elementary School - Commercial Hourly	$149.85
	Gymnasium - Elementary School - Private Hourly	$100.23
	Gymnasium - Elementary School - Non-profit Hourly	$50.62
	Gymnasium - Middle School - Commercial Hourly	$166.67
	Gymnasium - Middle School - Private Hourly	$111.44
	Gymnasium - Middle School - Non-profit Hourly	$56.22
High Performance Area		
Willoughby Community Centre	High Performance Area - Commercial Hourly Rate	$113.11
	High Performance Area - Private Hourly Rate	$75.73
	High Performance Area - Non-Profit Hourly Rate	$38.38
Lobbies		
	Lobby - Commercial Hourly Rate	$39.88
	Lobby - Private Hourly Rate	$31.17
	Lobby - Non-Profit Hourly Rate	$16.09
Civic Facility	Lobby - Commercial Hourly Rate	$46.33
	Lobby - Private Hourly Rate	$31.21
	Lobby - Non-Profit Hourly Rate	$16.10
Meeting Rooms		
	Fraser River Theatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$1,692.99
	Fraser River Theatre - General Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$847.01
	Fraser River Theatre - Commercial Hourly Rate	$160.67
	Fraser River Theatre - Private Hourly Rate	$107.46
	Fraser River Theatre - Non-Profit Hourly Rate	$54.24
	Meeting Room - capacity up to 60 - Commercial Hourly	$46.36
	Meeting Room - capacity up to 60 - Private Hourly	$31.24
	Meeting Room - capacity up to 60 - Non-Profit Hourly	$16.13
Derek Doubleday Arboretum Meeting Rooms	Commercial Hourly Rate - capacity up to 15 seated, up to 40 standing	$46.36
	Private Hourly Rate - capacity up to 15 seated, up to 40 standing	$31.25
	Non-Profit Hourly Rate - capacity up to 15 seated, up to 40 standing	$16.15
McLeod Athletic Park Stadium - Small Meeting Room (25)	Multipurpose Room - capacity up to 25 - Commercial Hourly	$46.35
	Multipurpose Room - capacity up to 25 - Private Hourly	$31.25
	Multipurpose Room - capacity up to 25 - Non-profit Hourly	$16.15
McLeod Athletic Park Stadium - Large Meeting Room (75)	Multipurpose Room - capacity up to 75 - Commercial Hourly	$70.08
	Multipurpose Room - capacity up to 75 - Private Hourly	$47.06
	Multipurpose Room - capacity up to 75 - Non-Profit Hourly	$24.04
Multipurpose Rooms		
	Multipurpose Room - capacity up to 35 - Commercial Hourly	$46.35
	Multipurpose Room - capacity up to 35 - Private Hourly	$31.25
	Multipurpose Room - capacity up to 35 - Non-profit Hourly	$16.15
	Multipurpose Room - capacity up to 75 - Commercial Hourly	$70.10
	Multipurpose Room - capacity up to 75 - Private Hourly	$47.05
	Multipurpose Room - capacity up to 75 - Non-Profit Hourly	$24.05
	Multipurpose Room - capacity up to 133 - Commercial Hourly	$81.05
	Multipurpose Room - capacity up to 133 - Private Hourly	$54.35
	Multipurpose Room - capacity up to 133 - Non-Profit Hourly	$27.70
	Multipurpose Room - capacity up to 133 - Commercial Uses Flat Rate 12noon-2am	$641.10
	Multipurpose Room - capacity up to 133 - Non-Profit Uses Flat Rate 12noon-2am	$214.40
	Multipurpose Room - capacity up to 133 - Private Use Flat Rate 12noon-2am	$427.75
Change Rooms - Parks	Commercial Hourly Rate	$15.00
	Private Hourly Rate	$10.00
	Non-Profit Hourly Rate	$5.00
Facility Specific		

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
ACUCC	Roof Deck - capacity up to 60 - Commercial Hourly	$139.11
	Roof Deck - capacity up to 60 - Private Hourly	$93.07
	Roof Deck - capacity up to 60 - Non-Profit Hourly	$47.04
Indoor Walking Track	Two Lanes - Commercial Hourly	$24.72
	Two Lanes - Private Hourly	$16.81
	Two Lanes - Non-Profit Hourly	$8.91
Aldergrove Kinsmen Community Centre	Friday Event Set-up	$111.37
	Fee only applied if room is available 4 weeks before actual rental Fri/Sat	
	Main Hall Meeting - capacity up to 75 - Commercial Hourly	$70.05
	Main Hall Meeting - capacity up to 75 - Private Hourly	$47.03
	Main Hall Meeting - capacity up to 75 - Non-Profit Hourly	$24.01
	Main Hall Meeting - capacity up to 75 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,692.96
	Main Hall Meeting - capacity up to 75 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$846.98
	Main Hall Meeting - capacity up to 150 - Commercial Hourly	$113.11
	Main Hall Meeting - capacity up to 150 - Private Hourly	$75.73
	Main Hall Meeting - capacity up to 150 - Non-Profit Hourly	$38.38
	Main Hall Meeting - capacity up to 150 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,692.96
	Main Hall Meeting - capacity up to 150 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$846.98
	Main Hall Meeting - capacity up to 250 - Commercial Hourly	$160.64
	Main Hall Meeting - capacity up to 250 - Private Hourly	$107.43
	Main Hall Meeting - capacity up to 250 - Non-Profit Hourly	$54.21
	Main Hall Meeting - capacity up to 250 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,692.96
	Main Hall Meeting - capacity up to 250 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$846.98
	Kitchen only - Commercial Hourly	$46.76
	Kitchen only - Private Hourly	$31.50
	Kitchen only - Non-Profit Hourly	$16.26
George Preston Recreation Centre	Kitchen - Commercial Hourly	$46.76
	Kitchen - Private Hourly	$31.50
	Kitchen - Non-profit Hourly	$16.26
	Lower Lounge - Commercial Hourly	$46.76
	Lower Lounge - Private Hourly	$31.50
	Lower Lounge - Non-Profit Hourly	$16.26
Bedford Landing Plaza**+ x	Commercial Hourly Rate	$32.00
**Public Spaces Waste Management	Private Hourly Rate	$16.85
	Non-Profit Hourly Rate	$8.95
McLeod Athletic Park Stadium		
McLeod Athletic Park Stadium x	Commercial Hourly	$314.10
**Includes contribution to park asset replacement reserve fund	Non-Profit Hourly (with admissions)	$232.50
	Private Hourly	$191.30
	Non-Profit Adult Hourly	$150.10
	Non-Profit Youth Hourly	$150.10
McLeod Atheltic Park Stadium Synthetic Turf Field Class A** + "" + x		
	Prime - Commercial Hourly	$134.85
	Prime - Private Hourly	$117.30
	Prime - Non-Profit Adult Hourly	$63.40
	Prime - Non-Profit Youth Hourly	$42.65
	Non-Prime - Commercial Hourly	$111.70
	Non-Prime - Private Hourly	$94.20
	Non-Prime - Non-Profit Adult Hourly	$39.55
	Non-Prime - Non-Profit Youth Hourly	$21.30
	Removal or Installation of football uprights in the oval field	$2,869.45
McLeod Athletic Park Track Eight Lanes "" + x	Commercial Hourly Rate	$96.35
	Private Hourly Rate	$64.60
	Non-Profit Hourly Rate	$32.80
McLeod Athletic Park - Track & Field + x	Commercial Hourly Rate	$122.20
(Long Jump, Shot Put, High Jump, Pole Vault, Throws Area)	Private Hourly Rate	$82.20
	Non-Profit Adult Hourly Rate	$42.10
	Non-Profit Youth Hourly	$37.95
McLeod Athletic Park - Throws Area (Throws Cage & Javelin) + x	Commercial Hourly Rate	$25.85
(Javelin, Shot Put, Discus, Hammer Throw)	Private Hourly Rate	$17.60
	Non-Profit Adult Hourly Rate	$9.30
	Non-Profit Youth Hourly	$5.15
McLeod Athletic Park Announcers Booth	Commercial	$67.30
	Private	$44.90
	Non-Profit	$22.45

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
McLeod Athletic Park First Aid Room	Commercial Hourly Rate	$15.00
	Private Hourly Rate	$10.00
	Non-Profit Hourly Rate	$5.00
McLeod Athletic Park Officals Room	Commercial Hourly Rate	$15.00
	Private Hourly Rate	$10.00
	Non-Profit Hourly Rate	$5.00
McLeod Athletic Park Score Board	Per Hour Rate	$6.60
McLeod Athletic Park Audio System	Per Hour Rate	$9.40
McLeod Athletic Park Video Display Screen	Commercial Hourly Rate	$213.75
	Private Hourly Rate	$142.85
	Non-Profit Hourly Rate	$71.95
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Commercial Per Day Rate	$748.85
	Private Per Day Rate	$499.60
	Non-Profit Per Day Rate	$250.30
Parking Lot Use - WGC, WCB, WBY, AKC, LCM, ACUCC, GPC, all other parks	Commercial Per Day Rate	$454.30
	Private Per Day Rate	$303.20
	Non-Profit Per Day Rate	$152.15
Park Concession Rental + [x]	Per day	$77.65
	Seasonal Monthly Non-Profit Rate	$332.65
Park Picnic Shelter + [x]	Commercial Hourly Rate	$32.75
	Private Hourly Rate	$16.85
	Non-Profit Hourly Rate	$8.95
Ponder Park Camping Fee	Per night, per child	$2.00
Boat Launch Closure Fee + [x]	Per event fee	$355.50
Access to Private Property Permit Fee	Per permit (includes tax)	$100.00
Park Permit Application Fee	Per permit	$50.00
Park Permit Application Fee For Profit Special Event/Festival	Per permit	$250.00
For Profit Special Event/Festival Fees	Per person attendance <500 (based on estimated attendance at time of application)	$1.00
(in addition to park rental fees)	Per person attendance 501 - 1000 (based on estimated attendance at time of application)	$1.25
	Per person attendance >1000 (based on estimated attendance at time of application)	$1.50
	ToL Staff Event Support/Equipment	At Cost
	Park Ranger Fee - per hour	$30.00
Spirit Stage Fee	Commercial - first day	$585.30
	Commercial - additional day	$293.20
	Private - first day	$390.55
	Private - additional day	$195.80
	Non-Profit - first day	$195.80
	Non-Profit - additional day	$98.40
	Towing Fee (waived for non-profit)	At cost
	Set-up/Take-down Fee (includes site visit but not special requirements)	$287.10
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$573.15
	On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$1,035.70
	On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$2,070.35
	Connection to electrical system, daily fee	$1,578.65
Water Wagon	Per Hour Rate	$100.00
Misting Tent	Per Hour Rate	$100.00
1.10 Fields		
Synthetic Turf Fields Class AAA** + [x]	Prime - Commercial Hourly	$407.60
** Includes contribution to park asset replacement reserve fund.	Prime - Private Hourly	$348.15
	Prime - Non-Profit Adult Hourly	$207.55
	Prime - Non-Profit Youth Hourly	$131.85
	Non-Prime - Commercial Hourly	$348.15
	Non-Prime - Private Hourly	$304.90
	Non-Prime - Non-Profit Adult Hourly	$164.30
	Non-Prime - Non-Profit Youth Hourly	$104.80
Synthetic Turf Fields Class A** + [x]	Prime - Commercial Hourly	$134.85
** Includes contribution to park asset replacement reserve fund.	Prime - Private Hourly	$117.30
	Prime - Non-Profit Adult Hourly	$63.40
	Prime - Non-Profit Youth Hourly	$42.65
	Non-Prime - Commercial Hourly	$111.70
	Non-Prime - Private Hourly	$94.20

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
	Non-Prime - Non-Profit Adult Hourly	$39.55
	Non-Prime - Non-Profit Youth Hourly	$21.30
Synthetic Turf Fields Class B** + x	Prime - Commercial Hourly	$95.00
(70% Class A)	Prime - Private Hourly	$82.75
** Includes contribution to park asset replacement reserve fund.	Prime - Non-Profit Adult Hourly	$45.00
	Prime - Non-Profit Youth Hourly	$30.45
	Non-Prime - Commercial Hourly	$78.80
	Non-Prime - Private Hourly	$66.55
	Non-Prime - Non-Profit Adult Hourly	$28.30
	Non-Prime - Non-Profit Youth Hourly	$15.50
All Weather Fields + x	Commercial Hourly	$31.60
	Private Hourly	$21.40
	Non-Profit Adult Hourly	$7.80
	Non-Profit Youth Hourly	$4.45
Natural Grass Fields "" + x	~~Prime - Commercial Hourly~~	
	~~Prime - Private Hourly~~	
	~~Prime - Non-Profit Adult Hourly~~	
	~~Non-Prime -~~Commercial Hourly	$31.75
	~~Non-Prime -~~ Private Hourly	$21.50
	~~Non-Prime -~~ Non-Profit Adult Hourly	$10.60
	~~Non-Profit~~ Youth Hourly	$5.25
Disc Golf + x	Commercial Hourly	$47.95
	Private Hourly	$32.30
	Non-Profit Adult Hourly	$16.65
	Non-Profit Youth Hourly	$8.85
Sports Box Class A MAP	Commercial Hourly	$108.10
Includes contribution to park asset replacement reserve fund.	Private Hourly	$91.00
	Non-Profit Adult Hourly	$37.65
	Non-Profit Youth Hourly	$19.80
Sports Box Class B	Commercial Hourly	$25.85
	Private Hourly	$17.60
	Non-Profit Adult Hourly	$9.30
	Non-Profit Youth Hourly	$5.15
Bocce Courts Class A + x	Commercial Hourly	$47.95
	Private Hourly	$32.30
	Non-Profit Adult Hourly	$16.65
	Non-Profit Youth Hourly	$8.85
Tennis Courts Class A + x	Commercial Hourly	$47.95
WG,BSS,PJP,DRP,Forest Hills,AAP,MAP	Private Hourly	$32.30
Langley Meadows	Non-Profit Adult Hourly	$16.65
	Non-Profit Youth Hourly	$8.85
Tennis Courts Class B + x	Commercial Hourly	$25.85
	Private Hourly	$17.60
	Non-Profit Adult Hourly	$9.30
	Non-Profit Youth Hourly	$5.15
Outdoor Basketball Courts + x	Commercial Hourly	$47.95
	Private Hourly	$32.30
	Non-Profit Adult Hourly	$16.65
	Non-Profit Youth Hourly	$8.85
Sand Volleyball + x	Commercial Hourly	$25.85
	Private Hourly	$17.60
	Non-Profit Adult Hourly	$9.30
	Non-Profit Youth Hourly	$5.15
Skate Park + x	Commercial Hourly	$47.95
	Private Hourly	$32.30
	Non-Profit Adult Hourly	$16.65
	Non-Profit Youth Hourly	$8.85
Mountain Bike Park + x	Commercial Hourly	$47.95
	Private Hourly	$32.30
	Non-Profit Adult Hourly	$16.65
	Non-Profit Youth Hourly	$8.85
Non Formal Park Use + x	Commercial Hourly	$25.85
(Non formal park use refers to bookings that do not require a sport field for activity. For example: Yoga, Bootcamp)	Private Hourly	$17.60
	Non-Profit Adult Hourly	$9.30
	Non-Profit Youth Hourly	$5.15

RECREATION, CULTURE, and PARKS Fee Type	Description	Fees & Charges without tax
MAP Synthetic Turf Diamond + [x]	Prime - Commercial Hourly	$69.30
	Prime - Private Hourly	$56.70
	Prime - Non-Profit Adult Hourly	$30.25
	Prime - Non-Profit Youth Hourly	$19.40
	Non-Prime Commercial Hourly	$60.55
	Non-Prime Private Hourly	$47.90
	Non-Prime Non-Profit Adult Hourly	$21.25
	Non-Prime Non-Profit Youth Hourly	$11.30
Bleacher Move	2 Sets or Fewer	$265.25
Bleacher Move	3 Sets or More	$477.40
Soccer Goal Set-Up	Per Occurrence Rate	$278.50
Amphitheatre** + [x]	Commercial Hourly	$61.55
(Willoughby Community Park 200 seat outdoor venue)	Private Hourly	$49.45
	Non-Profit Hourly	$25.25
Park Ranger Fee [x]	Per hour	$1.50
([x] to be charged on all Outdoor Park booking fees)		
1.11 Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$81.10
	Master Lock - standard shackle	$18.40
	Master Lock - 2.5 inch shackle	$21.65
Key Replacement	Best Lock Key	$8.65
(per key)	Master Lock Key	$5.40
1.11 Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$75.00
	Master Lock - standard shackle	$17.00
	Master Lock - 2.5 inch shackle	$20.00
Key Replacement	Best Lock Key	$8.00
(per key)	Master Lock Key	$5.00
1.12 Public Service Signs		
Signage for non-profit sports	Sign Fabrication by Township	$100.00
organizations, or public services	Sign Installation by Township	$50.00
1.13 Administration Fee		
Administration Fee	Administration Fee on all services invoiced and for call outs related to field bookings.	15% (no maximum)
1.14 Township of Langley Bookings		
Administration Fee	To allow recreation and official Township business bookings at Park Facilities at no cost	$0.00

SCHEDULE 2. CEMETERIES
FEES AND CHARGES BYLAW 2007 No. 4616
AMENDMENT BYLAW 2022 No. 5777

CEMETERIES Fee Type	Description	Fees & Charges without tax
2.1 Cemetery		
(Tax is not included)		
Right of Interment-Resident	Adult Size	$3,488.00
30% to Care Fund, Niche 30% to Care Fund	Child Size	$1,187.00
	Infant Size	$1,187.00
	Cremation Boulder	$2,516.00
	Cremation Plot	$1,511.00
	Natural/Hybrid	$3,488.00
	Scattering Garden	$372.00
	Single Lawn Crypt	$3,903.00
	Double Lawn Crypt	$4,804.00
	Veteran-includes former resident	$1,744.00
	Veteran Cremation Plot-includes former resident	$756.00
	Wall Niche Single	$2,516.00
	Wall Niche Double	$3,402.00
Fort Langley Cemetery Adult Premium Lot	Interment resident casket in place, adult size	$6,976.00
	Interment non-resident casket in place, adult size	$13,951.00
Right of Interment - Non-Resident	Adult Size	$6,976.00
30% to Care Fund, Niche 30% to Care Fund	Child Size	$3,551.00
(generallly 2X resident)	Infant Size	$2,309.00
	Cremation Boulder	$3,776.00
	Cremated Plot	$3,023.00
	Natural/Hydrid	$6,976.00
	Scattering Garden	$372.00
	Single Lawn Crypt	$7,807.00
	Double Lawn Crypt	$9,611.00
	Veteran	$3,488.00
	Veteran Cremation Plot	$1,511.00
	Wall Niche Single	$2,847.00
	Wall Niche Double	$3,666.00
Fort Langley Cemetery Cremation Premium Lot	Interment resident, upright marker, cremation plot	$3,023.00
	Interment non-resident, upright marker, cremation plot	$6,046.00
Opening and Closing of Lot for Interment	Adult, Natural, Lawn Crypt or Veteran Size - First Level	$1,443.00
	Adult Size - First Level Saturday or Sunday	$2,885.00
	Adult Size - First Level Statutory Holiday	$4,329.00
	Adult Size - Second Level	$1,662.00
	Adult Size - Second Level Saturday or Sunday	$3,326.00
	Adult Size - Second Level Statutory Holiday	$4,990.00
	Adult Size - Lawn Crypt Second Level	$1,443.00
	Adult Size - Lawn Crypt Second Level Saturday or Sunday	$2,885.00
	Adult Size - Lawn Crypt Second Level Statutory Holiday	$4,329.00
	Child Size	$946.00
	Child Size - Saturday or Sunday	$1,892.00
	Child Size - Statutory Holiday	$2,838.00
	Infant Size	$551.00
	Infant Size - Saturday or Sunday	$1,101.00
	Infant Size - Statutory Holiday	$1,654.00
	Cremated Remains (includes Veteran)	$667.00
	Cremated Remains - Saturday or Sunday	$1,334.00
	Cremated Remains - Statutory Holiday	$2,001.00
	Cremated Remains - Add to Existing Site	$454.00
	Casket Remains - Add to Existing Site	$997.00

CEMETERIES Fee Type	Description	Fees & Charges without tax
	Wall Niche	$518.00
	Wall Niche - Saturday or Sunday	$1,035.00
	Wall Niche - Statutory Holiday	$1,554.00
Opening and Closing of Lot for Exhumation/Disinterment	Adult Size	$2,883.00
	Adult Size - Double Depth	$4,328.00
	Adult Size - If Top Level Occupied	$6,972.00
	Child Size	$1,892.00
	Infant Size	$1,105.00
	Cremated Remains	$671.00
Ground Marker Setting Fee	Ground Marker Setting Fee - Flat Marker	$386.00
30% to Care Fund	Ground Marker Setting Fee - Upright Marker	$683.00
Marker Reset Fee	Memorial Marker Reset Fee	$180.00
Cemetery Products and Other Fees		
	Late Arrival Interment Fee (after 3:00 pm. Monday - Friday)	$434.00
	Granite Memorial Bench	$5,360.00
	Replacement Certificate - Right of Interment	$55.00
	Transfer Fee	$142.00
	Surrender/Sell Back Fee	$142.00
	Niche Wall Wreath Plate	Cost plus 60%
	Cremation Liner	Cost plus 50%
	Fibreglass Full Casket Liner	Cost plus 50%
	Concrete Full Casket Liner (lower level double depth)	Cost plus 50%

SCHEDULE 3. ANIMAL CONTROL

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

Fee Type	Description	Fees & Charges without tax
Male/Female	Regular	$65.00
	Regular Discounted on or before Feb 1st	$55.00
	Seniors (over 65 years of age)	$44.00
	Seniors Discounted on or before Feb 1st	$34.00
Male/Female Neutered/Spayed	Regular	$36.00
	Regular Discounted on or before Feb 1st	$26.00
	Seniors (over 65 years of age)	$29.00
	Seniors Discounted on or before Feb 1st	$19.00
Dangerous Dog	Regular	$305.00
	Regular Discounted on or before Feb 1st	$305.00
	Seniors (over 65 years of age)	$305.00
	Seniors Discounted on or before Feb 1st	$305.00
Aggressive Dog	Regular	$155.00
	Regular Discounted on or before Feb 1st	$155.00
	Seniors (over 65 years of age)	$155.00
	Seniors Discounted on or before Feb 1st	$155.00
Hobby Kennel	In conjunction with payment of their business licence, a Hobby Kennel is entitled to receive a maximum 6 dog licence tags at no additional cost. For Hobby Kennels, no further licences may be issued or purchased.	N/A
Commercial Kennel	In conjunction with payment of their business licence, a Commercial Kennel is entitled to receive a maximum 6 dog tags at no additional cost. For Commercial Kennels, further licences may be purchased at a cost of $15.00 each.	$15.00
Working Dogs for the Disabled	Notwithstanding all of the fees stated above, an annual licence fee is applicable for each working dog used to assist the disabled.	$10.00
Other Dog Fees	A fee is applicable for replacement of a lost or destroyed licence tag	$10.00
	A fee is applicable for the transferring of a licence under section 12 or 13; or for issuing a licence under section 14 (Bylaw 4440)	$15.00
Registration for Audible Bird Scare Device (Propane Cannon)	Annual registration fee per site, as defined in the Township of Langley Audible Bird Scare Devices Farm Byalw 2013 No. 5005, as amended.	$125.00 per annum, plus applicable tax(es)

Schedule 4. Finance
Fees and Charges Bylaw 2007 No. 4616
AMENDMENT BYLAW 2022 No. 5777

FINANCE Fee Type	Description	Fees & Charges without tax
Tax Notice	Copy of a Tax Notice	N/C
Tax Information Certificates (TIC):		
- Electronic	Tax Information	$40.00
- Manual	Tax Information	$50.00
Mortgage Tax Information Listing	Mortgage company listing per folio	15 per folio
Annual Gross Tax Information Report	Report that includes Tax Information for Township properties	$.02 per row of data export
Non Refundable Tender Deposit	Non Refundable Tender Deposits	$50.00-$150.00
Returned Cheque Item	Returned Cheque Charge	$30.00
Refund Charge	Refund Charge	$25.00
Title Searches & Registered Documents Fee	Fee to recover Land Title and Survey Authority Fees	$30.00
Interest on Overdue Accounts Receivable	Interest charge will be added to accounts more than 30 days overdue.	Bank of Canada Rate plus 2%
Researching Historical property Related Information	Cost recovery of staff research time	$20.00 per property per year
Appotionment Fee per new strata / child lot	Cost to apportion assessments and taxes from parent parcel to each individual child / strata parcel	$30 per new child / strata lot
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)

SCHEDULE 5. MISCELLANEOUS CORPORATE

FEES AND CHARGES BYLAW 2007 No. 4616

AMENDMENT BYLAW 2022 No. 5777

MISCELLANEOUS CORPORATE Fee Type	Description	Fees & Charges without tax
Minutes of Council proceedings (per page)	Minutes of Council proceedings (per page)	$0.50
Copies (per page) (Black & White)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$0.50
Copies (per page) (Colour)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$1.00
Maps, Building Plans and As-builts (Black & White)	Maps, As-builts, and Service Cards Black and White - custom paper size up to 24" X 36"	$5.15
Maps, Building Plans and As-builts (Colour)	Maps, As-builts, and Service Cards Colour - custom paper size up to 24" X 36"	$12.30
Maps (Colour)	Maps - Colour - standard paper size 11" X 17"	$6.15
Survey Certificates	Survey Certificate copies	$10.00
CD (plus cost of production time)	CD - Engineering Servicing Plan	$20.00
Community plans	Community plans	$20.00
Research (per hour)	Research over 15 minutes (per hour)	$63.00
Custom Geomatics	Custom Geomatics Requests (per hour)	$45.00
Board of Variance Application fees	Board of Variance Application fees	$450.00
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)
Building Records Search Administration Fee	Administration Fee for Building Records Searches	$20.00
Presentation Room Rental - Langley Regional Airport	Commercial Rate Per Hour	$116.99
	Private Rate Per Hour	$78.25
	Non-Profit Rate Per Hour	$39.50

SCHEDULE 8. TRANSPORTATION
FEES AND CHARGES BYLAW 2007 No.4616
PREVIOUS: AMENDMENT BYLAW 2019 No. 5469
AMENDMENT BYLAW 2022 No. 5777

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
HIGHWAY USE		
Highways Use Application & Permit Fee	Highways Use Permit for construction purposes	$250.00
	Highways Use Permit for public banner installation purposes	$100.00
	Highways Use Permit for private use of public sidewalks	$100.00
	Highways Use Permit for landscaping & tree planting purposes	$125.00
	Highways Use Permit for sandwich board sign purposes	$125.00 (Annual)
	Highways Use Permit for protruding signs	$100.00 (Annual)
	Highways Use Permit for awning/canopy	$100.00 (Annual)
	Highway Use Permit for sidewalk use and street furniture	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)
	Highways Use Permit for use of unopened highway purposes	$125.00 (Annual)
	Highways Use Permit for Traffic Control Training	$125.00
	Highway Use Permit for Horse Drawn Carriages Sight Seeing	$25.00
Highway Use Permit: Signals in Flash	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours)	$100.00
	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after hours)	$300 minimum charge, or as directed by the Engineer
Highway Use Permit Application Fee: Township of Langley Projects	Highway Use Permit for Township Capital or Operating works	$0.00
Highway Use Permit: Road Usage Fees	Highway Use Permit road usage fees for construction purposes	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater
	Highways Use Permit road usage fees for Special Event (for-profit only)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)
Highway Use Permit Road Usage Fees: Other	Highways Use Permit road usage fees for private use of road right-of-way or non-construction or Special Event (for-profit) uses (ie storage pods)	$100 .00 minimum charge per occurrence
Highway Use Application and Permits and Road Usage Fees: Filming	See Schedule 10	
DRIVEWAYS		
Driveway Application & Permit Fee	Application for Driveway Permit.	$100.00
Driveway Permit, 2nd Estimate	A permit fee for a second estimate for both driveways and boulevard tiling will be charged where the first estimate is over 90 days old.	$50.00
CULVERT INSTALLATION		
Boulevard Tiling, Entrance Culverts, Bulkheads, 1st or 2nd driveway	Installation of boulevard tiling, entrance culverts, bulkheads, and/or 1st or second driveway.	At Cost
SPECIAL EVENTS		
Highway Use Permit	Highways Use Permit for Special Event	$125.00
	Highways Use Permit for Special Event - sponsored by Registered Charity	$62.50
PARKING		
Overtime Parking Permit	Overtime Parking Permit	$25.00
Overtime Parking Permit Daily Charge	Daily Charge for each day of approved Permit	$50.00
OVERSIZE & OVERWEIGHT PERMITS		
Oversize & Overweight Vehicle Permit Application Fee	Oversize or Overweight Vehicle Permit Application	$100.00
Oversize & Overweight Permit Pre & Post Inspection Fee	Pre and Post Inspection for damage to municipal infrastructure. To be charged where applicable, at the discretion of the Municipal Engineer	$500.00
For each trip on a Municipal Highway the road usage fee to be charged shall be based on the difference between the allowable weight and the actual weight on any axle or the vehicle as a whole, whichever is greater.		
Overweight Vehicle Weight Charge	Overweight Vehicle Permit (Per Trip) - 0 to 2,000 kg	$100.00
	Overweight Vehicle Permit (Per Trip) - 2,001 to 5,000 kg	$175.00
	Overweight Vehicle Permit (Per Trip) - 5,001 to 10,000 kg	$350.00
	Overweight Vehicle Permit (Per Trip) - 10,001 to 15,000 kg	$600.00
	Overweight Vehicle Permit (Per Trip) - Over 15,000 kg	$1,025.00
SPECIAL ROUTE PERMIT		
Special Route Permit	Special Route Permit (Per Each Trip not on a Truck Route)	$50.00
HIGHWAY CROSSING PERMIT		
Highway Crossing Annual Permit	Annual Highway Crossing Permit	$50.00
RECLAIMING CHATTEL OR FIXTURE		
Sign (Sign area 1.44m2 or less)	Cost to reclaim	$50.00
Sign (Sign area 1.44m2 to 10m2)	Cost to reclaim	$100.00

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
Sign Removal	Sign area greater than 10m2	75.00/hr
Lifting Equipment	Charge per hour requiring lifting equipment	$150.00/hr
Permit Extension or Revision Fee	Charge for change requests to any active, issued Highway Use Permit type noted above (location, extension, duration, revised dates). Per occurrence.	$50.00
PAVEMENT CUT		
Pavement Reinstatement Fee	$75/m2, minimum charge $500, includes $10/m2 for "Pavement Degradation Fee: to compensate for reduction in pavement life caused by utility cuts	$75.00/m2, min. charge $500.00
Pavement Reinstatement Fee Township of Langley Works	$10/m2 for Pavement Degradation Fee	$10/m2
Pavement Penalty Charge	$25/m2, minimum charge $200. Would be billed to Permittee in cases where Permittee fails to notify Township with sufficient notice to inspect works in progress	$25.00/m2, min. charge $250.00
Urgent Pavement Repair Fee	Actual cost, minimum charge $1,500 [includes 3 hours work at $500/hr]. Charged to Permittee when Permittee fails to repair utility cut when notified to do so in a timely manner and where municipal crews are called in to perform the repairs	Actual cost, min. charge $1,500.00
LEGAL RESPONSE REVIEW FEES		
Signal Sequencing, Historical Markings/Signs and Similar Data Requests	Per Request	$400.00
SURVEY MONUMENTS		
Standard ISA Monument	Replacement & administration costs for Mascot published class B or C ISA P.Rock or P.Con Monument.	$3,000.00
Legally Referenced / Standard ISA Monument	Replacement & administration costs for 2015 First Order Levelling Framework Network (FOLFN) Monument, Mascot published class B or C ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on a legal plan by a BCLS.	$5,000.00
HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument.	$8,000.00
Legally Referenced / HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on plan by a BCLS.	$10,000.00
ELECTRIC VEHICLE CHARGERS		
Level 2 EVSE	Applies to the first two hours only. Price per hour	$1.00
	Applies to the third consecutive hour and all subsequent hours. Price per hour	$3.00
DC Fast Charger - Patron Use	This standard fee, consistent throughout BC, to recover cost of electricity.	$16.00/hour ($2 minimum charge)
INSPECTION FEE		
	Inspections related to all Permits within this schedule	$155.00 per inspection or re-inspection
SECURITY DEPOSIT		
	Where required, security deposit allowance for all permits in this schedule	As ordered by Engineer
MUNICIPAL ACCESS AGREEMENT PLAN APPROVAL FEE		
	For each single location	As per agreement
	For lineal installations <250m	$500.00
	For lineal installations >250m	$500 plus $50 for each additional 100m for anything greater than 250m
OVER STREET BANNERS		
Application Fee	For each individual installation	$50.00
Installation Fee	For each individual installation	$250.00
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 10. FILMING

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

FILMING Fee Type	Description	Fees & Charges without tax
USE OF Recreation & Culture Facilities and Parks		
Facility and Park Rental		
ACUCC, Civic Facility, WCP, MAP, Williams Park	Per Day Rates - over 6 hrs per day	$2,765.88
	Half Day Rates - up to 6 hrs per day	$1,382.94
APP, AKC, GPC, LCM, WBY, WCB, WGC, Bedford Park Landing, and all other parks	Per Day Rates - over 6 hrs per day	$1,676.52
	Half Day Rates - up to 6 hrs per day	$838.26
Parking Lots		
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Filming w/o use of Facilitiy or Park	$1,382.94
	Filming Prep / Wrap Up (per day)	$1,382.94
	Parking use only	$691.47
Parking Lot Use - WGC, WCB, WBY, AKC, LCM, ACUCC, GPC, all other parks including trails	Filming w/o use of Facilitiy or Park	$838.26
	Filming Prep / Wrap Up (per day)	$838.26
	Parking use only	$419.13
Staff Costs	Staff wages as required	At Cost
USE OF Highways		
Application: Filming on Private Property	Application for filming purposes	$100.00
Application: Filming in Private Property Film Studio	Per Episode. Application for filming purposes	$100.00
Application & Permit Fee: Filming on Public Property	Consolidation of application and Highways Use Permit fees for filming purposes and right-of-way use	$500.00
Highways Use Permit: Inspections: Filming	Inspections related to Highways Use Permit for filming purposes	$68.25
Highways Use Permit: Security Deposits: Filming	Security deposit allowance related to Highways Use Permit for filming purposes	As ordered by Engineer
Highways Use Permit: Changes Filming	Per change. Requests to change approved permit variables (ie: dates, locations, etc.)	$75.00
Highways Use Permit: Temporary Street Lane Closure: Filming	Street lane closure (temporary) related to Highways Use Permit for filming purposes	$500.00
Highways Use Permit: Temporary Full Road Closure: Filming	Full road closure (temporary) related to Highways Use Permit for filming purposes. Fee to be assessed by Engineer based on need complexity	$1,000 minimum
Location Hold Fee: Filming on Public and/or Private Property	Per property. For productions to temporarily place hold on property/location until production dates and related contracts/agreements are confirmed, which then enables film production companies to submit a Film Application.	$100.00
USE OF Airport		
Grounds Parking: Filming	Per day	$250.00
Liaison to Business: Filming	Based on nature and extent of filming, and only as identified as necessary by Airport Manager	At Cost
Runway Closure Fee: Filming	Per day	$2,000.00
Airside Operating Surface Use: Filming	To compensate loss of revenue from other sources due to airside operating surface disruption and/or closure due to filming.	$1,500.00
USE OF Protective Services		
Fire Hall Facility Use: Filming	1/2 day	$150.00
Fire Hall Facility Use: Filming	Per day	$300.00
Fire Hall Facility Use - Parking Lot: Filming	Per day	$450.00
Site Inspections: Filming	Per inspection by Fire Department re film-related special effects	$100.00
RCMP Traffic/Site Control Assistance: Filming	Per hour with four (4) hour minimum charge for designated RCMP traffic/site control assistance	$115.00

FILMING Fee Type	Description	Fees & Charges without tax
OTHER		
Filming Administration Fee	Administration fee on all services invoiced	15% (max $500.00)

SCHEDULE 11. WATERWORKS

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

WATERWORKS Fee Type	Description	Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	Cost
Water Connection Estimate Fee	Non-Refundable Estimate Fee	$150.00
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate wil be required. Such deposit will be no less than $5000	$5,000.00
Service Connection/Disconnection Fee - Non Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing water line	$155.00
Removal of Abandoned Services	Each removal of an abandoned water service requiring removal	At cost
Fire Hydrant Use - Assembly Rental	Application, meter and backflow assembly rental	$150.00
Fire Hydrant Use - Water Consumption	Minimum per day fee is $50.00. Rate for water use is four (4) times Metered Services rate. Provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured.	$50.00
Inaccessible Meter	For each 7 day period, where meter remains inaccessible, a rate shall apply	$150.00
Special Meter Readings	For each special meter readings, a rate shall apply	$150.00
Meter Testing	For each meter testing	At cost
Meter Testing	Security deposit for each meter testing	$250.00
Water Restriction Exemption Permit: Residential	Permit (21 days) to authorize residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$50.00
Water Restriction Exemption Permit: Family Residential	Permit (21 days) to authorize multi-family residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Commercial	Permit (21 days) to authorize commercial use of water for newly installed law or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Nematode Applicaton	Permit (21 days) to authorize use of water for nematode application (supported by proof of nematode purchase or hiring of professional nematode application services)	$0.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)
Aqualoader Fob Fee	For each new fob provided for the Aldergrove Aqualoader Terminal	20.00
Aqualoader Fob Replacement Fee	Fee to replace Aldergrove Aqualoader Terminal access fob	20.00

SCHEDULE 12. SEWER

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

SEWER Fee Type	Description	Proposed Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost
Connection Reuse Application Fee	Application fee for each reuse of an existing service	$100.00
Sewer Connection Estimate Fee	Non-Refundable Estimate	$150.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing sewer line	$155.00
Work Done at Cost	Where the Engineer determines that repair, or replacement, or service works are required to any part of the public or private system and the works are to be completed by Township staff or their contractors, and the expense is to be borne by the Owner.	At Cost
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 13. STORMWATER

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

STORMWATER Fee Type	Description	Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost
Stormwater Connection Estimate Fee	Non-Refundable Estimate Fee.	$150.00
Connection Inspection Fee	Inspection fee for connection or disconnecting	$155.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 15. TREE PROTECTION

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

TREE PROTECTION Fee Type	Description	Fees & Charges without tax
Tree Protection Application Fee	Protected tree cut or remove application fee (non-refundable)	$150.00
Application and per tree fee to cut or remove a protected tree in imminent failure	Protected tree imminent failure application fee (with TRAQ certified Arborist Report)	No Fee
Permit to cut or remove protected tree(s)	Protected tree cut or remove fee (per tree)	$100.00
Renewal, extension or modification of an issued permit	Protected tree cut or remove permit renewal, extension or modification fee (per tree)	$100.00
Re-Inspection Fee	Re-Inspection Fee for replacement trees (each occurrence)	$155.00
Replacement Tree Security Deposit	Security Deposit for tree replacement (per tree)	$500.00

SCHEDULE 16. AIRPORT

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2022 No. 5777

AIRPORT Fee Type	Description	Fees & Charges without tax
Aircraft Parking		
Yearly Asphalt Tie-down Fee	Annual asphalt aircraft tie-down space	$1,260.00
Monthly Tie-down Fee	Monthly aircraft tie-down space	$157.50
Visitor Tie-down Fee	Single Day, overnight aircraft tie-down space	$10.00
Mail Service		
Annual Mailbox Rental Fee	Per unit, onsite community mailbox space	$165.00
Key Deposit	Refundable mailbox key deposit	$50.00
Key Replacement Fee	Mailbox key replacement	$30.00
Gate Access		
Avigilon Gate Access Card Fee	For each Airport access card, including replacements (must be pre-approved)	$19.05
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697

AMENDMENT BYLAW 2022 NO. 5778

EXPLANATORY NOTE

Bylaw 2022 No. 5778 sets the minimum charge for metered water customers at $297.05 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $291.25.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.859 per cubic meter. The current rate is $0.842 per cubic meter.

The flat rate for residential customers will be $594.09. The current rate is $582.50.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697

AMENDMENT BYLAW 2022 NO. 5778

WHEREAS Bylaw No. 4697, cited as "Langley Waterworks Regulation Bylaw 2008 No. 4697" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 4697;

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2022 No. 5778"

2. Bylaw No. 4697 cited as "Langley Waterworks Regulation Bylaw 2008 No. 4697" is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 4697 and substituting the following therefore:

Section 1 BASIC RATES

The annual flat rate for a Distinct Premise or Coach House is $594.09.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "Premises" contains a "Secondary Suite".

Subject to the following: the annual flat rate for 2022 shall be multiplied by 365/264 and calculated from April 11, 2022.

Section 2 RATES FOR METERED SERVICE

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:

- The first 110 cubic meters at a flat rate of $297.05 per service connection.
- The remainder at $0.859 per cubic meter (Metered Rate).
- The minimum charge is $297.05 per service connection plus meter rent.

Subject to the following: the minimum charge for each six-month period for 2022 shall be multiplied by 365/264 and calculated from April 11, 2022.

READ A FIRST TIME the	11	day of	April	, 2022
READ A SECOND TIME the	11	day of	April	, 2022
READ A THIRD TIME the	11	day of	April	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW 2022 NO. 5779

EXPLANATORY NOTE

Bylaw 2022 No. 5779 sets the annual flat rate per service connection at $510.77 for residential sewer use. The current rate is $494.50.

The rate for Non-Residential sewer use is set at $1.437 per cubic meter of sewage discharged with a minimum of $255.39 per service connection for each six-month period. The current rates are $1.391 per cubic meter of sewage discharged with a minimum of $247.25 per service connection for each six-month period.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW 2022 NO. 5779

WHEREAS Bylaw No. 5367, cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" provides for the regulation of the sanitary sewer system, sewage treatment and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw No. 5367;

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2022 No. 5779".

2. Bylaw No. 5367 cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" is amended by deleting Section 1. A., Section 2. A. and Section 4 of Schedule "B" attached to Bylaw 5367 and substituting the following therefore:

Section 1 BASIC RATES

A. Annual Flat Rate

The annual flat rate for a Distinct Premise or Coach House is $510.77.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "Premises" contains a "Secondary Suite".

Subject to the following: the annual flat rate for 2022 shall be multiplied by 365/264 and calculated from April 11, 2022.

Section 2 RATES FOR NON RESIDENTIAL SEWER USE

A. Sewer Rates and Minimums
Where a connection:

(a) Is to a property used for industrial, commercial, or institutional purpose
(b) Is to a property with farm classification as identified by the B.C. Assessment Authority
(c) Is to a property having a water service larger than 19 mm in diameter except for water services to a multi-family dwellings

The owner shall be charged semi-annually based on the sewage discharged for each preceding six (6) month period. The billings will be calculated by multiplying the cubic meters of sewage discharged by the base rate RB where:

RB = $1.437
The minimum charge for each six month period is $255.39 per service connection.

Subject to the following: The minimum charge for each six month period for 2022 shall be multiplied by 365/264 and calculated from April 11, 2022.

Section 4 RATES FOR CONTAMINATED GROUNDWATER

All users of the sanitary sewer shall be charged a fee for the use of the system based on the approved maximum total discharge volume as indicated on the GVS&DD "Application for a Waste Discharge Permit pursuant to GVS&DD Sewer Use Bylaw No. 164."

All users of the sanitary sewer shall be charged for the contaminated groundwater discharged into the system according to the following base rate:

R = $1.437 per cubic meter.

READ A FIRST TIME the	11	day of	April	, 2022
READ A SECOND TIME the	11	day of	April	, 2022
READ A THIRD TIME the	11	day of	April	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

From: Candy Keillor <Candy.Keillor@operationsmile.org>
Sent: Sunday, April 10, 2022 10:54 AM
To: Jack Froese <jfroese@tol.ca>
Subject: [EXTERNAL] Invitation to Proclaim June 19th, 2022 The Longest Day of SMILES®

Dear Mayor **Jack Froese**,

In these unprecedented times, Operation Smile Canada recognizes the importance of engaging community members in ways that enable them to use their passion and creativity to encourage positive change.

Which is why we are inviting you as the Mayor of Langley (Township) to proclaim June 19th, 2022 as the Longest Day of SMILES® in your community.

The Longest Day of SMILES® encourages community ambassadors to raise awareness and funds to help a child born with a cleft condition smile and change their life with free, safe, cleft surgery and comprehensive care. From sun-up to sun-down, from coast to coast to coast, Canadians are dedicating June 19th, 2022, and the time leading up to it, to helping children SMILE.

Operation Smile Canada is a volunteer-delivered global medical charity that exists to ensure everyone has access to safe, effective surgery that they need wherever they live in the world. Surgery that will change a child's life forever… help families, communities, countries, regions and yes, the world.

By proclaiming June 19th, 2022, as the Longest Day of SMILES® in Langley (Township) and challenging other communities to do the same, you can provide waiting children with exceptional cleft care and a hopeful future with a new smile.

Our Community Engagement & Fundraising team is happy to support you and your community should you choose to participate with us.

To confirm your participation or to request more info, please email Candy Keillor, Community Engagement Specialist candy.keillor@operationsmile.org

To learn more about the transformational impact of Operation Smile Canada, visit: operationsmile.ca

We look forward to collaborating with you and your team to make this the best Longest Day of SMILES® yet! Together we can make a difference one smile at a time!

Candy Keillor

Keep Smiling,
Candy Keillor (she/her)
Community Engagement Specialist

From: Sue Zhang
To: legservicesinfo
Subject: [EXTERNAL] Re: Request for special lighting up services in Township of Langley
Date: Monday, April 11, 2022 12:51:28 PM
Attachments: Township of Langley Falun Dafa Day 2021.pdf
Township of Langley_Proclamation.pdf

Dear Sir/Madam,

I am writing to respectfully request a special "Lighting up" services in recognition of the 30th anniversary of Falun Dafa's introduction to the public in 1992, and the contributions of the Falun Dafa community in Canada, for our annual Falun Dafa Day celebration on May 13, 2022. On this day we celebrate the values of Truthfulness, Compassion, and Tolerance that we espouse.

Falun Dafa (also known as Falun Gong) is a mind/body meditation and improvement practice based on the universal principles of Truthfulness, Compassion, and Tolerance. It was introduced by the founder, Mr. Li Hongzhi, in 1992 in China and it is now enjoyed by millions from diverse racial and cultural backgrounds in over 100 countries.

We are so grateful for Mayor Froese and Councils have issued greeting letters in the past years to support our annual celebration of Falun Dafa Day (attached last two years greetings).

It would be great to see if possible on any day before May 13th from now at the Cole Harmony Bridge at 200 St. and 68 Ave, and a large tree in Aldergrove Town Centre.

Sincerely

Sue Zhang

Falun Dafa Day Association of Vancouver

604-401-2797

Township of Langley

Est. 1873

OFFICE OF THE MAYOR **JACK FROESE**



April 14, 2021

File No. 0220-02

Falun Dafa Association of Vancouver
c/o Sue Zhang, Director
1, 8071 Garden City
Richmond BC V6Y 2P1

Dear Ms. Zhang:

Re: Falun Dafa Day 2021

On behalf of Township of Langley Council, I would like to extend my best wishes to the Falun Dafa Association and their supporters as they celebrate Falun Dafa Day on May 13, 2021.

This annual event celebrates the contributions of the Falun Dafa community in Canada, and honours the guiding principles of *Truthfulness, Compassion, and Forbearance.* The continued efforts to promote peace and health through traditional Chinese meditative exercises has helped people to improve their spiritual, mental, moral, and physical wellbeing. Especially in light of the challenges that we face as a society, we recognize and appreciate your efforts to encourage health and harmony for people in Canada.

We wish you a wonderful celebration and hope this year brings wellbeing to all. A special thank you to the organisers and volunteers who are ensuring the success of this event!

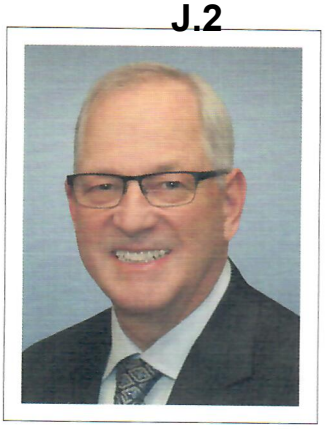
Sincerely,

Jack Froese
MAYOR

Township of Langley

Est. 1873

OFFICE OF THE MAYOR **JACK FROESE**



April 27, 2020

File No. 0220-02

Falun Dafa Association of BC
1, 8071 Garden City
Richmond BC V6Y 2P1

ATTENTION: Sue Zhang, Director

Dear Ms. Zhang:

Re: Falun Dafa Day

On behalf of Township of Langley Council, I would like to extend my best wishes to the Falun Dafa Association and their supporters as they celebrate Falun Dafa Day on May 13, 2020.

This annual event promotes harmony and health in society through its traditional Chinese self-improvement system. The practice helps people to improve their spiritual, mental, moral, and physical wellbeing through meditative exercises and the guiding principles of *Truthfulness, Benevolence, and Forbearance*.

We wish you a wonderful celebration and hope this year brings wellbeing to all, especially in light of the challenging times we are facing. A special thank you to the organisers and volunteers who are ensuring the success of this event during this particularly difficult year.

Sincerely,

Jack Froese
MAYOR

Township of Langley
Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, April 6, 2022 at 7:00pm
Langley Regional Airport
#300, 5385-216 Street
Langley, BC

MINUTES

Present:
R. Genberg, Community Co-Chair
Councillor M. Kunst, Council Co-Chair
Councillor B. Long, Council Co-Chair

T. Annandale, M. De Little, M. Mann, F. Pepin, and T. Quiring

Staff:
S. Mikicich, Manager, Heritage Planning
A. Pedersen, Cultural Services Manager
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
April 6, 2022

Moved by T. Quiring,
Seconded by T. Annandale,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the April 6, 2022 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
March 2, 2022

Moved by T. Annandale,
Seconded by F. Pepin,
That the Heritage Advisory Committee adopt the minutes of the March 2, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chairs' Reports

Councillor Kunst reported that the Volunteer Appreciation Event was taking place on April 7, 2022.

2. Heritage Planner's Report

S. Mikicich reported the following:

- The call for applications for the Heritage Building Incentive Program (HBIP) closed on April 4 and only one application was received. The Heritage Review Panel will meet in late-April to review the application.
- Two potential applications did not meet the criteria but warrant consideration as part of the review of the grant program.
- The Berry General Store is listed on the Heritage Inventory as an historic site, and the owner has applied for a Heritage Revitalization Agreement. The development proposal was previously considered by the Heritage Review Panel, and will be referred to the Panel for further comments as material changes are contemplated. A Statement of Significance should also be prepared.

Concern was raised about the broken windows on the store not being boarded up and the potential for more damage. Staff will look into this further.

- There has been no update from the School District regarding their plans to demolish Otter Elementary which is noted on the inventory as a "heritage character site". A Statement of Significance should be prepared.

3. Museum Manager's Report

A. Pedersen reported the following:

- There has been an increase in attendance since the COVID restrictions were lifted and spring break.
- The "Green Art" exhibit will be in place until May 21 when it will be replaced by a new exhibit running from June 6 – September 30.
- Rain has caused several delays with construction at Salishan Place which has affected the timelines slightly.
- Staff have been interviewing for a Collection Assistant and a Fine Arts Curator.
- The Summer Festival Series will take place again this summer at Willoughby Park on Thursday nights throughout July and August. Over 150 submissions have been received from artists.
- The Exhibit Design Advisory Group has been working on establishing draft goals, themes, and key messages as well as starting to build content.

4. Heritage Review Panel

No report.

D. REPORTS

5. Douglas Day 2022 Planning Committee Report

No report as the first meeting is scheduled for later in April.

6. Museum Advisory Group Report

F. Pepin reported that the Langley Centennial Museum will be taking part in the May Day Parade again this year.

E. CORRESPONDENCE

F. 2022 WORK PROGRAM

1. Establishment of Task Forces

S. Mikicich provided a memo on-table outlining four proposed Task Forces to be established that will address key items on the HAC 2022 Work Plan. The memo addresses background, purpose, duration, composition, and resources for each task force.

The proposed task forces and their purposes are as follows:

Heritage Strategy

- To review the existing Heritage Strategy to assess what has successfully been implemented, and what has not yet been accomplished – and whether those actions should still be pursued.
- To define current and emerging issues for heritage conservation in Langley.
- To consider emerging best practices and new directions in heritage planning and conservation.
- To ensure that the new Heritage Strategy builds upon the foundational work undertaken to date and elevates the Township's heritage program through sustained public outreach and education to be relevant and impactful.
- To leverage established working relationships with community heritage organizations, senior governments, other partner agencies, and various stakeholders in heritage conservation to optimize limited resources and funding opportunities.

Heritage Information, Education, and Awareness

- To gauge the current levels of awareness and understanding of Langley's historic places, and municipal support for heritage conservation – both within the general public and among key stakeholder groups.
- To review the Township's existing heritage information and communications tools and methods, and assess their effectiveness in building community awareness and understanding, and overall impact in advancing conservation efforts.

F. 2022 WORK PROGRAM

- To develop an overall information and communications strategy.

Rural Heritage:

- Help define the threats to Langley's rural heritage assets and the challenges for their preservation.
- Identify innovative opportunities for retention and conservation.
- Consider opportunities for salvage of building materials from deconstruction of rural buildings, as a way of promoting sustainability.

Heritage Building Incentive Program:

- To review all aspects of the Heritage Building Incentive Program to measure its overall impact and to recommend any further refinements.
- To examine how the program could be adapted to better support owners of heritage property, in light of emerging issues related to maintenance and conservation, and supporting access to heritage expertise at the planning stages.

Terms of Reference for each task force will be presented at the May meeting for committee endorsement and referral to Council for approval. Members were asked to consider their participation and to suggest any external representatives to participate as well.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that the Society has received a grant from the City of Langley to help with the costs of repairing the Michaud House after the major flooding last fall. He further reported that the CN Railway Station will host performers for the Fort Langley Jazz and Arts Festival, July 23-24. It will also host buskers each weekend throughout the summer. The Directors are going to tour the new Museum of North Vancouver and will hold the Society's AGM at the Fort Langley Community Hall on May 13.

2. Alder Grove Heritage Society Update

T. Quiring reported that the grant to digitize the Aldergrove Star microfilms has been finalized and that they will be sent to UBC shortly to begin the project. Work continues with entering data regarding the Aldergrove Elks which will be available on the website. Class photos from Aldergrove and County Line Schools are being scanned for the website, along with Aldergrove Star photos. VHS tapes are being digitized. The next meeting is April 13 where they will discuss having a work party to clean the outside of the building.

I. NEXT MEETING

Date: Wednesday, May 4, 2022
Location: Langley Regional Airport
#300, 5385-216 Street
Time: 7:00pm

J. TERMINATE

Moved by M. Mann,
Seconded by T. Annandale,
That the meeting terminate at 8:22pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

TREE PROTECTION ADVISORY COMMITTEE

April 12, 2022 at 7:00pm
via Zoom

MINUTES

Present:
A. Stewart, Community Co-Chair
B. Whitmarsh, Council Co-Chair
P. Arnason, Council Co-Chair (Alternate)
E. Woodward, Councillor

C. Bishop, J. Evanochko, C. Grey, A. Neufeld, H. Sakurai, and J. Turner

Guests:
D. Riley, Little Campbell Watershed Society
M. Lamont, Little Campbell Watershed Society

Staff:
T. Buckner, Manager, Parks Operations
J. Chu, Manager, Community and Policy Planning
E. Fong, Superintendent, Trees, Trails, Horticulture, and Natural Areas
A. Jensen, Planner, Community and Policy Planning
R. Nelson, Senior Planner, Community and Policy Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Tree Protection Advisory Committee – April 12, 2022

Moved by J. Turner,
Seconded by C. Bishop,
That the Tree Protection Advisory Committee approve the agenda and receive the agenda items of the April 12, 2022 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Tree Protection Advisory Committee – March 29, 2022

Moved by A. Neufeld,
Seconded by J. Evanochko,
That the Tree Protection Advisory Committee adopt the minutes of the March 29, 2022 meeting, as amended.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. The Little Campbell Watershed Society

D. Riley, Little Campbell Watershed Society (LCWS), provided a presentation regarding Horne Pit and potential development in the area. The following information was provided:

- The Horne Pit property is an important spawning zone for the Little Campbell River, from 12 Avenue to 28 Avenue. The wetland area has potential for off-channel rearing habitat and juvenile fish.
- In 2001, a biophysical study of the property was completed. After the study, LCWS did several tree planting projects on the property. The northern part of Horne Pit has been used as a storage/transfer area for at least a decade which has not created any residual pollutants.
- Recently, the Township has removed some of the raw fill and replaced it with non-permeable fill. LCWS believes this was done without a hydrological plan and that this fill will contribute to greater river peakflows in the winter and less water for the existing canopy and juvenile fish in the summer.
- LCWS is concerned that any housing built on the northern part of Horne Pit will impact the southern part with hydrological changes. The southern area could turn into a de-facto recreation area.
- LCWS believes the northern part of Horne Pit should be designated for recreation and the south a biodiversity preserve.

M. Lamont provided further information:

- The integrity of the wetland has been compromised by the fill that has been placed in the area.
- Two independent reports highlight the wetlands complex for its significance. The Little Campbell River and Horne Pit wetlands require functioning and meaningful riparian setbacks that are incongruent with the Brookswood-Fernridge Community Plan and the draft Fernridge Neighbourhood Plan for single family homes.
- The Little Campbell River suffers from significant water discharge in the winter and insufficient recharge rates in the summer due to impermeable surfaces throughout the watershed. New development would exacerbate this issue.
- Maintaining wetland function and existing tree canopies will greatly help with carbon sequestration and other ecological services by the Township.

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

G. COUNCIL REFERRALS

1. Review of Booth, Fernridge and Rinn Neighbourhood Plans

R. Nelson continued his presentation from the previous meeting regarding the draft Booth, Fernridge, and Rinn Neighbourhood Plans with a specific focus on the proposed policies to improve the quality and quantity of long-term mature tree protection and canopy conservation. The following information was provided:

Natural Environment Planning

- Neighbourhood Character Goal #1 – plan for, and with, nature
- The key plan strategy – Establishment of a Neighbourhood Green Infrastructure Network as recommended by the Environmental Assessment.

Neighbourhood Green Infrastructure Network (NGIN)

- Green Infrastructure includes natural and engineered features that collectively – a network – preserve and enhance the natural environment and support healthier, more livable and complete neighbourhoods.
- 26% of the Green Infrastructure Network is in the Nature Conservation Area.

Nature Conservation Areas (NCAs)

- These NCAs form the Framework Elements of a Neighbourhood Green Infrastructure Network. Supplied, in part, by existing and future public lands (e.g. passive parks, watercourse riparian areas, greenways).
- NCAs are also supplied through Cluster Conservation Development – a plan with the land approach for the Booth, Fernridge, and Rinn Neighbourhoods.
- Every development project – large or small – provides a Terrestrial Nature Conservation Area.

Cluster Conservation Development (CCD)

- A land planning practice of grouping new development (74%) on a portion of a development site and the protection of open space (26% NCA) on the other portion of the same development site.
- The open space (NCA) portion serves multiple purposes:
    - Neighbourhood character;
    - Neighbourhood forestry (tree canopy cover target);
    - Wildlife habitat, biodiversity, and ecological health;
    - Climate change adaptation; and
    - Groundwater recharge (quality and quantity).

Discussion ensued, and the following comments were provided:

- These policies seem ideal to address the concerns raised about Horne Pit. NCAs could be used to increase the buffers next to the wetlands.

G. COUNCIL REFERRALS

- What is the suggested percentage for the Cluster Conservation Subdivision?
    - There is no requirement.
- Can stream-course locations be altered?
    - Not red or orange-coded watercourses.
- Is there a maintenance period for NCAs? Restoration work required? Who maintains the NCAs?
    - NCAs would be treated similar to how riparian areas are – restoration or enhancement work is required by the developer. A bond period to make sure everything grows is 5 years. Post completion usually becomes the responsibility of the Township (stewardship groups, stratas etc.).
- It would be good to have a policy set to collect contributions for future maintenance.
- Connectivity between the NCAs is important.
- Clearcutting still needs to be addressed in areas where the development is not occurring – developers are clearcutting the whole area, but only developing a small portion of the land.
- Is the Township relinquishing its duties for maintaining NCAs?
    - Relying on any one approach is unreasonable due to the size of areas. It takes multiple groups to maintain. There is a tailored approach for each development.
- The main way to maintain tree canopy is still the responsibility of Township by establishing new parks, etc.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Next Agenda

By unanimous consent, TPAC indicated its intention to include a discussion about the Little Campbell watershed and Horne Pit on the next agenda.

I. NEXT MEETING

Date: April 26, 2022
Location: Zoom
Time: 6:30 pm

J. TERMINATE

The meeting terminated at 9:00pm.

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair