REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, September 11, 2023 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – September 11, 2023

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held September 11, 2023.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – July 24, 2023

That Council adopt the Minutes of the Regular Council meeting held July 24, 2023.

2. Public Hearing Meeting – July 24, 2023

That Council adopt the Minutes of the Public Hearing meeting held July 24, 2023.

C. DELEGATIONS

1. Adia Lewis
File 0550-07

Request by Adia Lewis, to appear before Council to discuss vulnerable families in the community and to request support for I Am With You House.

2. Robert Kay
File 0550-07

Request by Robert Kay, to appear before Council to discuss implementation of the BC Government's Housing Supply Act and BC Homes for People Plan within the Township of Langley.

C. DELEGATIONS

3. Deanna Hunter
File 0550-07

Request by Deanna Hunter, to appear before Council to discuss Rezoning Application No. 100645 and Development Permit Application No. 101194 (OAP Developments Ltd. / 27257 and 27265 – 28A Avenue) and concerns of opening 28A Avenue as a through road as a result of the proposed 5 story apartment building.

Clerk's Note: Please refer to Item G.2.

4. Anthony Hunter
File 0550-07

Request by Anthony Hunter, to appear before Council to discuss Rezoning Application No. 100645 and Development Permit Application No. 101194 (OAP Developments Ltd. / 27257 and 27265 – 28A Avenue), the overall height of the proposed apartment building and maintaining 28A Avenue as a no through road.

Clerk's Note: Please refer to Item G.2.

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D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application
No. 100423 (Gauthier / 25731 – 10 Avenue)
Report 23-170
File CD 10-12-0024

That Council refer the application to the Agricultural Land Commission (ALC) advising that the proposed non-farm use application submitted by Robert Gauthier to accommodate a proposed veterinary clinic at 25731 – 10 Avenue complies with the Township's Zoning Bylaw.

2. Agricultural Land Commission Application
No. 100401 (Allen / 21747 - 100 Avenue)
Report 23-171
File CD 12-06-0030

That Council advise the Agricultural Land Commission that the subdivision application submitted on behalf of the owner of the property located at 21747 – 100 Avenue within the Agricultural Land Reserve

E. REPORTS TO COUNCIL

complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

3. Agricultural Land Commission Application
No. 100396 (York / 21675 - 100 Avenue)
Report 23-172
File CD 12-06-0029

That Council advise the Agricultural Land Commission that the subdivision application submitted on behalf of the owner of the property located at 21675 – 100 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

4. Agricultural Land Commission Application
No. 100440 (Punni / 2508 – 232 Street)
Report 23-174
File CD 10-21-0024

That Council consider the non-farm use application submitted by Amrit and Seetal Punni to the ALC to permit the relocation of a manufacturing company (Duo CNC Machining Inc.) that specializes in producing CNC (Computer Numerical Controlled) machining equipment to a property located at 2508 – 232 Street within the Agricultural Land Reserve and not refer the application to the Agricultural Land Commission as it does not comply with the site's RU-3 zoning.

5. Capital Request - Construction Works:
80 Avenue and 202A Street Widening
Report 23-176
File ENG 5330-23-146

That Council authorize an additional $560,000 from various funding sources to complete widening of 80 Avenue from the 20100 Block to 202A Street and 202A Street from the 7900 Block to 80 Avenue.

6. Policy Options for Vape Stores
Report 23-175
File MA BA000044

That Council direct staff to prepare a bylaw that provides for an outright ban on age restricted vape stores.

E. REPORTS TO COUNCIL

7. Youth Soccer Campus
Report 23-179
File FCP 0810-20

That Council direct staff to proceed immediately with conceptual design and cost estimating for a Phase 1 of the new Youth Soccer Campus.

That Council direct staff to locate the project on Township owned lands that are bounded by 76 Avenue to the north, the alignment of the 210 Ecological Greenway to the east, the future 212 Connector to the south, and the alignment of 209 Street to the west.

That Phase 1 of the new Youth Soccer Campus include one synthetic soccer field and associated programming requirements fully enclosed in a building over underground parking, two outdoor synthetic soccer fields, a player warmup and training area, storm detention onsite under the outdoor fields, a landscape buffer, participant drop-off area, and a temporary vehicle access from 76 Avenue.

That Council direct staff to further explore facility design and construction concepts and report to Council with the budget envelope requirements for each concept for Council's further consideration by November 2023.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and
Rezoning Application No. 100270 (Saffron Living Inc. /
6842 and 6868 – 202B Street and 20309, 20339 and
20347 - 68 Avenue)
Bylaw No. 5924
Bylaw No. 5925
Report 23-173
File CD 08-14-0224

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Saffron Living Inc.) Bylaw No. 5924 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Saffron Living Inc.) Bylaw No. 5925 rezoning approximately 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue to Comprehensive Development Zone CD-115 to facilitate the development of 100 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley prior to final reading:

F. BYLAWS FOR FIRST AND SECOND 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.
2. Provision of road dedications, widenings, greenways, enhanced sidewalk, temporary sidewalk connections, and necessary traffic improvements to the east side of 202B Street, the west side of 204 Street and the north side of 68 Avenue in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Dedication and construction of a 4.5 m wide street greenway on the east side of 202B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
5. Dedication and construction of an amenity feature at the corner of 68 Avenue and 202B Street including final acceptance of the landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
6. 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).
7. Compliance with Age Friendly Amenity Area requirements.
8. Registration of restrictive covenants:
    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 units (minimum 5% for townhouses) required to comply with the adaptable housing requirements
    e) prohibiting access to 202B Street.
9. Resolution of access for 20305 - 68 Avenue which may include provision of an access easement.
10. Review and discharge of Y156722, Y156723 and Y32261 as appropriate to reflect proposed development.
11. Consolidation of the subject lands into one lot.
12. Finalization of the landscape and architectural plans.
13. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greenway Amenity Policy.
14. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

F. BYLAWS FOR FIRST AND SECOND READING

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Saffron Living Inc.) Bylaw No. 5924 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); and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5924 and 5925.

Explanation – Bylaw No. 5924

Bylaw No. 5924 amends the Central Gordon Estate Neighbourhood Plan for 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue to increase the allowable density in the Townhouse 15 UPA land use designation on a site specific basis to 20 UPA. The amendment is required to facilitate the development of 100 townhouse units.

Explanation – Bylaw No. 5925

Bylaw No. 5925 rezones 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-115 to accommodate the development of 100 townhouse units.

2. Official Community Plan Amendment and Rezoning Application No. 100269 (McElhanney Ltd. / 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue)
Bylaw No. 5930
Bylaw No. 5931
Report 23-180
File CD 08-23-0230

That Council give first and second reading to 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 (McElhanney Ltd.) Bylaw No. 5930 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McElhanney Ltd.) Bylaw No. 5931 rezoning 9.82 ha (24.27 ac) of land located at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue to Comprehensive Development Zone CD-194 and CD-195 to facilitate the development of approximately

F. BYLAWS FOR FIRST AND SECOND READING

1,452 apartments and 171 townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township 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.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication along 202A Street (including greenway), 204 Street, 78 Avenue, 78A Avenue and 80 Avenue (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, Yorkson Neighbourhood Plan and the Latimer Neighbourhood Plan.
3. Completion of a road closure bylaw for the portion of 78 Avenue between 203A Street and 204 Street.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Completion of a subdivision to create the proposed apartment and townhouse lots.
6. Provision of a traffic study addressing the impact of the proposal on the existing surrounding road network and identifying (and securing) any potential upgrades (onsite and offsite) including parking design, signalization of intersections, provision of roundabouts and any other upgrades.
7. Dedication and construction of a 4.5 m wide street greenway on the east side of 202A Street and south side of 80 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
8. Compliance with Schedule 3 – Development Permit Areas: Streamside Protection and Enhancement of the Township OCP including issuance of a Streamside Development Permit, security of required senior government approvals, security of proposed enhancement works including access infrastructure, and protection of the lands via restrictive covenant.
9. 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).
10. Registration of restrictive covenants acceptable to the Township:
    a. restricting building on all proposed lots until applicable target community amenity contributions are provided as outlined in Policy 07-166 as amended
    b. restricting development until a Development Permit is issued
    c. prohibiting access to 80 Avenue and 202A Street
    d. prohibiting clearing of all proposed townhouse and apartment lots (with the exception of servicing access

F. BYLAWS FOR FIRST AND SECOND READING

areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection)

e. identifying the units (5% of townhouse units and 10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
f. establishment and protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage and security
g. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
h. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units, and prohibiting the development of secondary suites within individual units.

11. Registration of statutory rights-of-ways for the purpose of public pedestrian corridors over proposed Lots 1, 2, 3, 4, and 5 connecting the 202A Street and 80 Avenue greenways to 204 Street, 78 Avenue, 78A Avenue and 79 Avenue.
12. Registration of a cross access easement between proposed Lots 1, 2, and 3.
13. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a voluntary community amenity contribution currently estimated at approximately $34M based on current rates, to be determined at the time of issuance of building permits (subject to recalculated applicable CAC rates at that time and the Municipal Price Index (MPI) with an initial contribution of $5,922,261 based on current rates.
14. Compliance with the Willoughby Arterial Road Completion Amenity Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
15. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that 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 (McElhanney Ltd.) Bylaw No. 5930 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); and

F. BYLAWS FOR FIRST AND SECOND READING

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5930 and 5931.

Explanation – Bylaw No. 5930

Bylaw No. 5930 amends the Willoughby Community Plan, Latimer Neighbourhood Plan, and Yorkson Neighbourhood Plan to redesignate properties at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue to Multi Family, Medium Density Apartment 2.5 FSR, Townhouse (22 UPA) and Medium Density Apartment (1.5 – 2.5 FSR).

Explanation – Bylaw No. 5931

Bylaw No. 5931 rezones approximately 9.82 ha (24.27 ac) of land located at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue to Comprehensive Development Zones CD-194 and CD-195 to facilitate development of approximately 1,452 apartments and 171 townhouses.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100709 and Development Permit Application No. 101344 (1345477 BC Ltd. / Architecture Panel Inc. / 19886 - 76 Avenue and 7588 – 198B Street)
Bylaw No. 5923
Report 23-167
File CD 08-22-0111

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1345477 BC Ltd.) Bylaw No. 5923 rezoning 0.74 ha (1.84 ac) of land located at 19886 – 76 Avenue and 7588 – 198B Street to Comprehensive Development Zone CD-191 to facilitate the development of 185 apartment units and 1,975 m^2 (21,258 ft^2) of ground floor commercial space and 300 m^2 (3,229 ft^2) of day care space, subject to the following development prerequisites being satisfied to the acceptance of the Township 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.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the south half of 76 Avenue and the east half of 198B Street (including greenway), in

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 4.5 m wide street greenway on the east side of 198B Street.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Compliance with 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. Registration of a restrictive covenant acceptable to the Township:
    a. Identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
8. Registration of a statutory right-of-way for public art to the be located at the corner of 76 Avenue and 198B Street.
9. Consolidation of the two properties into one.
10. Updating of Development Permit No. 101344 to finalize architectural and landscape drawings.
11. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Zoning Policy, and 5% Neighbourhood Park Land Acquisition Policy.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges; and

That Council at time of final reading of Rezoning Bylaw No. 5923 authorize issuance of Development Permit No. 101344 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located in an enclosure and screened.

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:

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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 a 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.
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Explanation – Bylaw No. 5923

Bylaw No. 5923 rezones 0.74 ha (1.84 ac) of land located at from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-191 to accommodate the development of 185 apartment units, 1,975 m2 (21,258 ft2) of commercial space and 300 m2 (3,229 ft2) of day care space.

2. Rezoning Application No. 100645 and Development Permit Application No. 101194 (OAP Developments Ltd. / 27257 and 27265 – 28A Avenue)
Bylaw No. 5903
Report 23-168
File CD 13-20-0151

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (OAP Developments Ltd.) Bylaw No. 5903 rezoning approximately 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 to facilitate the development of 43 unit apartment building subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley 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.
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 Aldergrove Community Plan.
3. Dedication and construction, consistent with Aldergrove Community Plan, of a 10 m wide greenway along the west property line.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

5. Compliance with 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. Registration of a restrictive covenant acceptable to the Township:
    a. Identifying a minimum of 10% of the apartment units, in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
8. Consolidation of the two existing single family lots into one.
9. Finalization of landscape and architectural plans.
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and

That Council at time of final reading of Rezoning Bylaw No. 5903 authorize issuance of Development Permit No. 101194 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located in an enclosure and screened.

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 a 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.
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 5903

Bylaw No. 5903 rezones 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 to accommodate 43 apartment units.

3. 2024 Permissive Tax Exemptions
Bylaw No. 5932
Report 23-177
File FIN 1970-03

That Council give first, second and third reading to the Permissive Tax Exemption Amending Bylaw No. 5932; and

That Council approve an update to the Permissive Tax Exemption Policy No. 03-087.

Explanation – Bylaw No. 5932

Section 220 of the *Community Charter* provides for a mandatory tax exemption for buildings set apart for public worship.

Section 224 (2) (f), (g) and (h) of the *Community Charter* provide for a permissive tax exemption for the surrounding lands to these exempt buildings.

Section 225(2) (a) of the *Community Charter* allows eligible partnering properties to be considered for exemption.

Section 225 (3) of the *Community Charter* authorizes exemption of eligible heritage property from taxation, including the building, improvement and surrounding lands.

Bylaw No. 5932 provides for amendments to the following Permissive Tax Exemption Bylaws:

Charitable and Not-For-Profit Bylaw 2014 No. 5117 as in Schedule A.

Churches Permissive Tax Exemption Bylaw 2014 No. 5118 as in Schedule B.

Partnering Agreement Tax Exemption Bylaw 2020 No. 5645 as in Schedule C.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FIRST, SECOND, THIRD READING AND FOR FINAL ADOPTION

1. Zoning Bylaw Amendment for
On-Site Amenity Areas
Bylaw No. 5913
Report 23-169
File MA BA000041

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (On-Site Amenity Areas) No. 5913.

Explanation – Bylaw No. 5913

Bylaw No. 5913 amends Section 111.5 – Age Friendly Amenity Area to include indoor common amenity area requirements, change outdoor common amenity area requirements and add cash-in-lieu provisions.

J. BYLAWS FOR FINAL ADOPTION

1. Fire Hall Loan Authorization Bylaw and
Alternative Approval Process
Bylaw No. 5880
Report 23-73
File FIN 1760-20

That Council give final reading to “Fire Hall Loan Authorization Bylaw No. 5880”.

Explanation – Bylaw No. 5880

Bylaw No. 5880 authorizes the Township of Langley to borrow $25.25 million towards the estimated cost of the construction of Fire Hall capital project.

2. Highway Closure, Dedication Removal and Disposal
(1102827 BC Ltd. and 1117488 BC Ltd.)
Bylaw No. 5824
Report C23-46
File PM002975

That Council give final reading to “Highway Closing and Dedication Removal (1102827 BC Ltd. and 1117488 BC Ltd.) Bylaw No. 5824”.

Explanation – Bylaw No. 5824

Bylaw No. 5824 authorizes the closure and highway dedication removal from a 299.5 square metre portion of 82 Avenue at 212 Street.

J. BYLAWS FOR FINAL ADOPTION

3. Rezoning Application No. 100543 and Development Permit Applications No. 101171 and 101211 (M-3 Management Inc. / Lugg / 7400 Block of 197 Street)
Bylaw No. 5686
Report 21-62
File CD 08-22-0078

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686".

Explanation – Bylaw No. 5686

Bylaw 2021 No. 5686 rezones land in the 7400 Block of 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R CL(A) and R-CL(SD) to permit development of 9 single family and 36 semi-detached lots.

Development Permit No. 101171

That Council authorize issuance of Development Permit No. 101171 (M-3 Management Inc. / Lugg / 7400 Block of 197 Street) in accordance with Attachment A subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Development Permit No. 101211

That Council authorize issuance of Development Permit No. 101211 (M-3 Management Inc. / Lugg / 7400 Block of 197 Street) in accordance with Attachment B subject to the following conditions:

J. BYLAWS FOR FINAL ADOPTION

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
d. Payment of supplemental development permit fees prior to issuance.

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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Completion of a subdivision consistent with the rezoning bylaw; and
d. Payment of building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of May 31, 2021 attached to the Bylaw have been satisfactorily addressed. The written submission opportunity for the Bylaw was provided prior to third reading. Third reading was given on June 14, 2021.

K. ITEMS FROM PRIOR MEETINGS

The following items were deferred at the June 12, 2023 Regular Council meeting:

1. Rezoning Application No. 100723 and
Cannabis Retail Sales Endorsement
Application No. 000025 (Nagra / 2426 – 200 Street)
Bylaw No. 5876
Report 23-99
File CD 07-23-0066

Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Nagra) Bylaw No. 5876 amending the Service Station Zone C-6 to permit cannabis retail sales as a permitted use on a portion of a 0.42 ha (1.04 ac) property located at 2426 – 200 Street subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

K. ITEMS FROM PRIOR MEETINGS

1. Confirmation of "fit and proper" stage completed by the Provincial Liquor and Cannabis Regulation Branch;
2. Registration of a 4.5 m wide statutory right-of-way over the west side of the subject property for the purposes of future greenway; and

That Council, at time of final reading of Rezoning Bylaw No. 5876, 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 Sarbjit Nagra to locate a non-medical cannabis retail store at 2426 – 200 Street 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, 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."

DEFERRAL
Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Rezoning Application No. 100723 and Cannabis Retail Sales Endorsement Application No. 000025 (Nagra / 2426 – 200 Street) Bylaw No. 5876 be deferred until following the adoption of the Booth, Rinn, and Fernridge Neighbourhood Plans.
CARRIED

Mayor Woodward and Councillors Kunst, Pratt, and vanPopta opposed

Clerk's Note: At the June 12, 2023 Regular Meeting, Council deferred consideration of Bylaw No. 5876 until the adoption of the Booth, Rinn and Fernridge Neighbourhood Plans. The Plans were formally adopted by Council on July 24, 2023. The property is located within the Fernridge Neighbourhood Plan and Map 2 – Parks, Open Space and Neighbourhood Facilities of the Plan identifies the need for a proposed

K. ITEMS FROM PRIOR MEETINGS

neighbourhood park on 200 Street northwest of the subject property. Cannabis Retail Sales Policy 07-410 establishes locational criteria that a cannabis retail store should not be located within 200 m of an existing school; park; recreation centre; or another cannabis retail store, including those located in adjacent municipalities. The conceptual park location (exact location yet to be determined) may be within 200 m of the proposed cannabis retail use.

2. Rezoning Application No. 100478 and
Development Permit Application No. 100896
(1135881 BC Ltd. / Kasian Architecture /
3321 – 200 Street and 19882 and 19944 – 33A Avenue)
Bylaw No. 5874
Report 23-106
File CD 07-27-0081

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1135881 BC Ltd.) Bylaw No. 5874 rezoning 1.87 ha (4.63 ac) of land located at 3321 – 200 Street and 19882 and 19944 – 33A Avenue to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 to facilitate the development of 37 townhouses, 60 apartment units, and 3,157 m^2 (33,982 ft^2) of ground floor commercial space, subject to the following development prerequisites being satisfied to the acceptance of the Township 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;
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the south half of 33A Avenue and the west half of 200 Street (including 4.5 m greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the 1987 Brookswood Community Plan;
3. Dedication and construction of a 4.5 m wide greenway on the west side of 200 Street;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Compliance with 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. Subdivision of the properties into two lots separating the Community Commercial Zone C-2 lot from the Comprehensive Development Zone CD-182 lot;

K. ITEMS FROM PRIOR MEETINGS

8. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
    c. Identifying a minimum of 5% of townhouse units and 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    d. Registration of a reciprocal access easement;
    e. Prohibiting vehicular access to 200 Street;
9. Compliance with the requirements of the applicable Community Amenity Contributions Policy, and 5% Neighbourhood Park Land Acquisition Policy;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Brookswood-Fernridge Greenway Amenity Policy (if adopted / applicable) Development Works Agreement (DWA), and Latecomer charges; and

That should Council elect to advance Rezoning Bylaw No. 5874 authorize issuance of Development Permit No. 100896 at time of final reading 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy, and Age Friendly Amenity Area requirements;
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
d. All rooftop mechanical equipment to be screened from view; and
e. All refuse areas to be located in an enclosure and screened.

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 a 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

K. ITEMS FROM PRIOR MEETINGS

e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council defer consideration of Bylaw No. 5874 until following the adoption of the Booth, Rinn, and Fernridge Neighbourhood Plans.
CARRIED

Clerk's Note: At the June 12, 2023 Regular Meeting, Council deferred consideration of Bylaw No. 5874 until the adoption of the Booth, Rinn and Fernridge Neighbourhood Plans. The Plans were formally adopted by Council on July 24, 2023. As noted in the June 12, 2023 staff report, the proposal was consistent with the 1987 Brookswood Community Plan. Under the newly adopted Booth Neighbourhood Plan, the subject properties are currently designated Single Family 3 (minimum 7,000 ft²), Rowhouse/Townhouse, and Rowhouse/Townhouse Mixed Use. As such, the proposal is inconsistent with the newly adopted Plan.

Mayor Woodward has directed reconsideration of Item F.1 from the July 24, 2023 Regular Meeting of Council in accordance with Section 131 of the Community Charter:

3. Heritage Revitalization Agreement Application No. 100700 and Development Permit Application No. 101114
(Berry General Store / Mounpillar Enterprises Inc. / 23210 Fraser Highway)
Bylaw No. 5906
Bylaw No. 5907
Report 23-156
File CD 10-33-0093

That the Berry General Store located at 23210 Fraser Highway be added to the Township of Langley Community Heritage Register pursuant to Section 598 of the Local Government Act to formally recognize its heritage value and establish eligibility for regulatory bylaw variances as an incentive for conservation and legal protection of this building;

That the required notification of the addition of the Berry General Store to the Community Heritage Register be provided to the owner of the property at 23210 Fraser Highway and the Minister of Tourism, Arts, Culture and Sports pursuant to Sections 592 and 595 of the Local Government Act;

That Council give first and second reading to Heritage Revitalization Agreement Authorization (Berry General Store) Bylaw No. 5906 for the conservation and protection of the Berry General Store building located at 23210 Fraser Highway, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

K. ITEMS FROM PRIOR MEETINGS

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.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of sufficient land for the bus stop and deceleration lane on Fraser Highway, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of final landscape plans incorporating streamside protection and enhancement area fencing and noise fencing, details and security in accordance with the Township's Subdivision and Development Servicing Bylaw.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in accordance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of restrictive covenants acceptable to the Township as follows:
    a. Protecting the streamside protection and enhancement area as defined by 15 metre setbacks from top of bank from disturbance in accordance with Official Community Plan Schedule 3: Streamside Protection and Enhancement
    b. Prohibiting left turn access to the site from 232 Street and Fraser Highway
7. Consolidation of the subject properties into one lot.
8. Payment of applicable supplemental Heritage Revitalization Agreement fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council give first and second reading to the Heritage Designation (Berry General Store) Bylaw 2023 No. 5907;

That Council authorize staff to schedule the required Public Hearing for proposed Bylaws No. 5906 and 5907 in conjunction with the hearing for proposed Development Permit No. 101114; and

That Council, at the time of final reading of Bylaw No. 5906, authorize issuance of Development Permit No. 101114 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and

K. ITEMS FROM PRIOR MEETINGS

Boulevard Plantings Policy and Age Friendly Amenity Area requirements.

c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view by compatible architectural treatments
e. All refuse areas to be located in an enclosure and screened.

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 a 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.
e. 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
f. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

Explanation – Bylaw No. 5906

Bylaw No. 5906 authorizes the Corporation of the Township of Langley to enter into a Heritage Revitalization Agreement with the owner of the property located at 23210 Fraser Highway to facilitate development of the owner's property including conservation and ongoing protection of the historic Berry General Store.

Explanation – Bylaw No. 5907

Bylaw No. 5907 designates the property at 23210 Fraser Highway, including the historic Berry General Store, as protected heritage property under Section 611 of the Local Government Act.

Mayor Woodward has directed reconsideration of Item F.3 from the July 24, 2023 Regular Meeting of Council in accordance with Section 131 of the Community Charter:

K. ITEMS FROM PRIOR MEETINGS

**4. Willoughby Community Plan and
Latimer Neighbourhood Plan Amendment No. 100263 and
Rezoning Application No. 100617 (1177293 BC Ltd. /
Gursimer Design and Management Ltd. / 7894 – 197 Street)
Bylaw No. 5919
Bylaw No. 5920
Report 23-165**
File CD 08-22-0099 / 08-22-0117

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Township of Langley) Bylaw No. 5919;

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1177293 BC Ltd.) Bylaw No. 5920 rezoning 0.8 ha (2 ac) of land located at 7894 – 197 Street to Comprehensive Development Zone CD-190 to facilitate the development of approximately 53 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road, greenway, and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road and trail dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Submission of an erosion and sediment control plan 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 the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development until a Development Permit is issued for the site.
    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.
    c. Identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.

K. ITEMS FROM PRIOR MEETINGS

d. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces).
e. Prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units, and prohibiting the development of secondary suites within individual units.

6. Registration of a reciprocal access easement over 7894 – 197 Street for the purposes of access to lands located to the east (7891 – 199 Street).
7. Registration of a reciprocal access easement over 7894 – 197 Street for the purposes of access to lands located to the north (7922 – 197 Street).
8. Registration of a statutory right-of-way over 7894 – 197 Street for the purposes of servicing lands located to the east (7891 – 199 Street).
9. Registration of a statutory right-of-way over 7894 – 197 Street for the purposes of a Recreational Greenway on the south side of the subject property from 197 Street to lands located to the east (7891 – 199 Street).
10. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $1,643,200 in support of the proposed OCP amendment and rezoning.
11. Compliance with the Willoughby Greenway Amenity Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and 5% Neighbourhood Park Land Acquisition Policy.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1177293 BC Ltd.) Bylaw No. 5919 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, and Housing Needs Report; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5919 and 5920.

Explanation – Bylaw No. 5919

Bylaw No. 5919 amends the Willoughby Community Plan for land located in the 7700 to 8000 Block of 197 Street to change the land use designation from Residential to Multi Family. Bylaw No. 5919 also amends the Latimer Neighbourhood Plan to create a new Townhouse – Bonus land use designation and designate land located between Latimer Creek and the east side of 197 Street from the 7700 to 8000 Block to the new Townhouse – Bonus land use designation.

K. ITEMS FROM PRIOR MEETINGS

Explanation – Bylaw No. 5920

Bylaw No. 5920 rezones 0.8 ha (2 ac) of land located at 7894 – 197 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-190 to accommodate approximately 53 townhouse units.

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. FOR INFORMATION

1. **2022 Annual Water Quality Report**
   Memorandum – Engineering Division
   File 5600-05-001

2. **Safety and Security at Township Parks**
   Memorandum – Engineering Division
   File 5810-01

3. **Township of Langley Fire Department – 2023 Wildfire Deployment**
   Memorandum – Protective Services Division
   File 7200-01

4. **Trans Mountain Expansion Project – Noise Exemption**
   Memorandum – Engineering Division
   File 5330-28-018

5. **Willowbrook Connector and 208 Street (Phase 1) Construction – Hours of Work and Traffic Impacts**
   Memorandum – Engineering Division
   File 5330-23-160

6. **2023 Traffic Calming Program Update**
   Memorandum – Engineering Division
   File 5460-04

O. FOR INFORMATION

7. Jacob Haldi Bridge Fencing Options
Memorandum – Engineering Division
File 5330-20

8. Cops for Cancer, Tour De Valley 2023
Memorandum – Engineering Division
File HSP00075

9. Presentation Request - Langley Community Services Society
File 0550-10

Letter from Sanjeev Nand, Executive Director, Langley Community Services Society, requesting approval of a 20-minute presentation to Council at the October 23, 2023 Regular meeting.

In an effort to make the community aware, the following proclamation has been requested:

10. Rail Safety Week
File 0630-01

Correspondence from Tyler W. Banick, Manager, Public & Government Affairs, CN, requesting the week of September 18-24, 2023 be proclaimed as Rail Safety Week.

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

P. MOTIONS ARISING FROM INFORMATION

Q. OTHER BUSINESS

At the July 24, 2023 Meeting of Council, Councillor Martens provided the following Notice of Motion:

1. Mobile Integrated Crisis Response Teams

Whereas:

1. Mobile Integrated Crisis Response (MICR) Teams (also known as Car 67) provide expert support to people in crisis and free up police resources to focus on crime;

Q. OTHER BUSINESS

2. The Province is expanding MICR Teams to nine communities across the province, including municipalities in the region such as Abbotsford, Port Coquitlam/Coquitlam, Burnaby, and Chilliwack; and

3. The Township of Langley was not included in the list of communities identified in the provincial MICR Teams expansion as part of the Province's Safer Communities Action Plan;

Therefore be it resolved that Council hereby directs staff to request the following information from the Langley RCMP and report to Council on:

A. Existing mental health services offered by the Langley RCMP;

B. The plan for Mobile Integrated Crisis Response (MICR) and associated costs; and

C. Data analysis including:
   a. the number and percentage share of police calls for service that are mental health related for the last 10 years (year over year) and comparators to other lower mainland RCMP and municipal detachments; and
   b. a comparison of the percentage of calls for service mental health related to the municipalities prioritized in the MICR provincial announcement.

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

2. Future Land Use for Langley Regional Airport

Whereas the Langley Regional Airport plays many roles within the Township of Langley community, including serving as an economic hub, a cultural and historical landmark, and civic centre;

Whereas the long-term vision for the Langley Regional Airport starts with an analysis of future land use and direction for its development potential; and

Whereas a review and update will provide staff with the opportunity to engage with the public and current and prospective tenants of the Langley Regional Airport on a potential updated vision for its future to maximize its potential for the benefit of the Township of Langley as a whole;

Therefore be it resolved that Council hereby directs staff to report to Council on a potential timeline, process, and funding that may be required for an in-depth analysis of potential land uses at the Langley Regional Airport, including, but not necessarily limited to:

Q. OTHER BUSINESS

1. current and future land-use;

2. a review and potential update to the land leasing model with a review of the ideal, long-term tenant mix with the greatest economic return;

3. an evaluation of the airport's potential effect on adjacent Community Plans; and

4. other items that may be appropriate for Council to consider to maximize the ongoing community benefit for the Township of Langley's residents and taxpayers.

R. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

That Council now resolve into a 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) (g) Legal
Item E.2 - Section 90(1) (e) Property; (k) Negotiations
Item G.1 - Section 90(2) (b) Intergovernmental Relations
Item G.2 - Section 90(2) (b) Intergovernmental Relations
Item G.3 - Section 90(1) (a) Personnel
Item I.1 - Section 90(1) (e) Property (k) Negotiations

S. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, July 24, 2023 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt, and M. vanPopta

M. Bakken, J. de Roy, S. Richardson, S. Ruff, J. Winslade, and R. Zwaag

W. Bauer, R. Nelson, and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – July 24, 2023

Moved by Councillor Ferguson,
Seconded by Councillor Martens,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held July 24, 2023.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That the additional delegation requests regarding West Creek Farms be approved.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Martens, Pratt, Rindt, and vanPopta opposed

MAIN MOTION,
The question was called on the Main Motion and it was
CARRIED

Councillors Kunst and Richter opposed

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

2. Moment of Silence

A moment of silence was observed to remember the lives lost at the 1st anniversary of the Langley shooting incident. The moment of silence was followed by Councillor Baillie performing Amazing Grace on the bagpipes.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – July 10, 2023

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Regular Council meeting held July 10, 2023.
CARRIED

2. Public Hearing Meeting – July 10, 2023

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Public Hearing meeting held July 10, 2023.
CARRIED

C. DELEGATIONS

1. Langley Arts Council
File 0550-07

Claire Sarfeld, Executive Director, appeared before Council to discuss their recent success and to thank Council for their ongoing support. Their Strategic Priorities for 2023-2028 include:

1. Building Organizational Capacity and Strengthening Financial Stability
2. Build Access to Arts Programming
3. Deepening our Community Partnerships and Collaboration

2. Benazir Usman
File 0550-07

Benazir Usman appeared before Council to discuss climate change. She commented that climate change is growing by deforestation, taking long showers, and not sorting trash. Climate change is affecting animals with rising seas and rising temperatures. She asked Council to encourage residents to properly sort their recycling and garbage.

C. DELEGATIONS

3. Andrew Savory
Vancouver Bandits Professional Basketball Club
File 0550-07

Andrew Savory, Vice President, Brand & Communications, Vancouver Bandits Professional Basketball Club, appeared before Council to provide a brief presentation on the championship weekend which will be hosted at the Langley Events Centre. He noted that the Vancouver Bandits will be hosting the Canadian Elite Basketball League on Friday August 11 and Sunday, August 13 at the Langley Events Centre.

4. Barry Gilbert
File 0550-07

Delegation deferred.

5. Malcolm Swallow
File 0550-07

Delegation deferred.

D. PRESENTATIONS

1. Heat Planning and Preparation

Dr. Emily Newhouse, Fraser Health, and Carl Dragt, Director, Clinical Operations, Langley Memorial Hospital, provided a presentation regarding heat planning and preparation for reducing public health risks during heat related weather events. Dr. Newhouse noted that populations most at risk during heat events include seniors, people with chronic illness, and the socially and environmentally vulnerable. Communications, resource development, and support for planning/engagement are needed for future heat events.

Carl Dragt discussed the importance of identifying highly and extremely vulnerable clients. Ricks factors include age, medical factors, social isolation, need for care, built environment (no air conditioning) and economic factors. When temperatures reach a certain level (32C was used in 2022), the Home Health Leadership Team will do wellness check phone calls to vulnerable clients. One or two air conditioners are available to rent and are supplied by the Regional Home Health Team. A partnership between the Township of Langley and Fraser Health to provide additional air conditioners was suggested.

E. REPORTS TO COUNCIL

1. Safe Street Design
Report 23-149
File ENG 8330-20-003

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council endorse a review of current bylaws and practices included in this report as part of the Transportation and Mobility Strategy (TMS).

DEFERRAL
Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That this motion be deferred to the September 25, 2023 Regular Council meeting.
CARRIED

Councillor Rindt opposed

2. Ceasing Groundwater Extraction
Report 23-157
File ENG 5600-09

Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Council direct staff to prepare a funding strategy to replace the reservoirs referenced in this report as part of the 2024 budget process for consideration; and

That Council direct staff to complete a water rate review and bring forward findings and recommendations prior to the 2024 budget process.
CARRIED

3. Agricultural Land Commission Application No. 100427
(0748099 BC Ltd. / 27036 – 56 Avenue)
Report 23-161
File CD 14-06-0134

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council authorize staff to prepare an Agricultural Land Reserve exclusion application for property at 27036 – 56 Avenue.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That the motion be amended to read as follows:

That Council authorize staff to prepare an Agricultural Land Reserve exclusion application for property at 27036 – 56 Avenue and include

E. REPORTS TO COUNCIL

consideration of a community benefit in proportion to the value of the benefit being created.
CARRIED

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

4. Bylaw Amendments for Tattoo Parlours
Report 23-139
File MA BA000043

Moved by Councillor Martens,
Seconded by Councillor Rindt,
That Council endorse the draft Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Tattoo Parlours) No. 5912 in the form presented substantially as Attachment A; and

That Council direct staff to bring forward a final version of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Tattoo Parlours) No. 5912 for consideration of first, second, third and final reading on September 11, 2023.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That the date for consideration of bylaw readings for amendments to Tattoo Parlours be changed from September 11, 2023 to September 25, 2023.
CARRIED

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

Councillor Richter opposed

MAYOR AND COUNCILLOR DECLARE CONFLICT OF INTEREST
Mayor Woodward declared a Conflict of Interest under Section 100 of the Community Charter due to a pecuniary interest and left the meeting at 2:43pm.

Councillor Martens declared a Conflict of Interest under Section 100 of the Community Charter due to a non-pecuniary interest and left the meeting at 2:43pm.

Councilor Richter assumed the position of Chair.

E. REPORTS TO COUNCIL

5. Heritage Alteration Permit Application No. 101218 (Fort Langley Properties Ltd. / 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street) Report 23-145

File CD 11-33-0137

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That Council consider issuance of Heritage Alteration Permit No. 101218 (incorporating variances) to Fort Langley Properties Ltd. for property located at 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street subject to the following conditions:

a. Section 104.5.2 of the Zoning Bylaw being varied to increase the maximum height permitted from 9 metres to 12.3 metres as shown in Schedule “A”
b. Section 104.5.2 of the Zoning Bylaw being varied to allow the proposed height to be increased from 2 storeys to 3 storeys as shown in Schedule “A”
c. Section 104.5.2 of the Zoning Bylaw being varied to allow rooms above the second storey as shown in Schedule “A”
d. Section 602.3.1 of the Zoning Bylaw being varied to allow residential uses to be located on the ground floor of the Church Street frontage of Building 2 as shown in Schedule “A”
e. Section 602.5 (b) of the Zoning Bylaw being varied to reduce the rear yard setback from the Church Street lot line to Building 2 from 3.0 metres to 0.7 metres at the commercial frontage and to 2.5 metres at the residential frontage as shown in Schedule “A”
f. Demolition of buildings and structures as shown in Schedule “A”
g. Building plans being in substantial compliance with Schedule “A”
h. Landscape plans being finalized and then secured in substantial compliance with Schedule “B” and in compliance with the Township’s Street Trees and Boulevard Plantings Policy, and Age Friendly Amenity Area Requirements
i. All signage being in substantial compliance with Schedule “A”, the Township’s Sign Bylaw and Section 4: Signage of the Fort Langley Building Façade Design Guidelines
j. 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)
k. Registration of a right-of-way across 9110 Glover Road providing a lane connection from the southwest property line to Church Street
l. Discharge of easement AB106847
m. Registration of a restrictive covenant identifying the minimum 10% of apartment units to be provided in accordance with Schedule 2: Adaptable Housing Requirements of the Official Community Plan
n. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments

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o. All refuse areas to be located within buildings and/or enclosures and screened

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. A Servicing Agreement being entered into with the Township to secure required road utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw including intersection and alignment improvements at Glover Road and Mary Avenue
b. Registration of a right-of-way for 5.0 m by 5.0 m corner cuts at the corners of Glover Road with Mary Avenue and Mary Avenue with Church Street including any revisions to remove encroachments from the right-of-way area
c. 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
d. Register restrictive covenants, pursuant to the Land Title Act regarding:
    i. stormwater detention facility
    ii. on-site infiltration systems
    iii. building below the minimum building elevation (MBE)
e. Consolidation of the subject properties into one lot
f. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage
g. Tree retention, replacement, and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees
h. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place
i. 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
j. Payment of development cost charges, supplemental heritage alteration permit application fees, and building permit administration fees

AMENDMENT
Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
That the first paragraph be amended to change the word "consider" to "authorize".
CARRIED

Councillor Richter opposed

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

Councillors Kunst and Richter opposed

Councillor Martens re-entered the meeting at 2:58pm.

Mayor Woodward re-entered the meeting at 3:01pm and resumed the position of Chair.

6. Capital Request: Glover and Rawlison Intersection Improvements
Report 23-166
File ENG 1705-01

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council authorize an additional $250,000 from Development Cost Charges and the Capital Projects Reserve to complete the Rawlison Crescent and Glover Road Intersection Improvements project.
CARRIED

7. Noel Booth Community Park Upgrades
Report 23-154
File FCP 6125-20-NBOO1

Moved by Councillor Martens,
Seconded by Councillor Rindt,
That Council approve $250,000 from Park Development Cost Charges, $6,000,000 from the Brookswood CAC Reserve and $1,650,000 from the Capital Projects Reserve for existing field upgrades and overall improvements at Noel Booth Community Park.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That the motion be amended to approve $6,386,478 from the Brookswood CAC Reserve and $1,263,522 from the Capital Projects Reserve for existing field upgrades and overall improvements at Noel Booth Community Park.
CARRIED

Councillor Richter opposed

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

E. REPORTS TO COUNCIL

8. Capital Request: 600 Block 232 Street Bridge Interim Repairs
Report 23-144
File ENG 5330-20-003

Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Council authorize $325,000 from the Capital Projects Reserve for interim repairs to the Campbell River Bridge located in the 600 Block of 232 Street.
CARRIED

9. Capital Request: Brookswood Heights Pump Station
Report 23-146
File ENG 5330-27-072

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That Council authorize an additional $500,000 from Water Development Cost Charges ($495,000) and Water Capital Works Reserve ($5,000) for design and construction of the Brookswood Heights Pump Station.

DEFERRAL
Moved by Mayor Woodward
Seconded by Councillor Rindt,
That the Capital Request for Brookswood Heights be deferred to the September 25, 2023 Regular Council Meeting.
CARRIED

10. Funding Request – Mini Pumper (1)
Report 23-140
File PS 7010-01

Moved by Councillor Baillie,
Seconded by Councillor Martens,
That Council approves the acquisition of one (1) Mini Pumper via a sole source procurement process for a total cost of $661,000 to be funded from the Fire Equipment Replacement reserve.
CARRIED

11. LEC Network Technology
Report 23-158
File ADM 1070-01

Moved by Councillor Martens,
Seconded by Councillor Pratt,
That Council approve $1,175,000 from the Capital Projects Reserve for the replacement of the core network switch, firewalls, wireless infrastructure,

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distribution switches and related network technology at Langley Events Centre (LEC).

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That the motion be amended the change it from the “Capital Projects Reserve” to the “Facilities Renewal Reserve”.
CARRIED

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

12. Capital Request: Sanitary Lift Station and Forcemain 266 Street and 24 Avenue
Report 23-147
File ENG 5330-24-060

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Council authorize the use of up to $1,625,000 from the Sewer Capital Works Reserve, to be repaid by Sanitary Development Cost Charges as funds become available, to complete the construction of a sanitary lift station located at 26635 – 24 Avenue.
CARRIED

Councillor Richter opposed

MEETING RECESSED
The meeting recessed at 3:30pm.

MEETING RECONVENED
The meeting reconvened at 3:37pm.

13. Yorkson Community Park Development
Report 23-153
File FCP 6125-20-WILL2

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council approve $7,000,000 in funding from Park Development Cost Charges and $4,675,500 from the Capital Projects Reserve for the construction of a spray park, playground, picnic area, parking lot, washroom facilities, and associated landscape and pedestrian areas forming part of Yorkson Community Park North.

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AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council approve changing the funding and funding sources as follows:
(1) $14,500,000 from Park Development Cost Charges;

(2) $1,000,000 from the TransMountain Donation;

(3) $2,000,000 from the UBCM Community Works Fund; and

(4) $3,000,000 from the Capital Projects Reserve;

for the construction of a spray park, playground, picnic area, parking lot, washroom facilities, associated landscape and pedestrian areas, a Rugby/Soccer/Field Lacrosse synthetic turf field and warm-up area and the 75-stall parking lot, drop-off lane and related works at 84th Avenue, all forming part of Yorkson Community Park North.
CARRIED

Councillor Richter opposed

AMENDMENT TO THE AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Richter,
That the amendment be amended to change item (4) from $3,000,000 to $1,000,000 and to also remove the development of the 75-stall parking lot.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Kunst, Martens, Rindt and vanPopta opposed

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

Councillor Richter opposed

14. Capital Request: Construction of Willowbrook Connector / 208 Street (64 Avenue to 72 Avenue); Design of 208 Street (72 Avenue to 76 Avenue); and 212 Street Connector (208 Street / 74B Avenue to 212 Street / 80 Avenue)
Report 23-148
File ENG 5330-23-160

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council authorize $33,261,704 from various sources for the construction of 208 Street from 64 Avenue to 72 Avenue and for the design

E. REPORTS TO COUNCIL

of 208 Street from 72 Avenue to 76 Avenue and 212 Street Connector from 208 Street to 80 Avenue.
CARRIED

Councillors Kunst and Richter opposed

15. Township of Langley Budget Policy
Report 23-159
File FIN 1700-01

Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Council adopt the Budget Policy, presented as Attachment A to this report.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That the Budget Policy be deferred to the September 25, 2023 Regular Council Meeting.
CARRIED

Councillor Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

1. Heritage Revitalization Agreement Application No. 100700 and Development Permit Application No. 101114 (Berry General Store / Mounpillar Enterprises Inc. / 23210 Fraser Highway)
Bylaw No. 5906
Bylaw No. 5907
Report 23-156
File CD 10-33-0093

Moved by Councillor Baillie,
Seconded by Councillor Martens,
That the Berry General Store located at 23210 Fraser Highway be added to the Township of Langley Community Heritage Register pursuant to Section 598 of the Local Government Act to formally recognize its heritage value and establish eligibility for regulatory bylaw variances as an incentive for conservation and legal protection of this building;

That the required notification of the addition of the Berry General Store to the Community Heritage Register be provided to the owner of the property at 23210 Fraser Highway and the Minister of Tourism, Arts, Culture and Sports pursuant to Sections 592 and 595 of the Local Government Act;

F. BYLAWS FOR FIRST AND SECOND READING

That Council give first and second reading to Heritage Revitalization Agreement Authorization (Berry General Store) Bylaw No. 5906 for the conservation and protection of the Berry General Store building located at 23210 Fraser Highway, subject to the following development prerequisites being satisfied to the acceptance of the Township 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.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of sufficient land for the bus stop and deceleration lane on Fraser Highway, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of final landscape plans incorporating streamside protection and enhancement area fencing and noise fencing, details and security in accordance with the Township's Subdivision and Development Servicing Bylaw.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in accordance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of restrictive covenants acceptable to the Township as follows:
    a. Protecting the streamside protection and enhancement area as defined by 15 metre setbacks from top of bank from disturbance in accordance with Official Community Plan Schedule 3: Streamside Protection and Enhancement
    b. Prohibiting left turn access to the site from 232 Street and Fraser Highway
7. Consolidation of the subject properties into one lot.
8. Payment of applicable supplemental Heritage Revitalization Agreement fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council give first and second reading to the Heritage Designation (Berry General Store) Bylaw 2023 No. 5907;

That Council authorize staff to schedule the required Public Hearing for proposed Bylaws No. 5906 and 5907 in conjunction with the hearing for proposed Development Permit No. 101114; and

F. BYLAWS FOR FIRST AND SECOND READING

That Council, at the time of final reading of Bylaw No. 5906, authorize issuance of Development Permit No. 101114 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view by compatible architectural treatments
e. All refuse areas to be located in an enclosure and screened.

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 a 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.
e. 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
f. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

REFERRAL
Moved by Councillor Pratt,
Seconded by Councillor Richter,
That this application be referred back to staff to work with the proponent to develop new concept without the gas bar component.
CARRIED

Mayor Woodward and Councillors Kunst, Ferguson and Rindt opposed

F. BYLAWS FOR FIRST AND SECOND READING

2. Official Community Plan Amendment and Rezoning Application No. 100215 and Development Permit No. 100999 (QRD / 7007, 7021 and 7033 – 204 Street)
Bylaw No. 5917
Bylaw No. 5918
Report 23-163
File CD 08-14-0204

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (QRD) Bylaw No. 5917 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (QRD) Bylaw No. 5918 rezoning 1.5 ha (3.6 ac) of land located at 7007, 7021 and 7033 – 204 Street to Comprehensive Development Zone CD-189 to facilitate the development of 386 apartment units and 439 m^2 (4,725 ft^2) of commercial space, subject to the following development prerequisites being satisfied to the acceptance of the Township 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.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedications in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age Friendly Amenity Area requirements.
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. Identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
7. Registration of statutory rights-of-way for the purposes of securing pedestrian connections as depicted in the Central Gordon Estate Neighbourhood Plan land use concept map.
8. Consolidation of the three existing single family lots into one lot.
9. Finalization of landscape and architectural plans.
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greenway Amenity Policy.

F. BYLAWS FOR FIRST AND SECOND READING

11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (QRD) Bylaw No. 5917 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 final reading of Rezoning Bylaw No. 5918 authorize issuance of Development Permit No. 100999 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located in an enclosure and screened.

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 a 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.
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and

F. BYLAWS FOR FIRST AND SECOND READING

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5917 and 5918 in conjunction with the hearing for the proposed Development Permit No. 100999.
CARRIED

Councillor Richter opposed

**3. Willoughby Community Plan and
Latimer Neighbourhood Plan Amendment No. 100263 and
Rezoning Application No. 100617 (1177293 BC Ltd. /
Gursimer Design and Management Ltd. / 7894 – 197 Street)
Bylaw No. 5919
Bylaw No. 5920
Report 23-165**
File CD 08-22-0099 / 08-22-0117

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Township of Langley) Bylaw No. 5919;

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1177293 BC Ltd.) Bylaw No. 5920 rezoning 0.8 ha (2 ac) of land located at 7894 – 197 Street to Comprehensive Development Zone CD-190 to facilitate the development of approximately 53 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road, greenway, and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road and trail dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Submission of an erosion and sediment control plan 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 the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development until a Development Permit is issued for the site.

F. BYLAWS FOR FIRST AND SECOND READING

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.
c. Identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
d. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces).
e. Prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units, and prohibiting the development of secondary suites within individual units.

6. Registration of a reciprocal access easement over 7894 – 197 Street for the purposes of access to lands located to the east (7891 – 199 Street).
7. Registration of a reciprocal access easement over 7894 – 197 Street for the purposes of access to lands located to the north (7922 – 197 Street).
8. Registration of a statutory right-of-way over 7894 – 197 Street for the purposes of servicing lands located to the east (7891 – 199 Street).
9. Registration of a statutory right-of-way over 7894 – 197 Street for the purposes of a Recreational Greenway on the south side of the subject property from 197 Street to lands located to the east (7891 – 199 Street).
10. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $1,643,200 in support of the proposed OCP amendment and rezoning.
11. Compliance with the Willoughby Greenway Amenity Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and 5% Neighbourhood Park Land Acquisition Policy.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1177293 BC Ltd.) Bylaw No. 5919 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, and Housing Needs Report; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5919 and 5920.

F. BYLAWS FOR FIRST AND SECOND READING

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That this application be deferred to the September 25, 2023 Regular Council Meeting.
CARRIED

4. Williams Neighbourhood Plan Update
Bylaw No. 5799
Report 23-152
File MA LRP00012

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799;

That Council direct staff to complete an update to the Williams Engineering Services Plan (Williams ESP) and that required funds to complete the update be provided in the amount of $65,000 from the 2022 Township of Langley General Surplus to ensure that there is alignment between the updated Williams Neighbourhood Plan and the Williams ESP;

That Council receive for information the Draft Williams Neighbourhood Plan Amendments to the Willoughby Greenway Amenity Policy;

That Council receive for information the Draft Williams Neighbourhood Plan Amendments to the Community Amenity Contributions Policy;

That Council consider that the Williams Neighbourhood Plan Bylaw No. 5799, is consistent with the Township of Langley Financial Plan;

That Council consider and confirm that the Updated Williams Neighbourhood Plan Bylaw No. 5799, is consistent with the Metro Vancouver Integrated Liquid Wastewater Resource Management Plan and Integrated Solid Waste and Resource Management Plan;

That Council direct staff to conduct a Public Open House for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799, Draft Williams Neighbourhood Plan Amendments to the Willoughby Greenway Amenity Policy, and Draft Williams Neighbourhood Plan Amendments to the Community Amenity Contributions Policy;

That Council authorize staff to schedule the required Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799;

F. BYLAWS FOR FIRST AND SECOND READING

That Council consider and confirm the consultation process during preparation of the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799;

That Council acknowledge that First Nations may refer the Williams Neighbourhood Plan Bylaw No. 5799 via the People of the River Referrals Office to other Sto:lo Nations including the Katzie, Kwantlen, Matsqui and Semiahmoo Nations, provided that the final date for receipt of submissions to the Township of Langley Council is 4:30 pm on the date of the advertised Public Hearing for the subject bylaw; and

That Council refer the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799 as outlined in this report for comment.
CARRIED

Councillor Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100716 and
Development Permit Application No. 101401 and
Development Variance Permit Application No. 100152
(1345725 BC Ltd. / McElhanney Ltd. / 7566 – 197 Street)
Bylaw No. 5910
Report 23-142
File CD 08-22-0087

Moved by Councillor Ferguson,
Seconded by Councillor vanPopta,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1345725 BC Ltd.) Bylaw No. 5910 rezoning approximately 0.37 ha (0.92 ac) of land located at 7566 – 197 Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(B), R-CL(SD) and R-CL(RH) to facilitate development of five rowhouse units, two semi-detached units and two single family lots subject to the following development prerequisites being satisfied to the acceptance of the Township 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
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood Plan)
3. Provision of road dedications, widenings and necessary traffic improvements for 76 Avenue, 197 Street (including greenway),

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

197A Street and associated lanes in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan
4. Provision of an enhanced sidewalk on 197 Street in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan
5. Dedication and construction of a 4.5 m wide street greenway on the east side of 197 Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security
6. Dedication of Streamside Protection and Enhancement Area consistent with Attachment B including final acceptance of the streamside restoration and enhancement plans, details and security
7. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw
8. 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)
9. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development on the proposed R-CL(RH) and R-CL(SD) lots until a Development Permit is issued for the site
    b. Identifying the lots/units (minimum 5% of single family lots) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    c. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within units zoned Residential Compact Lot Zones R-CL(RH) and R-CL(SD)
10. Compliance with the Community Amenity Contributions Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges

That Council at time of final reading of Rezoning Bylaw No. 5910 authorize the issuance of Development Permit No. 101401 (streamside protection), to relocate and reconstruct an on site watercourse in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

a. Acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance

That Council at the time of final reading of Bylaw No. 5910 authorize the issuance of Development Variance Permit No. 100152 (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 Lot 8 as indicated in Schedule A.

CARRIED

2. Rezoning Application No. 100715
(Yan / 20478 – 69 Avenue)
Bylaw No. 5909
Report 23-141
File CD 08-14-0235

Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yan) Bylaw No. 5909 to rezone a 0.39 ha (0.97 ac) site located at 20478 – 69 Avenue to Residential Zone R-1A to facilitate the development of a residential subdivision consisting of six single family lots subject to the following development prerequisites being satisfied to the acceptance of the Township 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 Central Gordon Estate Neighbourhood Plan
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw
3. Provision of road dedications, widenings and necessary traffic improvements for 205 Street and 69 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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 restrictive covenants:
    a. Identifying the lots (minimum 5% of single family) required to incorporate the Adaptable Housing Requirements
    b. An Exterior Design Control Agreement on all lots
    c. Requiring a 3 m minimum side lot line setback (abutting a street) on the northerly lot line of proposed Lot 6 in anticipation of a future road
6. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy (if applicable) and the requirements of the Willoughby Greenway Amenity Policy
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy

CARRIED

Councillor Pratt opposed

3. Rezoning Application No. 100733
(West Creek Farms Ltd. / 25044 – 88 Avenue)
Bylaw No. 5899
Report 23-143
File CD 11-26-0022

Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899 amending Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Agriculture and Food
2. Confirmation that the existing access and servicing is compliant with the Subdivision and Development Servicing Bylaw 2019 No. 5382
3. Payment of applicable Development Engineering administration fees, Development Works Agreement (DWA) and Latecomer charges

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That West Creek Farms Ltd./25044-88 Avenue, Bylaw No. 5899, be referred to a Public Hearing on September 25, 2023
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Kunst, Martens, Pratt, Rindt, and vanPopta opposed

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Council grant first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899 amending Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Agriculture and Food
2. Confirmation that the existing access and servicing is compliant with the Subdivision and Development Servicing Bylaw 2019 No. 5382
3. Payment of applicable Development Engineering administration fees, Development Works Agreement (DWA) and Latecomer charges; and

That Council authorize staff to schedule the required Public Hearing on September 25, 2023.
CARRIED

4. Rezoning Application No. 100589
(Coastland Engineering Ltd. / 5759 – 240 Street)
Bylaw No. 5905
Report 23-155
File CD 11-09-0033

Moved by Councillor Kunst,
Seconded by Councillor Baillie,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering Ltd.) Bylaw No. 5905 rezoning approximately 18.02 ha (44.55 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-3 to facilitate development of 63 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

accordance with the Township's Subdivision and Development Servicing Bylaw;

2. Provision of a Storm Water Management Plan and securing stormwater management facilities subject to submission, review, and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 238 and 240 Streets, 56, 57, and 58 Avenues (including greenways, and pedestrian connections both within the project and to the future trail network) in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
5. Provision of a final tree management plan and trail connections / open space plan, incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Dedication of three greenspace lots on the site and a greenspace buffer around the perimeter of the subject site;
7. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities;
    c. 15 m wide ALR buffer along 240 Street;
    d. Prohibiting access to 56 Avenue;
8. Registration of an exterior design control agreement;
9. Compliance with the Community Amenity Contributions Policy, comprising a total voluntary contribution as a described by the applicant in Attachment F to this report and the Township's 5% Neighbourhood Park Land Acquisition Policy in support of the proposed rezoning comprised of:
    a. $8,000,000 as a cash contribution instead of providing actual amenity with 100% contributed and deposited into the Community Amenity Contribution fund. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time;
    b. Securing transfer of approximately 3.6 ha (8.9 ac) of land to the Township; and

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council refer the application back to staff to work with the proponent to reduce the projected dwelling units, improve trail connections including through the development to adjacent areas, increased impervious areas, the provision of sewerage service and additional community benefit(s).

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That the Referral be amended to change the word “impervious” to “pervious”.
CARRIED

Councillor Richter opposed

REFERRAL, AS AMENDED
The question was called on the Referral, as amended, and it was
CARRIED

Councillor Richter opposed

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That staff report to Council on the potential merits, or lack thereof, of a more detailed plan for potential future growth, subdivision and agriculture for the Salmon River Uplands.
CARRIED

5. 2023 Development Cost Charges Bylaw
Bylaw No. 5897
Report 23-164
File CD BA000045

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give first, second and third reading to the Langley Development Cost Charges Bylaw No. 5897.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That upon final adoption, staff review the effects of the proposed Development Cost Charges Bylaw and the impacts on the feasibility of multi-family development projects and present a Report to Council 18 months after the date of final adoption.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Martens, Richter, Rindt, and vanPopta opposed

MAIN MOTION
The question was called on the Main Motion and it was
CARRIED

Councillor Richter opposed

6. Jericho Water Booster Station Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 5921
Report 23-150
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Council give first, second and third reading to Jericho Water Booster Station Loan Authorization Bylaw No. 5921 for the purpose of borrowing funds in the amount of $18.72 million for the construction of Jericho Water Booster Station capital project within the 2023 Capital Program repayable from Water Development Cost Charges revenue; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Jericho Water Booster Station Loan Authorization Bylaw No. 5921 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment “A”.

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, November 30, 2023 (the “Deadline”).

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 96,390.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

CARRIED

Councillor Richter opposed

7. Civic Infrastructure Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 5922
Report 23-151
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council give first, second and third reading to Civic Infrastructure Loan Authorization Bylaw No. 5922 for the purpose of borrowing funds in the amount of $29.492 million for the construction of Willowbrook Connector and 208 Street Capital project within the 2023 Capital Program repayable from development cost charges and general revenue; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Civic Infrastructure Loan Authorization Bylaw No. 5922 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment “A”.

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, November 30, 2023 (the “Deadline”).

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

CARRIED

Councillors Kunst and Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Official Community Plan Amendment and Rezoning Application No. 100238 (1102827 BC Ltd. / 1117488 BC Ltd. / Qualico Mitchell Williams LLP / 21200 Block of 83 Avenue)
Bylaw No. 5890
Bylaw No. 5891
Report 23-162
File CD 08-25-0120

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give third reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 201 No. 5335 Amendment (Qualico) Bylaw No. 5890 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico) Bylaw No. 5891 rezoning 4.9 ha (12.2 ac) of land located at the 21200 Block of 83 Avenue to Comprehensive Development Zone CD-183 to facilitate the development of a townhouse development, subject to the following development prerequisites being satisfied to the acceptance of the Township 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.
2. Provision of community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan.
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan
4. Provision of a neighbourhood park and elementary school site in accordance with the Township's Subdivision and Development Servicing Bylaw and Williams Neighborhood Plan.
5. Provision of road dedications, widenings, and necessary traffic improvements including dedications in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Williams Neighbourhood Plan.
6. Provision of a layout demonstrating the development potential of 21214 -82 Avenue (and restrictive covenant to secure an interim access condition) and incorporation of revisions and/or security as needed.
7. Dedication and construction of a 4.5 m wide street greenway on the south side of 83 Avenue.
8. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
9. Compliance with Age Friendly Amenity Area requirements.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

10. Provision of greenways (83 Avenue), Watercourse Compensation Area, Neighbourhood Landmark, public art location, and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan.
11. 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).
12. Registration of restrictive covenants acceptable to the Township:
    a. Identifying a minimum of 5% of the townhouse units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
    b. Prohibiting townhouse unit garages from being developed for purposes other than parking vehicles and prohibiting the development of secondary suites within individual townhouse units.
    c. Prohibiting reliance on street parking.
    d. Limiting the southern access on 212 Street to emergency access only.
13. Registration of statutory rights-of-way to acceptance of the Township to secure public pedestrian connections.
14. Provision of a subdivision plan to create the subject parcel.
15. Completion of road closure bylaw for 80 Avenue and 82 Avenue.
16. Provision of a $75,000 contribution for traffic calming purposes per Council Policy 05-011.
17. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure.
18. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greenway Amenity Policy.
19. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Baillie,
That prerequisite No. 16 be amended to increase the provision to $100,000 for traffic calming purposes including, but not restricted to the east side of the laneway and at the intersection of 83 Avenue and 212 Street for future Council discretion.
CARRIED

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

Councillor Richter opposed

I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FOR FINAL ADOPTION

1. Revisions to the Proposed Booth, Fernridge, and Rinn Neighbourhood Plans
Bylaw No. 5795
Bylaw No. 5796
Bylaw No. 5797
Bylaw No. 5798
Report 23-125
File MA LRP00014

Moved by Mayor Woodward,
Seconded by Councillor Kunst,
That Council give third and final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Booth Neighbourhood Plan) Bylaw No. 5795";

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 5796";

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Rinn Neighbourhood Plan) Bylaw No. 5797"; and

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment Bylaw No. 5798".

REFERRAL
Moved by Councillor Pratt,
Seconded by Councillor Richter,
That revisions to the Proposed Booth, Fernridge, and Rinn Neighbourhood Plans, Bylaw No. 5795, Bylaw No. 5796, Bylaw No. 5797, and Bylaw No. 5798 be referred to staff to bring it back to Council in a format in which the bylaws can be voted on separately.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Kunst, Martens, Rindt, and vanPopta opposed

MAIN MOTION
The question was called on the Main Motion, and it was
CARRIED

Councillor Richter opposed

J. BYLAWS FOR FINAL ADOPTION

1. Local Area Service Reserve Transfer
Bylaw No. 5916
Report 23-136
File FIN 1700-80

Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Council give final reading to "Langley Local Area Service Reserve Fund Transfer Bylaw No. 5916".
CARRIED

Councillor Richter opposed

2. Booth, Fernridge, and Rinn Neighbourhood Plans
History and Timeline
Bylaw No. 5908
Report 23-160
File MA LRP00014

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5908";

That Council adopt the Community Amenity Contributions Policy No. 07-166, as amended;

That Council adopt the Brookswood-Fernridge Greenway Amenity Policy; and

That Council adopt the Brookswood-Fernridge Arterial Road Completion Amenity Policy.
CARRIED

Councillor Richter opposed

K. ITEMS FROM PRIOR MEETINGS

1. Motion to Reconsider

Moved by Mayor Woodward,
Seconded by Councillor Martens,
That Council reconsider the following motion:

Agricultural Land Commission Application
No. 100385 (Henry / 23717 – 72 Avenue)
Report 21-19
CARRIED

K. ITEMS FROM PRIOR MEETINGS

Councillors Ferguson and Richter opposed

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Kunst
That Council refer the non-farm use application submitted by Madrone Environmental Services Ltd. to the Agricultural Land Commission to permit continued operation of a drilling business, D & B Auger Services Inc., on a portion of the property located at 23717 – 72 Avenue within the Agricultural Land Reserve.
CARRIED

Councillors Ferguson and Richter opposed

L. MAYOR AND COUNCIL REPORT

Mayor Woodward provided a quarterly update.

Councillor Martens thanked the emergency responders who responded to the shooting spree last July in Langley.

Councillor Baillie commented on the dangers of interface fires.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Martens reported that she will be attending a Metro Vancouver Parks committee meeting where they will be touring local parks.

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

O. FOR INFORMATION

1. **Additional Green Carts**
   Memorandum – Facilities Division
   File 5360-01-001

2. **Seniors Advisory Committee**
   Minutes – June 21, 2023
   File 0540-20

O. FOR INFORMATION

3. National Drowning Prevention Week
File 0630-01

Moved by Councillor Martens,
Seconded by Councillor Pratt,
That Council receive the letter from Kaelan D'Sena, Communications, Lifesaving Society – BC & Yukon Branch, requesting the week of July 16-22, 2023 be proclaimed as National Drowning Prevention Week.
CARRIED

P. MOTIONS ARISING FROM INFORMATION

Q. OTHER BUSINESS

1. Langley Events Centre 2035

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
Whereas:

1. Since first opening in 2009, the "Langley Events Centre" (the "LEC") and the lands intended for an Arts Sports & Entertainment District (the "ASED") have continued to expand and offer a growing number of local, regional, provincial, national and international tournaments, events and venue options for local sports user groups, organizations, amateur and professional sports, residents and visitors;

2. On April 17, 2023, Council endorsed the Terms of Reference for a new vision for 200 Street known as "200 Street 2040" to create and consider an updated vision for the adjacent corridor, Report to Council 23-66; and

3. The ASED represents a generational opportunity for the Township of Langley to create an enhanced, vibrant and mixed-use community destination and transit-oriented comprehensive development that will stand for generations;

Therefore be it resolved that Council hereby directs staff to report to Council with a draft Terms of Reference outlining a potential process, scope of work, timeline and funding that may be required to consider a new market and/or non-market housing and mixed-use land use plan with any applicable, related policy document(s) that may be appropriate for Council to consider for a future vision for the Township of Langley's Arts Sports and Entertainment District, and for that to run concurrently with "200 Street 2040" within 2024, to be called "Langley Events Centre 2035".
CARRIED

Q. OTHER BUSINESS

Councillor Richter opposed

2. Township of Langley Housing Authority for Non-Market Housing

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Whereas:

1. Township of Langley Council endorsed a so-called Housing Action Plan in 2021, yet the availability, accessibility and provision of non-market rental housing remains very limited within the Township of Langley; and

2. The provincial and federal government are making historic investments in non-market rental housing with a focus on partnering with municipalities;

Therefore be it resolved that Council hereby directs staff to:

A. Report to Council on the possible purpose(s), use(s), merits and governance model of a new Township of Langley Housing Authority; and

B. Consider the availability and potential process for the use of public land for the creation and long-term Township of Langley owned new, non-market rental housing.

CARRIED

Councillors Martens and Richter opposed

3. New Spaces Fund Childcare for Township of Langley Families

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Whereas:

1. Access to affordable and quality childcare is critically important to the well-being of Township of Langley residents, children, single parents and families as outlined within the Township of Langley's 2021 Child Care Action Plan;

2. The Township of Langley has the highest growth rate in Metro Vancouver and continues to welcome many families in need of attainable and affordable child care and this pace of growth in housing and population growth has not been matched by the availability or accessibility of childcare; and

3. The provincial and federal government have both made historic commitments for capital and operational funding for childcare only available to non-profit entities, including municipalities;

Q. OTHER BUSINESS

Therefore be it resolved that Council hereby directs staff to report to Council on the potential for an improved, updated Child Care Action Plan based on the Province of British Columbia's New Spaces Fund with the goal to achieve a significant expansion of affordable, attainable, high-quality childcare spaces throughout the Township of Langley.

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Richter,
That the motion be amended to read as follows:

"Therefore be it resolved that Council hereby directs staff to report to Council for the Township to consider funding from the Province of British Columbia New Spaces Fund and advise Council if that funding achieves the childcare strengths, gaps, and trends identified in Langley's Childcare Action Plan".
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Pratt, Rindt, and vanPopta opposed

DEFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That the motion be deferred to the September 25, 2023 Regular Council Meeting.
DEFEATED

Mayor Woodward and Councillor Kunst, Pratt, Rindt, and vanPopta opposed

MAIN MOTION
The question was called on the Main Motion and it was
CARRIED

Councillor Martens opposed

4. GVS&DD Sewerage Area Extension Application for Salmon River Uplands

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Whereas:

1. The "Salmon River Uplands" includes areas identified in Metro Vancouver's Metro 2050 Regional Growth Strategy as Rural within the Sewerage Area and as Sewerage Extension Area, not including Agricultural land(s);

2. The Metro Vancouver Regional District and Township of Langley entered into an Memorandum of Understanding on April 5, 2023, defining Rural

Q. OTHER BUSINESS

as a minimum lot size of 1/2 acre with in these areas to be then be eligible for potential sewerage service;

3. On June 12, 2023, Council authorized funds for the creation of a Water and Sewer Servicing Plan for some areas of the Salmon River Uplands; and

4. Metro Vancouver and Greater Vancouver Sewerage & Drainage District require a Council Resolution as part of the application process;

Therefore be it resolved that Council hereby directs and authorizes staff to proceed with a formal application to Metro Vancouver and Greater Vancouver Sewerage & Drainage District for the Salmon River Uplands identified as “Rural within the Sewerage Area” and “Sewerage Extension Area” within the Fraser Sewerage Area to allow for sanitary servicing for existing and future low density residential, non-agricultural properties as identified in the Memorandum of Understanding of April 5, 2023.
CARRIED

Councillor Richter opposed

5. Proactive Tree Replacement and Dead Tree Removal Programs for 2023

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
Whereas:

1. Maintaining and increasing the urban tree canopy within public spaces is in accordance with the Community Forest Management Strategy and Climate Action Strategy, as adopted by Council;

2. Planting trees provides many benefits, including creating shade for parks users, aligning with community values and improving overall quality of life throughout the Township of Langley;
3. A large number of trees have died and are dead within many streets, boulevards and public spaces due to past extreme weather events presenting a potential, increased fire risk to residents and property; and

4. Replacement trees are funded via the Tree Protection Bylaw and from Non-Refundable Deposits (NRD) specific to Street Trees, Tree Permits and Replacement Trees;

Therefore be it resolved that Council hereby directs staff to:

A. With a funding envelope of $700,000 from applicable Non-Refundable Deposits, plant approximately 500 new and replacement trees as soon as practically feasible at the following, but not necessarily limited to, potential locations:

Q. OTHER BUSINESS

(1) Aldergrove Athletic Park, Brookswood Skateboard Park, Dall Ball Passive Park, Dorothy Peacock Park, High Point Park, Langley Meadows Park, Meadows Edge Park, Old Yale Park, Otter Park, Philip Jackman Park, Rees-Callard Natural Park, Telegraph Trail Park, West Langley Park and Yorkson Community Park; and

(2) select boulevard and median locations where space is available for additional or replacement trees.

B. With a funding envelope of $200,000 from applicable Non-Refundable Deposits, protectively complete a one-time catch-up to locate, remove and replace now dead and dying trees and hedging within road dedications, boulevards and public spaces, thereby not requiring residents to report specific instances of dead or dying tree location(s), excluding naturalized and conservation areas; and

C. Develop and implement a new proactive inspection program to identify dead and dying trees and hedging within road dedications, boulevards and public spaces on an ongoing basis, and include the replacement of such trees within the annual tree replacement program, excluding naturalized and conservation areas.

CARRIED

6. Improved Processes for Presentation Centres

Moved by Councillor vanPopta,
Seconded by Mayor Woodward,
Whereas:

1. The Township of Langley is experiencing rapid population growth that requires additional housing supply within the Township of Langley and throughout the region of Metro Vancouver;

2. Development companies that pre-sell and build market housing utilize residential sales centres at or near the location of the future development, often required to sell a significant percentage of the project required for it to proceed; and

3. The nature of a residential sales centre is such that the building is both: (a) temporary; and (b) presentable, in order to sell residential units;

Therefore be it resolved that Council hereby directs staff to report to Council with potential reforms to current definitions, processes and/or bylaws for residential development sales centres, potentially including, but not necessarily limited to:

A. Requiring only a building permit application to be administered solely by the Building Department and/or an Approving Officer without any

Q. OTHER BUSINESS

requirement for a Development Permit or formal, internally referred landscape plans;

B. Not requiring that residential sales centres must be located: 1) within the same development site; or 2) where there is an application for development; but within a reasonable proximity of such;

C. Reasonable time limit(s) for which a residential sales centre can exist prior to development where it has not been used for its purpose with authority for Council to revoke permission for a temporary sales centre, potentially delegated to staff with bonding requirements; and

D. Permitting the same residential sales centre to be used for multiple development projects, sites and proponents within a neighbourhood area to improve sustainability, reduce cost(s) and reduce building and construction waste from multiple, otherwise potentially unnecessary temporary presentation centres constructed for this purpose.

CARRIED

Councillor Richter opposed

7. Primary Care Network Workplan Addition and Endorsement

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
Whereas:

1. The Township of Langley can support the work of the Province of BC and other non-profit organizations involved in health services, and such support can include assistance in identifying local needs, trends, and opportunities; and

2. Enhanced collaboration to assess anticipated health care needs can be integrated into community planning processes and policies to promote healthier and safer communities;

Therefore be it resolved that Council hereby:

A. Amends the proposed workplan outlined within the June 12, 2023 Report to Council on Health Services, Report 23-114, adding the following workplan items:

No.	Workplan Item	Lead Department
9	In collaboration with the Langley Division of Family Practice (LDFP), explore additional opportunities to support health care professional recruitment and retention	Community and Policy Planning

Q. OTHER BUSINESS

10	Explore opportunities to facilitate the development of coordinated health services in neighbourhood centres through neighbourhood plan policy initiatives	Community and Policy Planning

B. Endorses the proposed workplan identified in the June 12, 2023 Report to Council on Health Services, Report 23-114, as amended.

CARRIED

8. South Coast Highway Patrol Service Delivery Realignment

Moved by Councillor Martens,
Seconded by Councillor Pratt,
Whereas:

1. The RCMP has recently confirmed that, effective September 1, all traffic related calls for service on provincial highways within municipal boundaries will be a municipal responsibility, including all fatal collisions;

2. This will have service level and budgetary implications for the shared Langley RCMP Detachment, especially as it pertains to public safety and investigations for Highway #1 within the Township of Langley; and

3. Improving and expanding public safety service levels for Township of Langley residents and taxpayers continues to be a key priority for Township of Langley Council;

Therefore be it resolved that Council hereby directs staff to report to Council as soon as practical prior to the commencement of the 2024 budget process on the budgetary and RCMP service level(s) implications of the announced South Coast Highway Patrol (SCHP) service delivery alignments scheduled for September 1, 2023.

CARRIED

9. Short-Term Rental Accommodations in Township of Langley

Moved by Councillor Martens,
Seconded by Councillor Baillie,
Whereas:

1. The Township of Langley is one of the fastest growing communities in Metro Vancouver and current projections indicate that the Township's population growth will require an average of about 1,300 new housing units per year;

2. Access to affordable, quality rental housing is limited in the Township of Langley; and

Q. OTHER BUSINESS

3. There has been an emergence of online options to list and rent short-term rental supply, such as AirBnB, VRBO, etc., which can occur without regulation and can reduce existing long-term rental supply;

Therefore be it resolved that Council hereby directs to staff assess the short-term rental market in the Township of Langley and report to Council on the following:

1. An approximate inventory of short-term accommodations that may exist within the Township of Langley;

2. Reported adverse impacts to neighborhoods, such as noise and parking complaints;

3. Potential adverse impacts to long term affordable rental accommodation inventory; and

4. A review of best-practice approaches taken by other municipalities across British Columbia on regulating the short-term accommodation market, including recommendations for Council's consideration to explore implementing viable regulations.

CARRIED

10. Heat Planning and Preparation – Fraser Health Presentation

Moved by Councillor Richter,
Seconded by Councillor Kunst,
That staff liaise with Fraser Health and report back to Council on the cost and type of six air conditioning units, funded from Council Contingency should Council direct the funding of the units.
CARRIED

Mayor Woodward and Councillors Baillie, Ferguson, and Rindt opposed

Councillor Martens presented the following Notice of Motion for consideration at the next Regular Council Meeting:

11. Mobile Integrated Crisis Response Teams

Whereas:

1. Mobile Integrated Crisis Response (MICR) Teams (also known as Car 67) provide expert support to people in crisis and free up police resources to focus on crime;

2. The Province is expanding MICR Teams to nine communities across the province, including municipalities in the region such as Abbotsford, Port Coquitlam/Coquitlam, Burnaby, and Chilliwack; and

Q. OTHER BUSINESS

3. The Township of Langley was not included in the list of communities identified in the provincial MICR Teams expansion as part of the Province's Safer Communities Action Plan;

Therefore be it resolved that Council hereby directs staff to request the following information from the Langley RCMP and Report to Council on:

A. Existing mental health services offered by the Langley RCMP;

B. The plan for Mobile Integrated Crisis Response (MICR) and associated costs; and

C. Data analysis including:
   a. the number and percentage share of police calls for service that are mental health related for the last 10 years (year over year) and comparators to other lower mainland RCMP and municipal detachments; and
   b. a comparison of the percentage of calls for service mental health related to the municipalities prioritized in the MICR provincial announcement.

R. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Martens,
Seconded by Councillor Pratt,
That Council now resolve into a 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 D.1 - Section 90(1) (a) Personnel
Item E.1 - Section 90(1) (k) Negotiations
Item E.2 - Section 90(1) (e) Property, (k) Negotiations
Item E.3 - Section 90(1) (e) Property, (k) Negotiations
Item E.4 - Section 90(1) (e) Property, (k) Negotiations
Item E.5 - Section 90(1) (e) Property, (k) Negotiations
Item F.1 - Section 90(2) (b) Intergovernmental Relations
Item G.1 - Section 90(1) (c) Labour Relations
Item G.2 - Section 90(2) (b) Intergovernmental Relations
Item G.3 - Section 90(2) (b) Intergovernmental Relations
Item I.1 - Section 90(1) (e) Property, (k) Negotiations
Item I.2 - Section 90(1) (e) Property, (k) Negotiations
Item I.3 - Section 90(1) (e) Property, (k) Negotiations
Item I.4 - Section 90(1) (e) Property, (k) Negotiations

CARRIED

S. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor Pratt,
That the meeting terminate at 6:09pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

REGULAR MEETING
OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, July 24, 2023 at 7:15pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt, and M. vanPopta

S. Richardson and R. Zwaag

W. Bauer and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – July 24, 2023

Moved by Councillor Baillie,
Seconded by Councillor Martens,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held July 24, 2023.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100183 and Development Permit Applications No. 101105 and 101225 (1078245 BC Ltd. / 1118375 BC Ltd. / HY Engineering Ltd. / 20186 and 20212 - 86 Avenue)
Bylaw No. 5895
Bylaw No. 5896
Report 23-138
File CD 08-26-0189

"Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5895"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5896"

Explanation – Bylaw No. 5895

S. Richardson explained that Bylaw No. 5895 amends the Carvolth Neighbourhood Plan for lands located at 20186 and 20212 - 86 Avenue to accommodate development of 223 apartment units in two 6-storey buildings by changing the land use designations for portions of the site from Medium Density Apartment (1.9 FSR) to High Density Apartment (2.8 FSR) and to adjust the conservation area. 941 public notices were mailed out.

Explanation – Bylaw No. 5896

S. Richardson explained that Bylaw No. 5896 rezones property located at 20186 and 20212 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-186 to accommodate development of 223 apartments in two 6-storey buildings. 941 public notices were mailed out.

Development Permit No. 101105

Running concurrently with this Bylaw is Development Permit No. 101105 (1078245 BC Ltd. / 1118375 BC Ltd. / HY Engineering Ltd. / 20186 and 20212 - 86 Avenue) in accordance with Attachment G subject to the following conditions:

a. Section 107.3.a)iii – Required Off-Street Parking Spaces being varied to reduce the total number of required parking spaces from 335 to 326;
b. Building plans being in substantial compliance with Schedule "A";
c. Landscape plans being in substantial compliance with Schedule "B" and the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements;

C. PUBLIC HEARING

d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
e. All rooftop mechanical equipment to be screened from view with architecturally compatible treatments; and
f. All refuse areas to be located in an enclosure and screened;

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 a 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;

Development Permit No. 101225

Running concurrently with this Bylaw is Development Permit No. 101225 (1078245 BC Ltd. / 1118375 BC Ltd. / HY Engineering Ltd. / 20186 and 20212 - 86 Avenue) in accordance with Attachment H subject to the following conditions:

a. Acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

Submissions from the public:

The following written submission was received from the public:

1. T. Trinh, a Langley resident, expressing concerns about increasing the density as there are already long waitlists for daycare and local

C. PUBLIC HEARING

schools and would like to see proper infrastructure, community amenities and schools in place before density is increased.

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5895"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5896"
CARRIED

Councillor Richter opposed

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5895"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5896".

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Martens,
That prerequisite number 4 to amended to read as follows:

"Conduct a Public Information Meeting and relevant community consultation activities, held no sooner than September 11, 2023 and prior to final adoption, related to the dedication and construction of an approximately 0.2 ha (0.5 ac) pocket park in accordance with the Carvolth Neighbourhood Plan".
CARRIED

Councillor Rindt opposed

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

D. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That the meeting terminate at 7:24pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
Sent: Monday, July 24, 2023 8:47 AM
To: legservicesinfo
Subject: Delegation Requests by Adia Lewis
Attachments: Integrated Family Connections copy.docx

Please note the following response to Delegation Requests has been submitted at Monday July 24th 2023 8:43 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  9/11/2023
- **Name of delegate or organization wishing to appear**
  Adia Lewis
- **Topic**
  Hope For Vulnerable Families
- **Purpose of presentation**
  Information only, Request funds
- **Desired resolution**
  To honour Jacqueline Gwen Anderson's dedication to providing hope and stability for vulnerable people in our community, and to request Township support for I Am With You House.
- **Full name**
  Adia Lewis
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **Alternate Phone**
  FOIPPA s.22(1)
- **I would like to attach a presentation or additional information for Council**
  Yes

Today, July 24, has been a year since, nine-year-old Anna, ten-year-old Blayke, and I came to witness Jacqueline Anderson present a persistent dream of support and growth for single parents and other community members to city council. Jacquie's S.P.I.R.I.T has always been strong and bright. She carried a continuously burning torch of love in her heart and gave every person with whom she interacted the opportunity to keep their torch lit, or to light it if it had flickered and died.

The council strongly supported her proposal, and a businessman who had other business in the room practically ran after us as we left the council meeting, to express his excitement to Jacquie, at the potential for an extended partnership.

Jacquie was fighting cancer then, though not consciously. The weight of years of clearing space like a warrior for others took her breath away. We to whom she gave gold from the pot under the rainbow of her heart still carry the torch which she passed to us as she encouraged us to continue to run the marathon of hope, healing, and connection.

As of March 31, 2019, according to MCFD statistics, about five hundred children children experienced recurrence of maltreatment following reunification and were returned to care. The number of children who fall through the cracks, with no protective intervention, is likely higher, as, in my experience as a foster parent, parents who feel unsupported and afraid of what they perceive to be punitive separation with no real solutions avoid observation and encourage their children to do the same. Therefore, we know that hundreds more children in British Columbia are at risk. This is not just that there were about five hundred documented children repeatedly harmed and returned to care in one year. This is an annual trend. So, every year thousands of children are at risk. This is a public health crisis.

My name is Adia Lewis. I live in the Township of Langley, in Aldergrove. I used to be a foster parent with the Ministry of Children and Family Development. I have begun to foster families instead of only fostering children to help close the gap of vulnerability through which so many of our families have fallen, and to help ease the load off our overburdened government, which cannot do the work of raising and providing safe homes for our struggling children and their families. What does fostering families mean? Vulnerable single mothers and their children live in our home together, in a safe setting. Parents are assessed and seen to be safe to be housed with their children.. Each family faces housing instability. I have been working full time as the host parent in our pilot home, for the last four years without being paid or funded, and all operating costs have come from my pocket with several instances of assistance from a few friends, and from Acts of Kindness and LifeApp when they were able to assist. The great need for this service was glaringly apparent to me when I worked as a foster parent with MCFD.

Consider Angie:

Her max capability for rent in a setting that fits her being is between $1200 and $1400. Her current rent is $1700.

She made a decisive move to leave her abusive partner of ten years, on assurance from several reputable advisors that she would be able to access support resources. That has not been the case. She feels as if she has exhausted every avenue, and she sees no other recourse but to return to her partner with their nine-year-old son and take a chance that he will be 90% okay.

I know that transition houses are all full. There is a significant waitlist for subsidized housing, and a person does not qualify for rental assistance if they are already accessing disability or income assistance allowances.
That 10% risk seems to be a dear price to pay in an era when femicide (the murder of women by men/intimate partners) has increased by 27% in Canada within the last three years (https://www.femicideincanada.ca).

Combined with the other long-standing aspects of gender inequality and trauma that becomes generational as children are raised in these environments, I propose that our Township consider implementing the Jacqueline Gwen Anderson Fund to begin to support vulnerable women who seek long term haven in market housing, and to facilitate their nurturing connection in homes with community families who have room in their homes while moms find a permanent safe stable home for their families.

I have already been involved in this work in a fairly unsustainable way for the last four years from August of 2019 to now. I would love it if we would look at working together to sustainably support homes that are bridges between trauma and haven.

In four years, we have been a safe space for families, who have been then able to launch on their own, fully surrounded by support and resources in the community, and not traumatized by the thought of separation by MCFD. We were home to a family in partnership with a social worker on the MCFD Guildford Inter-disciplinary team, as that team tried to create the best case scenario for reunification for a mother and her two young children. All of our families face housing difficulties. We urgently need your help to meet costs to be able to keep our home open.

Our funds are depleted, and we need $5000 to keep the home open for the next two months.

We are also looking for other families who are willing to foster families. Our community, our province can be a beacon of light to the world, to show what wonderful things can happen when friends and neighbours work together. We can because we care, and not one child's suffering is acceptable.

Warmly,
Adia Lewis
President, I Am With You Fellowship
Host Family Coordinator, Integrated Family Connections

MCFD Statistics
https://mcfd.gov.bc.ca/reporting/services/child-protection/permanency-for-children-and-youth/performance-indicators/children-in-care

Plecas Report
https://www2.gov.bc.ca/assets/gov/family-and-social-supports/services-supports-for-parents-with-young-children/reporting-monitoring/00-public-ministry-reports/plecas-report-part-one.pdf

Gove Report
http://www.qp.gov.bc.ca/gove/vol1_02.htm

Healing Vulnerable Families- Aldergrove Star April 22, 2022
https://www.aldergrovestar.com/e-editions/?iid=i20220422025952805738&headline=QWxkZXJncm92ZSBTdGFyLCBBcHJpbCAyMiwgMjAyMg==&&doc_id=220422100133-7e17ce19a60889f2a49531ce616b1b06

From: do_not_reply@notifications.tol.ca
Sent: Wednesday, August 16, 2023 4:07 PM
To: legservicesinfo
Subject: Delegation Requests by Robert Kay

Please note the following response to Delegation Requests has been submitted at Wednesday August 16th 2023 4:06 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  9/11/2023
- **Name of delegate or organization wishing to appear**
  Robert Kay
- **Topic**
  Implementation of the B.C. Government's Housing Supply Act and BC Homes For People Plan within the Township of Langley
- **Purpose of presentation**
  Request letter of support
- **Desired resolution**
  Improved affordable housing options in the community, and a suspension of decommissioning any unauthorized suites, unless deemed unsafe after inspection and opportunity to bring the suites up to code.
- **Full name**
  Robert Kay
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

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

From: do_not_reply@notifications.tol.ca
Sent: Wednesday, September 06, 2023 10:57 AM
To: legservicesinfo
Subject: Delegation Requests by Deanna Hunter
Attachments: Blank 3.docx

Please note the following response to Delegation Requests has been submitted at Wednesday September 6th 2023 10:56 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  9/11/2023
- **Name of delegate or organization wishing to appear**
  Deanna Hunter
- **Topic**
  Concerns of opening 28A Ave as a thru road as a result of the proposed 5 story apartment building going in. Rezoning # 100645
- **Purpose of presentation**
  Information only
- **Desired resolution**
  To maintain 28A Ave as a no-thru road.
- **Full name**
  Deanna Hunter
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **I would like to attach a presentation or additional information for Council**
  Yes
- **File upload**
  1. Blank 3.docx [9.1 KB]

Subject: Request to Preserve 28A Avenue as a No-Thru Road

Dear Mayor Woodward and Councillors ,

As someone who has lived in Aldergrove for over 40 years, I have witnessed the beauty and tranquility that our no thru road offers to our community. For over 60 years, this road has been a cherished part of our neighbourhood, providing a safe haven for pedestrians of all ages to enjoy peaceful walks and connect with nature. I am writing to express the concerns of myself and many others in our community to the potential repercussions of opening 28A Ave as a thoroughfare as a result of the proposed 5 story apartment building going in. I kindly request your consideration in preserving our beloved street as a dead end road.

Our road holds immense value to our community, by providing a safe and tranquil space for residents of all ages to walk and enjoy. Many local school children use this road every day as a quiet safe path to walk to and from the local schools and is also enjoyed regularly by the many seniors that live nearby and it would be a great loss to see this compromised.

I hope that you will consider these alternative solutions and agree that it is unnecessary to change 28A Ave into a thru road so that our families, children and seniors can continue to enjoy this road without concern for heavy traffic and speeding vehicles. While we understand that progress is necessary, I hope you will consider the impact such changes will have on local residents and can work towards a solution that benefits both the developer and the community.

Thank you for your attention to this matter.

Yours sincerely,

Deanna Hunter

FOIPPA s.22(1)

From: do_not_reply@notifications.tol.ca
Sent: Wednesday, September 06, 2023 11:02 AM
To: legservicesinfo
Subject: Delegation Requests by Anthony Hunter

Please note the following response to Delegation Requests has been submitted at Wednesday September 6th 2023 11:00 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  9/11/2023
- **Name of delegate or organization wishing to appear**
  Anthony Hunter
- **Topic**
  Overall Height of proposed apartment building and maintain 28A Ave as a no thru road. Rezoning # 100645
- **Purpose of presentation**
  Information only
- **Desired resolution**
  Lower overall height of apartment building and keep 28A Ave as a no thru road
- **Full name**
  Anthony Hunter
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 – REGULAR MEETING	**REPORT:**	23-170
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-12-0024
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100423 (GAUTHIER / 25731 – 10 AVENUE)		

PROPOSAL:

Non–farm use application to the Agricultural Land Commission (ALC) submitted by Robert Gauthier to accommodate a proposed veterinary clinic at 25731 – 10 Avenue.

RECOMMENDATION SUMMARY:

That Council advise the ALC that the non-farm use complies with the Township's Zoning Bylaw.

RATIONALE:

The proposed non-farm use complies with the overall vision and objectives of the Township's Official Plan and provisions of the Township's Zoning Bylaw. The application is being forwarded to Council for consideration of referral to the ALC.

RECOMMENDATION:

That Council refer the application to the Agricultural Land Commission (ALC) advising that the proposed non-farm use application submitted by Robert Gauthier to accommodate a proposed veterinary clinic at 25731 – 10 Avenue complies with the Township's Zoning Bylaw.

EXECUTIVE SUMMARY:

The Township of Langley has received a non-farm use application proposing a veterinary clinic on a 0.3 ha (0.7 ac) portion of a 1.9 ha (4.7 ac) property located at 25731 – 10 Avenue. The property is located within the Agricultural Land Reserve (ALR), designated Agriculture in the Official Community Plan (OCP), designated Agricultural/Countryside in the Rural Plan, and zoned Rural Zone RU-2. The property currently accommodates a residential building, accessory building, and barn. The applicant proposes building improvements to the existing accessory building to accommodate the proposed equine veterinary clinic.

The Township's Rural Zone RU-2 permits a veterinary clinic use. However, as veterinary clinics are not designated as a farm or permitted non-farm use by the Agricultural Land Reserve Use Regulation, approval from the ALC as a non-farm use is required. Should the non-farm use request be permitted by the ALC, the applicant will require issuance of a building permit and any other required municipal permits prior to commencing construction. A Building Permit to convert the interior of the accessory building has been submitted by the applicant. A detailed building permit review is on hold pending a decision by Council and the ALC.

PURPOSE:

To provide Council with information and recommendation with respect to an ALR non-farm use application submitted under Section 20(2) of the ALC. Consideration of the application by Council is required prior to it being forwarded to the ALC.

REFERENCE:

Owner:	Robert Gauthier and Kimberly Steele 25731 – 10 Avenue Langley, BC V4W 2J5
Legal Description:	Lot 5 Section 12 Township 10 New Westminster District Plan 41615
Location:	25731 – 10 Avenue
Area:	1.9 ha (4.7 ac)
Existing Zoning:	Rural Zone RU-2
Rural Plan:	Agricultural / Countryside (8.0 ha / 19.8 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is designated Agriculture in the OCP, designated Agricultural/Countryside in the Rural Plan, zoned Rural Zone RU-2, and is located in the ALR.
- The Township Zoning Bylaw permits veterinary clinic uses in Rural Zone RU-2. However, as veterinary clinics are not designated as a farm or permitted non-farm use by the Agricultural Land Reserve Use Regulation, approval from the ALC as a non-farm use is required.
- The applicant has applied for a non-farm use under Section 20(2) of the Agricultural Land Commission Act to permit a veterinary clinic on the southerly portion of the property.
- The property currently accommodates a residential building, various agricultural structures, and an accessory building, with the remaining portions of the lot consisting of two sand paddocks and multiple fields of various sizes. According to the applicant, the fields are currently used to feed and keep horses.

DISCUSSION/ANALYSIS:

- The applicant has proposed to convert an existing accessory building located near the front of the property into an equine veterinary clinic.
- Preliminary building plans indicate the building improvements would consist of office space, pharmacy space, and a 62 m^2 (667 ft^2) equine examination area.
- The applicant indicates, the practice "would be primarily ambulatory, where the veterinarian goes to farms to treat the horses, but some horses would be coming to the facility for treatment". The existing barn "would be used periodically for housing up to four horses requiring multi day care, such as foaling or wound management."
- The applicant notes they intend to operate the clinic and live on the property.
- Drawings in support of a building permit have been submitted to the Township, however a detailed building permit review is on hold pending the required non-farm use approval by the ALC.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	A property with an existing single family dwelling and a farm	Agricultural/Countryside	Rural Zone RU-2

South:	10 Avenue, beyond which is a property with an existing single family dwelling	Agricultural/Countryside	Rural Zone RU-2
East:	Two properties, each with an existing single family dwelling and farm	Agricultural/Countryside	Rural Zone RU-2
West:	A property with an existing single family dwelling	Agricultural/Countryside	Rural Zone RU-2

Policy Considerations:

Township of Langley Zoning Bylaw No. 2500 permits veterinary clinic uses in the Rural RU-2 Zone. However, as veterinary clinics are not designated as farm or permitted non-farm uses by the Agricultural Land Reserve Use Regulation, ALC approval of a non-farm use is required.

In accordance with Section 20(2) of the Agricultural Land Commission Act, the proponent is required to submit a non-farm use application for the proposed veterinary clinic. Consideration of the application by Council is required prior to it being forwarded to the ALC.

Should the non-farm use request be approved by the ALC, the applicant will require issuance of a building permit and any other required municipal permits prior to commencing construction. Staff support the proposed non-farm use application as the site's existing RU-2 Zoning includes veterinary clinics as a permitted use, subject to ALC non-farm use approval.

Respectfully submitted,

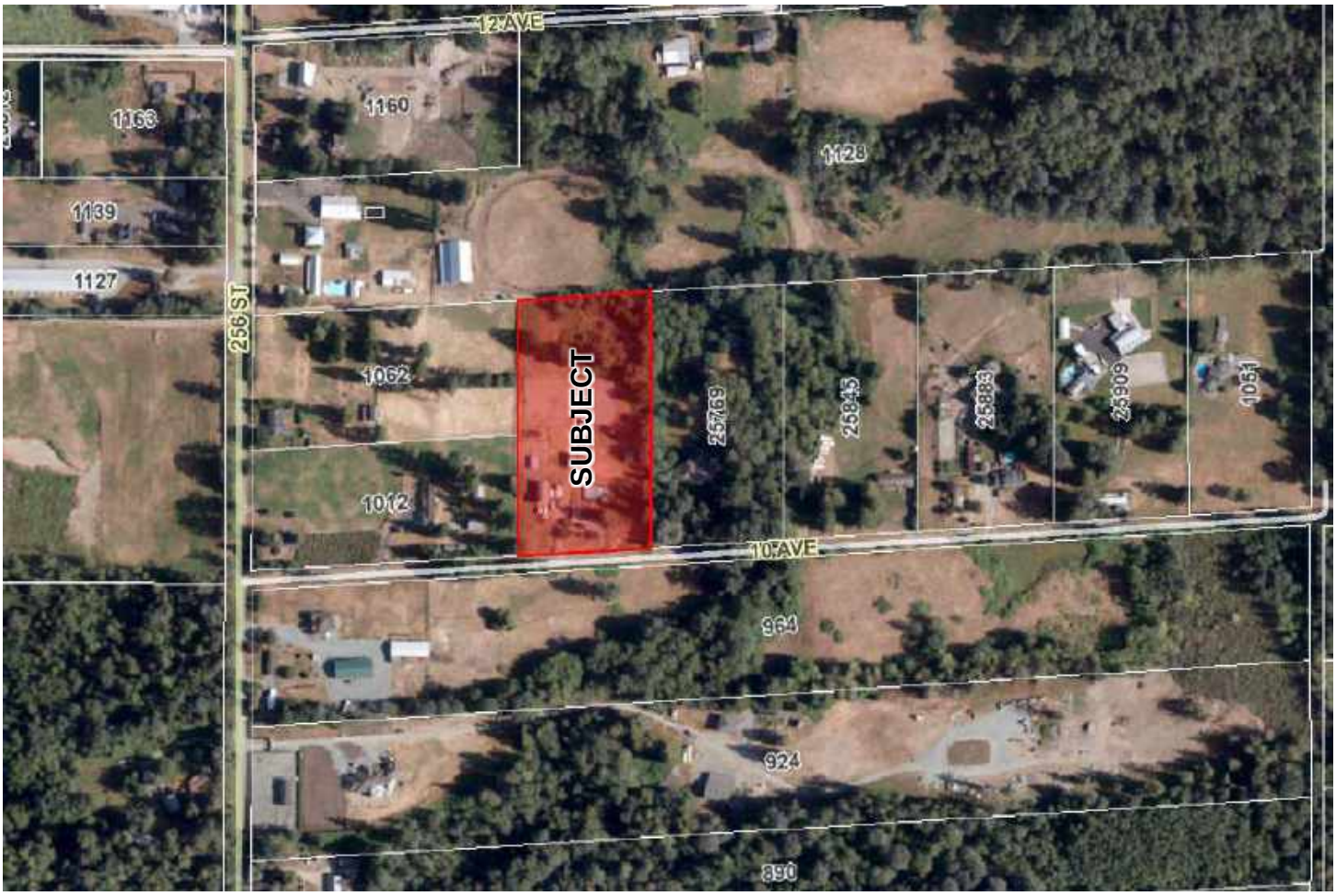
Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Aerial Context Map

ATTACHMENT B Rural Plan Map

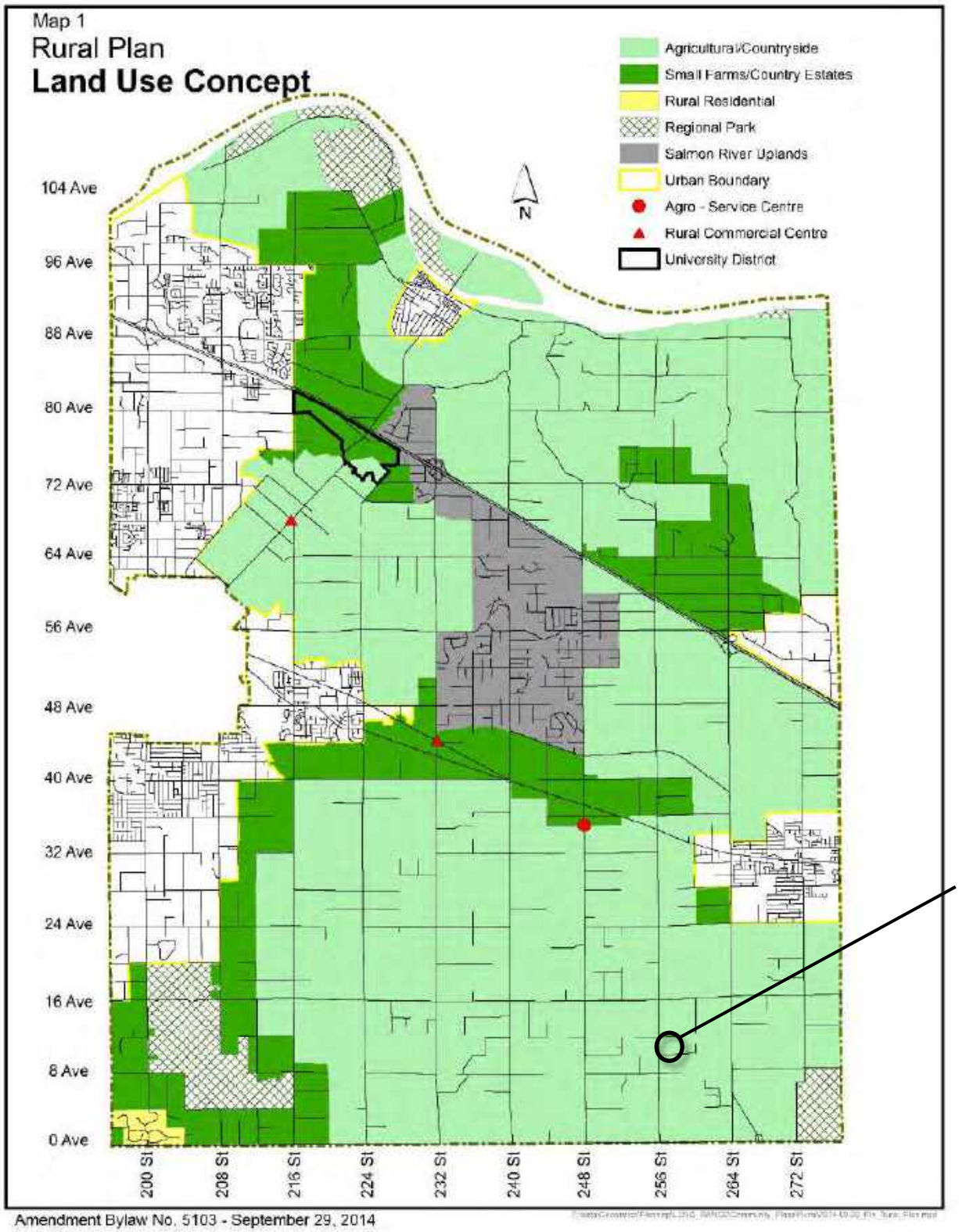
ATTACHMENT C Proposed Site Plan Provided by Applicant

ATTACHMENT A

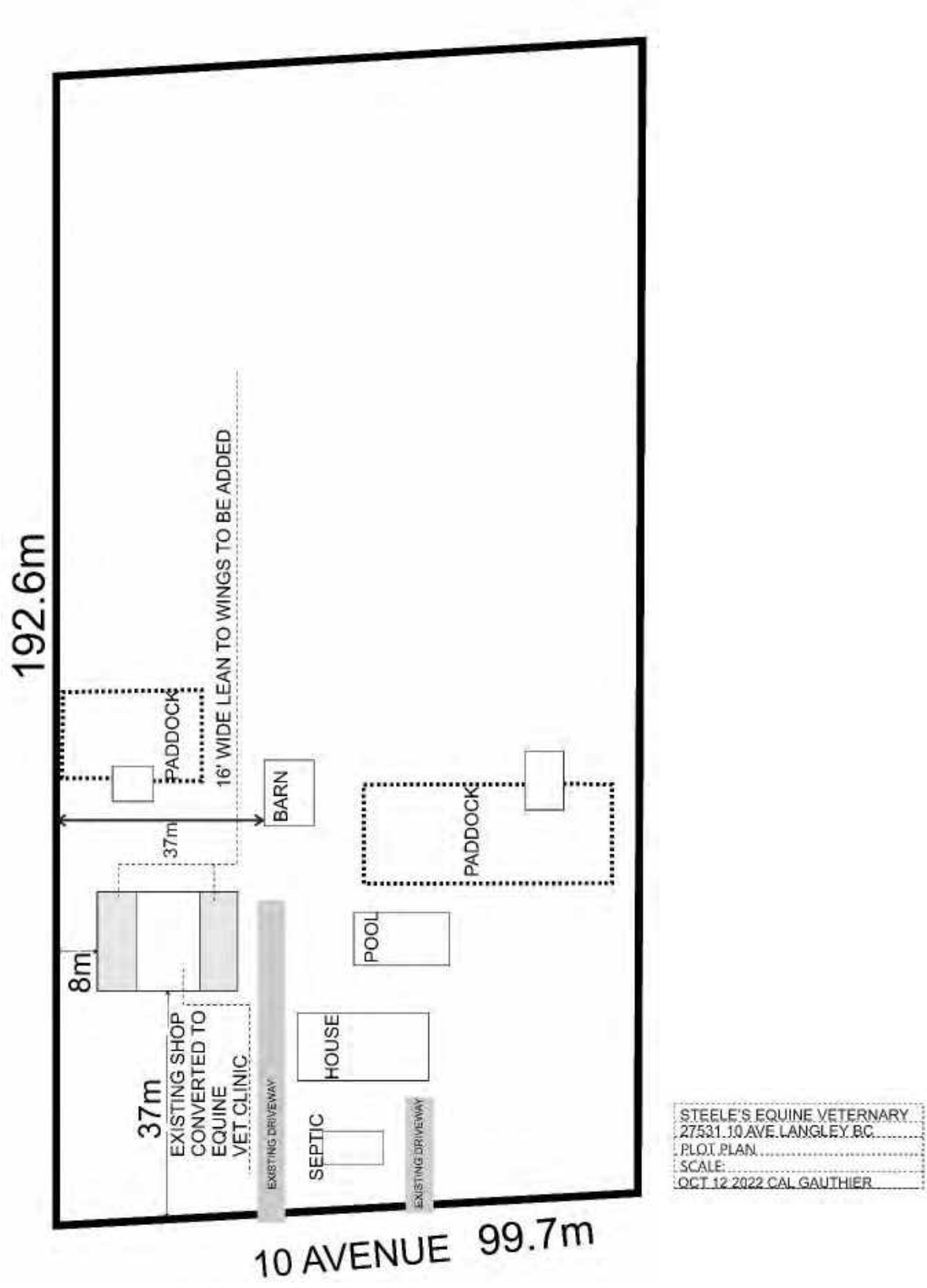


AERIAL CONTEXT MAP

ATTACHMENT B



ATTACHMENT C



PROPOSED SITE PLAN – PROVIDED BY APPLICANT

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 – REGULAR MEETING	**REPORT:**	23-171
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	12-06-0030
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100401 (ALLEN / 21747 - 100 AVENUE)		

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 3.95 ha (9.76 ac) parcel located at 21747 – 100 Avenue into two rural lots.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted on behalf of the owner of the property located at 21747 – 100 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The subject property is located at 21747 – 100 Avenue, within the ALR, designated Small Farms/Country Estates in the Rural Plan (adopted in 1993), and zoned Rural Zone RU-1, which requires a minimum lot size of 1.7 ha (4.2 ac).

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide the 3.95 ha (9.76 ac) property into two rural lots. The proposed lots would be 1.7 ha (4.2 ac) and 2.2 ha (5.4 ac) with frontage and panhandle access along 100 Avenue.

Staff recommend that Council forward the application to the ALC as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw. Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw, as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

PURPOSE:

To provide Council with information and a recommendation with respect to an ALR subdivision application submitted under Section 21(2) of the ALC Act.

REFERENCE:

Owner:	Lorna Allen 21747 – 100 Avenue Langley, BC V1M 3V1
Agent:	Kurt Alberts Box 760, 9054 Glover Road Langley, BC V1M 2S2
Legal Description:	Lot 3 Section 6 Township 12 New Westminster District Plan 2109
Location:	21747 – 100 Avenue
Area:	3.95 ha (9.76 ac)
Existing Zoning:	Rural Zone RU-1 (1.7 ha / 4.2 ac minimum lot size)
Rural Plan:	Small Farms/Country Estates (1.7 ha / 4.2 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is designated Agriculture in the OCP, designated Small Farms/Country Estates in the Rural Plan, zoned Rural Zone RU-1 and is located in the ALR.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 3.95 ha (9.76 ac) property into two rural lots.
- The lots are proposed to be 1.7 ha (4.2 ac) and 2.2 ha (5.4 ac) with frontage and panhandle access along 100 Avenue.
- A 10 m statutory right-of-way (not shown on applicant site plan) along the north property line is requested to accommodate any future extension of 102 Avenue.
- According to the applicant, the property currently accommodates a single family dwelling and horse pasture, in addition to various accessory buildings.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	Property with existing single family dwelling and farm	Small Farms/Country Estates	Rural Zone RU-1
South:	100 Avenue, beyond which are multiple properties with existing single family dwellings and farms	Small Farms/Country Estates	Rural Zone RU-1
East:	Property with existing single family dwelling and farm	Small Farms/Country Estates	Rural Zone RU-1

West:	Property with existing single family dwelling and farm, currently under application (ToL Project No.12-06-0029)	Small Farms/Country Estates	Rural Zone RU-1

Policy Considerations:

The subject site is located within the ALR and designated Small Farms/Country Estates in the Rural Plan. The proposed subdivision complies with the minimum lot size requirements of the Rural Zone RU-1. Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted. As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

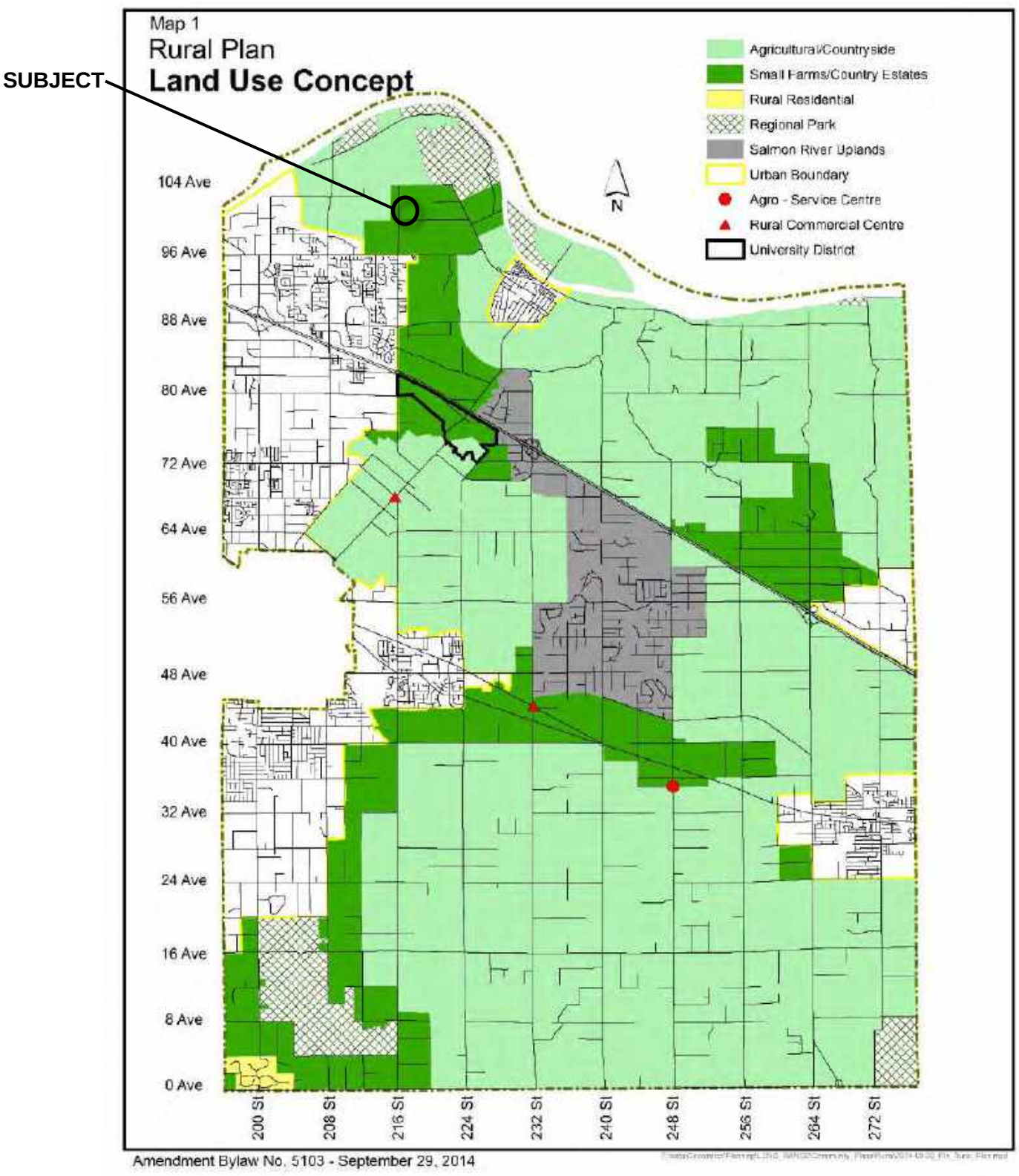
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Rural Plan Map
ATTACHMENT C	Agricultural Land Reserve Map
ATTACHMENT D	Proposed Site Plan Submitted by Applicant

ATTACHMENT A

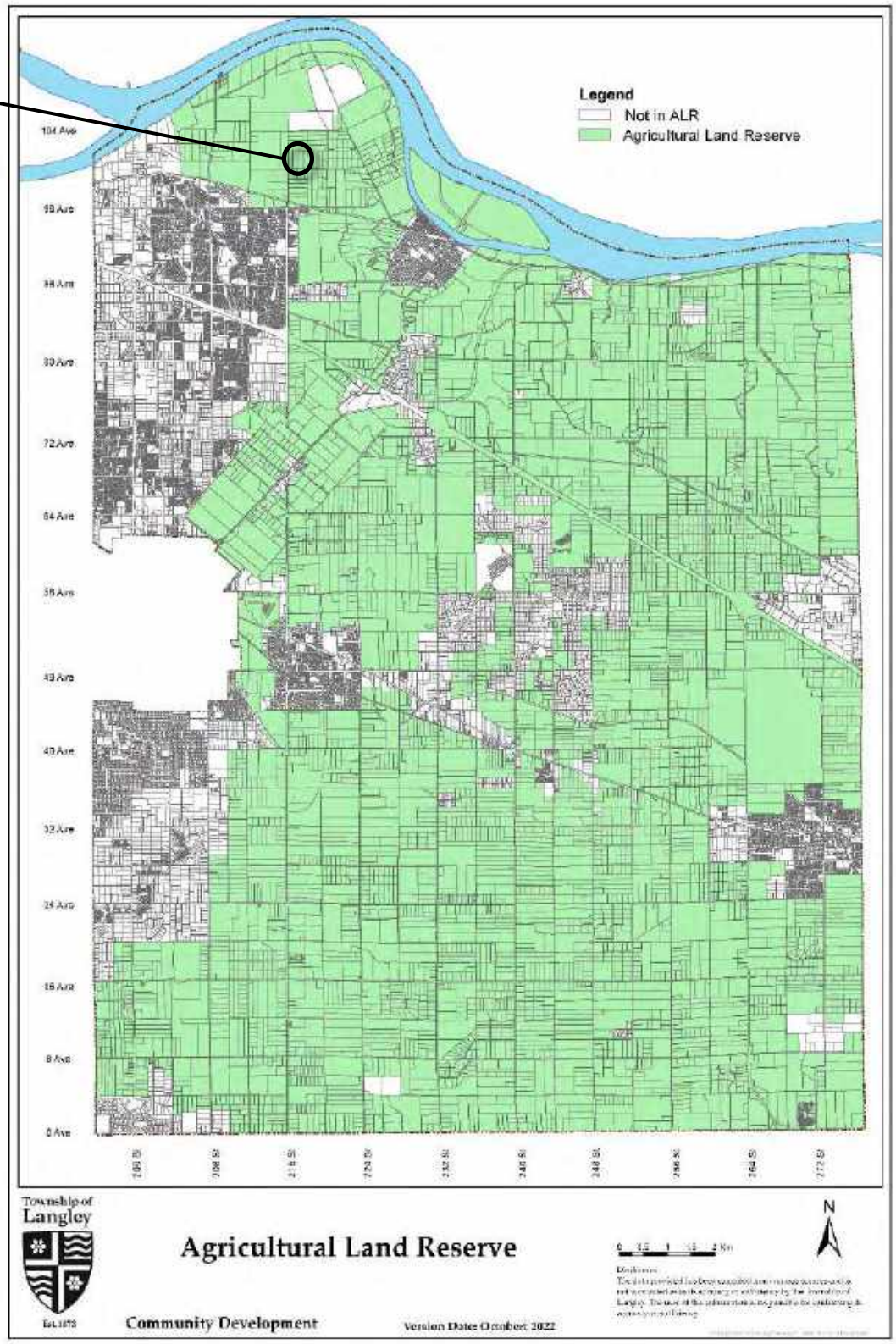


AERIAL CONTEXT MAP

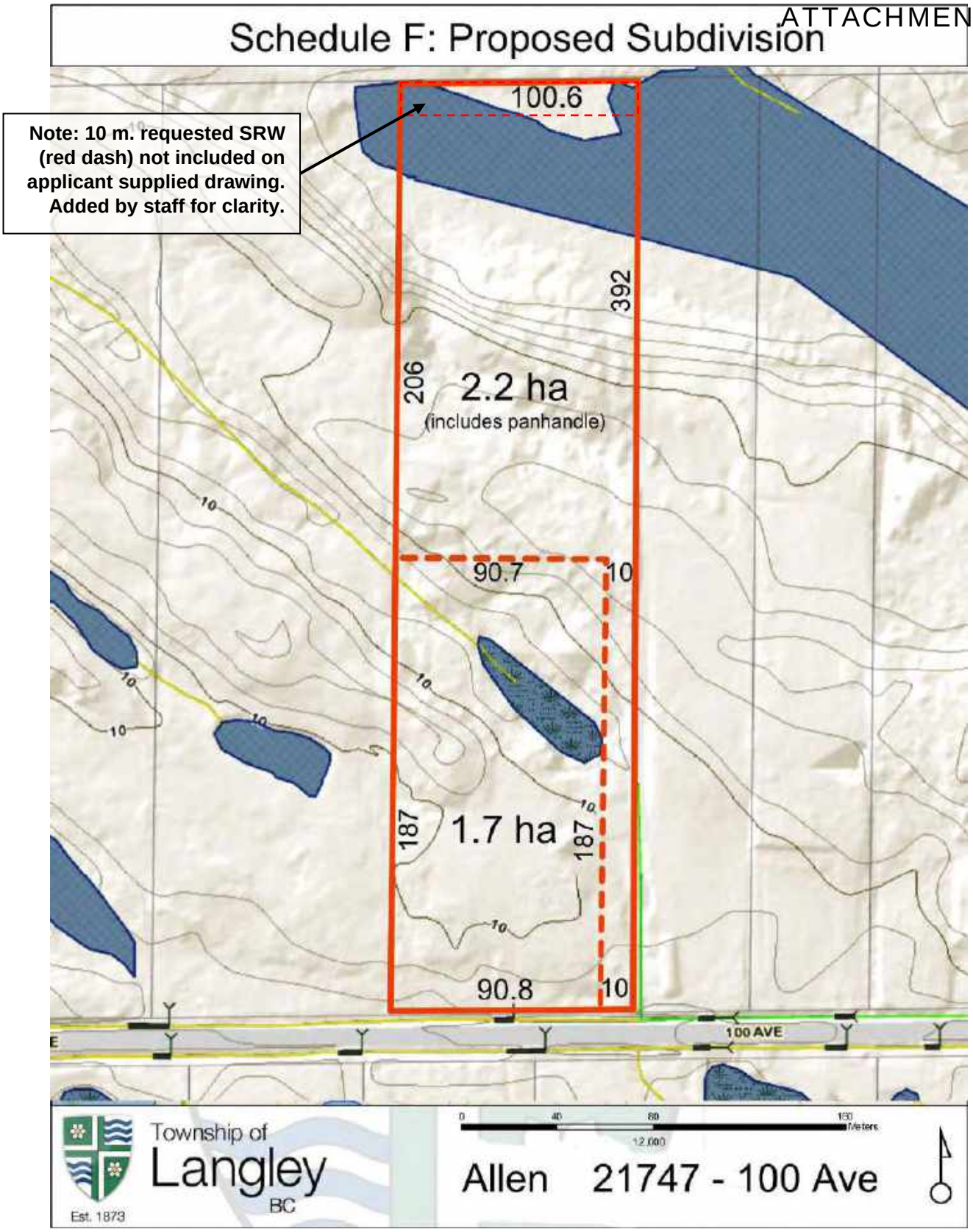
ATTACHMENT B



ATTACHMENT C



ATTACHMENT D



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 – REGULAR MEETING	**REPORT:**	23-172
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	12-06-0029
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100396 (YORK / 21675 - 100 AVENUE)		

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 3.95 ha (9.76 ac) parcel located at 21675 – 100 Avenue into two rural lots.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted on behalf of the owner of the property located at 21675 – 100 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The subject property is located at 21675 – 100 Avenue, within the ALR, designated Small Farms/Country Estates in the Rural Plan (adopted in 1993), and zoned Rural Zone RU-1, which requires a minimum lot size of 1.7 ha (4.2 ac).

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide a 3.95 ha (9.76 ac) property into two rural lots. The proposed lots would be 1.86 ha (4.60 ac) and 2.08 ha (5.14 ac) with frontage and panhandle access along 100 Avenue.

Staff recommend that Council forward the application to the ALC as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw. Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw, as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

PURPOSE:

To provide Council with information and a recommendation with respect to an ALR subdivision application submitted under Section 21(2) of the ALC Act.

REFERENCE:

Owners:	Allan and Helen York PO Box 974 Stn Fort Langley Langley, BC V1M 2S3
Agent:	Kurt Alberts Box 760, 9054 Glover Road Langley, BC V1M 2S2
Legal Description:	Lot 2 Section 6 Township 12 New Westminster District Plan 2109
Location:	21675 – 100 Avenue
Area:	3.95 ha (9.76 ac)
Existing Zoning:	Rural Zone RU-1 (1.7 ha / 4.2 ac minimum lot size)
Rural Plan:	Small Farms/Country Estates (1.7 ha / 4.2 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is designated Agriculture in the OCP, designated Small Farms/Country Estates in the Rural Plan, zoned Rural Zone RU-1 and is located in the ALR.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 3.95 ha (9.76 ac) property into two rural lots.
- The lots are proposed to be 1.86 ha (4.60 ac) and 2.08 ha (5.14 ac) with frontage and panhandle access along 100 Avenue.
- A 10 m statutory right-of-way along the north property line is requested to accommodate any future extension of 102 Avenue.
- According to the applicant, the property currently accommodates a single family dwelling, beekeeping operation, fruit orchard, and chickens in addition to various agricultural buildings.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	Property with an existing single family dwelling and farm	Small Farms/Country Estates	Rural Zone RU-1
South:	100 Avenue, beyond which are multiple properties with existing single family dwellings and farms	Small Farms/Country Estates	Rural Zone RU-1

East:	Property with an existing single family dwelling and farm, currently under application (ToL Project No.12-06-0030)	Small Farms/Country Estates	Rural Zone RU-1
West:	Property with two existing single family dwellings and farm	Small Farms/Country Estates	Rural Zone RU-1

Policy Considerations:

The subject site is located within the ALR and designated Small Farms/Country Estates in the Rural Plan. The proposed subdivision complies with the minimum lot size requirements of the Rural Zone RU-1. Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted. As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Aerial Context Map

ATTACHMENT B Rural Plan Map

ATTACHMENT C Agricultural Land Reserve Map

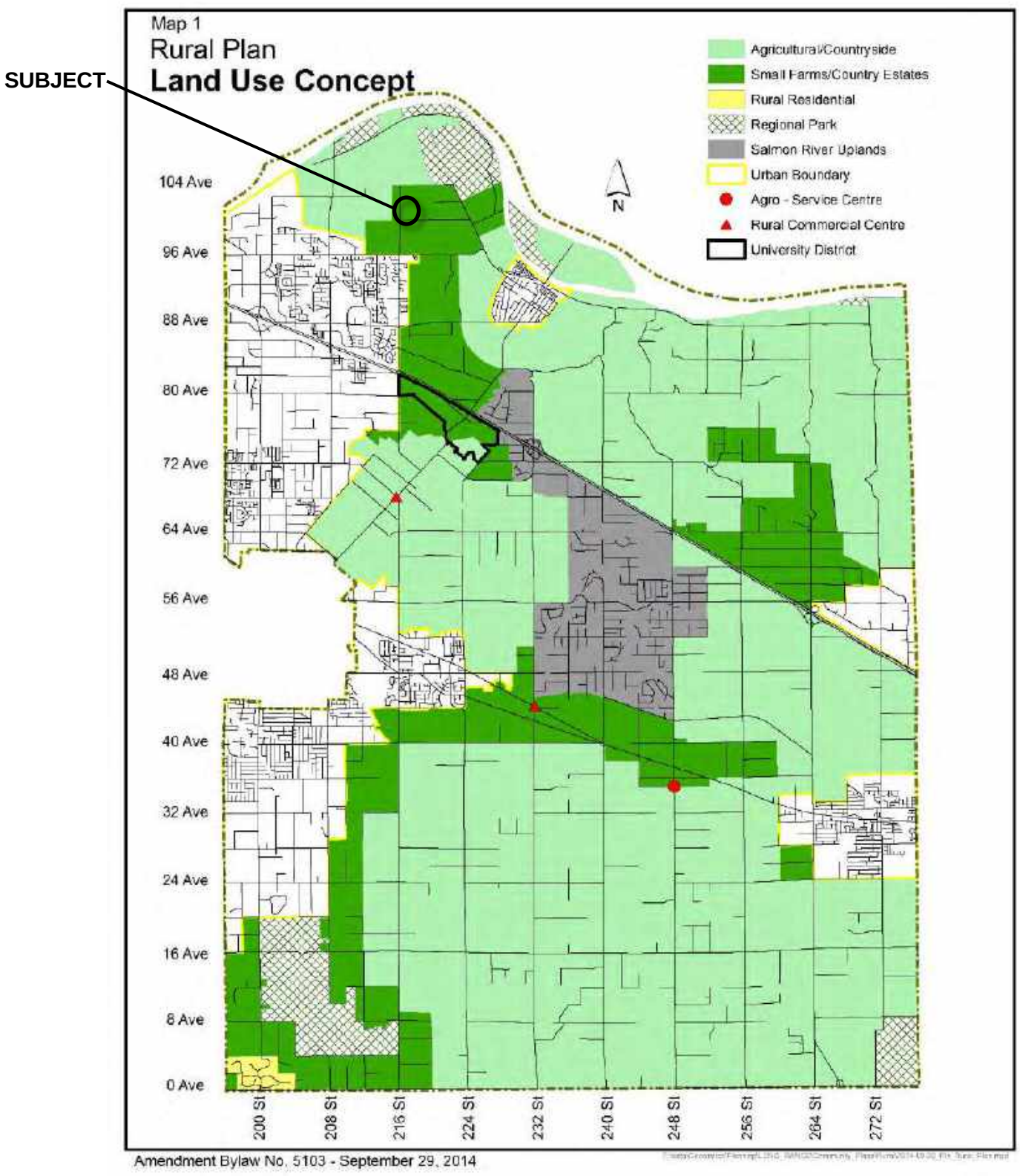
ATTACHMENT D Proposed Site Plan Submitted by Applicant

ATTACHMENT A

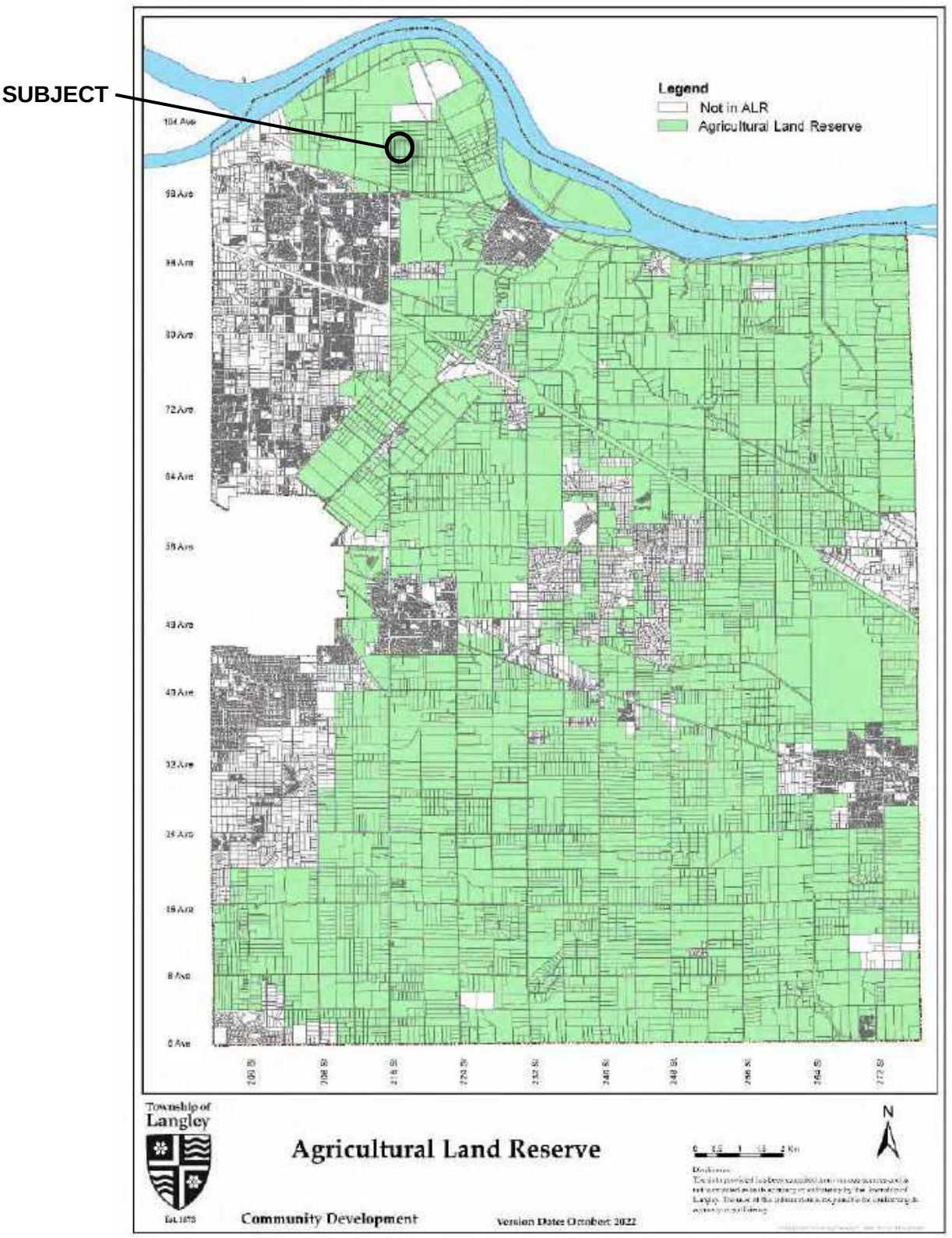


AERIAL CONTEXT MAP

ATTACHMENT B

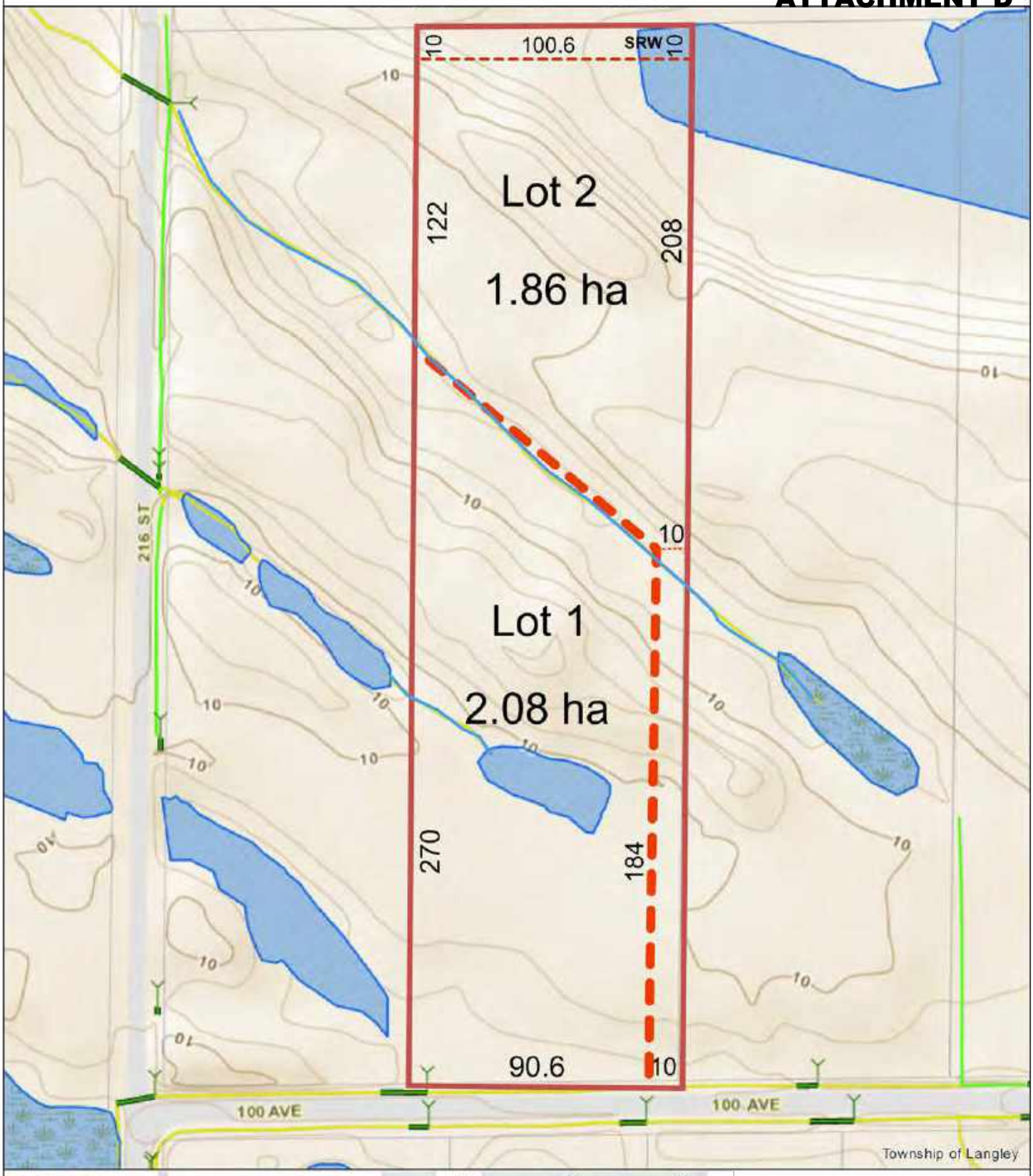


ATTACHMENT C



Schedule F: Proposed Subdivision

ATTACHMENT D



Township of Langley BC
Est. 1873

0 40 80 160 Meters
1:2,000

York 21675 - 100 Ave

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 – REGULAR MEETING	**REPORT:**	23-174
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-21-0024
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100440 (PUNNI / 2508 – 232 STREET)		

PROPOSAL:

Non–farm use application to the Agricultural Land Commission (ALC) submitted by Amrit and Seetal Punni to permit the relocation of their manufacturing company (Duo CNC Machining Inc.) that specializes in producing CNC (Computer Numerical Controlled) machining equipment to a property located at 2508 – 232 Street.

RECOMMENDATION SUMMARY:

That Council consider the application for non-farm use and not refer the application to the ALC as it does not comply with the site's RU-3 zoning

RATIONALE:

The proposed non-farm use application does not comply with the site's RU-3 zoning. The application is being forwarded to Council for consideration of referral to the ALC.

RECOMMENDATION:

That Council consider the non-farm use application submitted by Amrit and Seetal Punni to the ALC to permit the relocation of a manufacturing company (Duo CNC Machining Inc.) that specializes in producing CNC (Computer Numerical Controlled) machining equipment to a property located at 2508 – 232 Street within the Agricultural Land Reserve and not refer the application to the Agricultural Land Commission as it does not comply with the site's RU-3 zoning.

EXECUTIVE SUMMARY:

The Township of Langley has received a non-farm use application proposing to permit the relocation of a manufacturing company (Duo CNC Machining Inc.) that specializes in producing CNC machining equipment from an industrial property located at 10097 – 201 Street to a rural property located at 2508 – 232 Street within the Agricultural Land Reserve (ALR).

The subject property is designated Agriculture in the Metro Vancouver Regional Growth Strategy (RGS), designated Agriculture in the Official Community Plan (OCP), designated Agricultural/Countryside in the Rural Plan and zoned Rural Zone RU-3. The property currently accommodates two single family dwellings, a mobile home, a barn and blueberry fields.

Duo CNC Machining Inc. provides CNC machining services for agriculture, aerospace, cleantech, energy, food packaging, forestry and many other general industrial related businesses. CNC machining is a subtractive manufacturing process that involves using cutting tools to remove material as needed to form the desired part. Duo CNC Machining Inc. does not meet the criteria

established by the ALC to be considered a farm use and therefore a non-farm use application is required.

Should Council refer the application to the ALC and the ALC subsequently approves the proposed non-farm use application, the proponent will need to apply for land use amendments to the RGS, OCP, Rural Plan and Zoning Bylaw to permit operation of a manufacturing company on the property.

PURPOSE:

To provide Council with information and recommendation options with respect to an ALR non-farm use application submitted under Section 20(2) of the ALC Act.

REFERENCE:

Owner:	Amrit and Seetal Punni 2508 – 232 Street Langley, BC V2Z 3B5
Agent:	MG Consulting 16799 – 20A Avenue Surrey, BC V3Z 1H1
Legal Description:	Lot 37 Section 21 Township 10 New Westminster District Plan 50036
Location:	2508 – 232 Street
Area:	6.06 ha (14.98 ac)
Existing Zoning:	Rural Zone RU-3
Minimum Lot Size:	8.0 ha (19.8 ac)
Rural Plan:	Agricultural/Countryside (8.0 ha / 19.8 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property located at 2508 – 232 Street is designated Agriculture in the RGS, designated Agriculture in the OCP, designated Agricultural/Countryside in the Rural Plan, zoned Rural Zone RU-3 and is in the ALR.
- The site plan submitted by the applicant shows the property currently accommodates two single family dwellings, a mobile home, a barn and blueberry fields (Attachment D).
- Duo CNC Machining Inc. has been operating since 1996 from an industrial property located at 10097 – 201 Street zoned Heavy Industrial Zone M-3 and provides CNC machining services for agriculture, aerospace, cleantech, energy, food packaging, forestry and other general industrial related businesses.
- The company machines parts/equipment specifically for the agricultural industry, including for harvesters, packaging machines, tractors, trucks and grain loaders/extractors.
- CNC machining is a subtractive manufacturing process that involves using cutting tools to remove material as needed to form the desired part.

DISCUSSION/ANALYSIS:

- The applicant has applied under Section 20(2) of the ALC Act for a non-farm use to permit the operation of a manufacturing company on the property located at 2508 – 232 Street.
- Duo CNC Machining Inc. does not meet the criteria established by the ALC to be considered a farm use and therefore a non-farm use application is required.
- The applicant indicates relocating the manufacturing company from an industrial property to the property located at 2508 – 232 Street within the ALR will support the growth of their business and contribute to the local economy and the agricultural industry.
- The applicant believes granting a non-farm use exemption is justified in this case, given the nature of their company and its dedication to serving the agricultural industry.

- The proposed relocation will involve the construction of a manufacturing building that will be approximately 930 m^2 (10,000 ft^2) in size.
- The proposed industrial use is not compatible with provisions in the RGS, OCP, and Rural Plan, and is not permitted in the Rural Zone RU-3.

Adjacent Uses:

	Existing Use	**Rural Plan Designation**	**Existing Zoning**
North:	A property with a farm and existing single family dwellings	Agricultural/Countryside	Rural Zone RU-3
South:	Numerous properties with existing single family dwellings	Agricultural/Countryside	Rural Zone RU-3
East:	A property with a farm and existing single family dwellings	Agricultural/Countryside	Rural Zone RU-3
West:	A property with existing single family dwellings	Agricultural/Countryside	Rural Zone RU-3

Policy Considerations:

The property is designated Agriculture in the RGS, designated Agriculture in the OCP, and designated Agricultural/Countryside in the Rural Plan. The site's RU-3 zoning does not permit industrial uses. Should Council advance and the ALC approve the proposed non-farm use application, the proponent would need to apply for land use amendments to the RGS, OCP, Rural Plan, and Zoning Bylaw and provide adequate servicing in accordance with the Subdivision and Development Servicing Bylaw to permit operation of a manufacturing company that specializes in producing CNC machining equipment on the property.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Aerial Context Map

ATTACHMENT B Rural Plan Map

ATTACHMENT C Zoning Bylaw No. 2500 Map

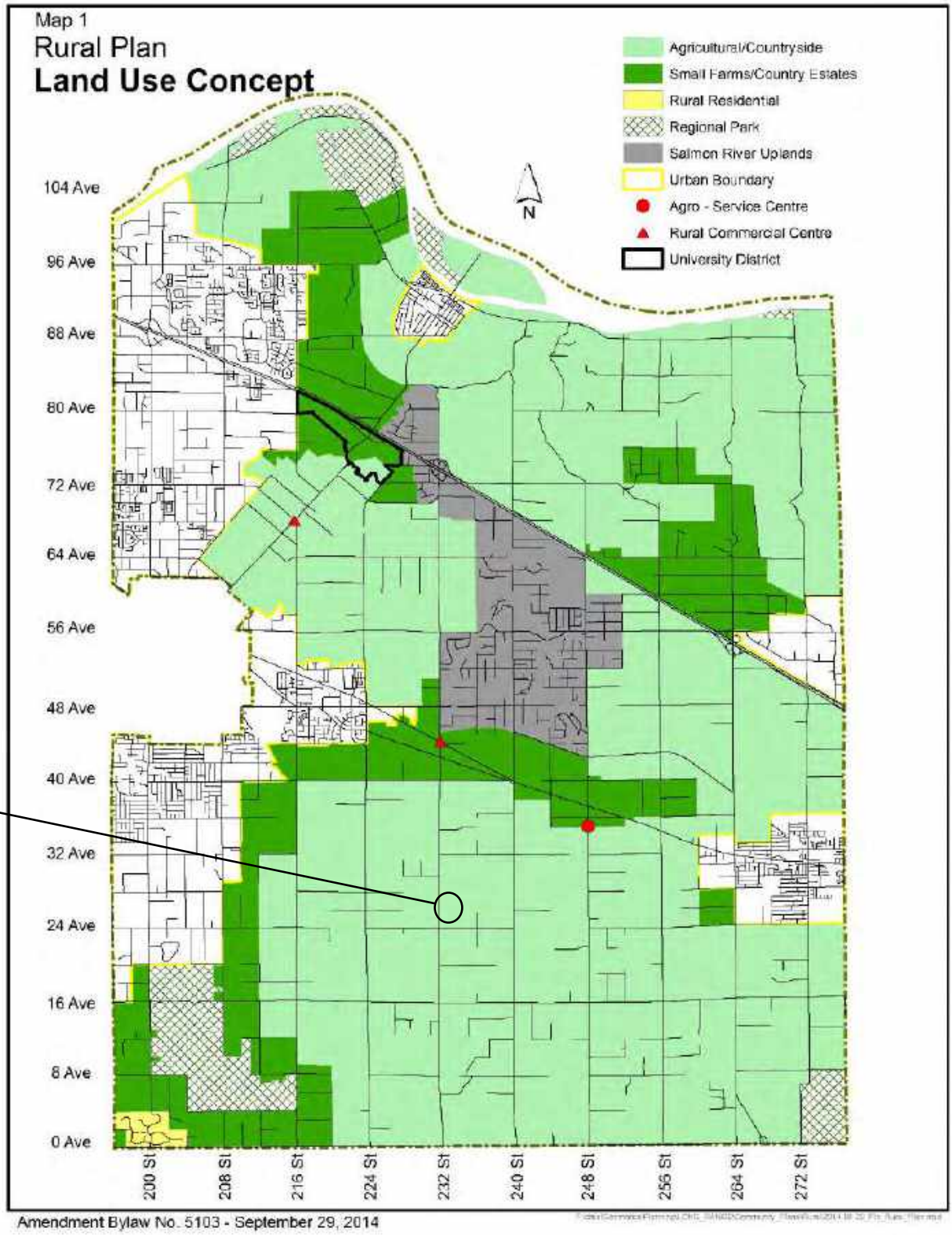
ATTACHMENT D Site Plan Submitted by Applicant

ATTACHMENT A



AERIAL CONTEXT MAP

ATTACHMENT B



SUBJECT

ATTACHMENT C



ZONING BYLAW NO. 2500

ATTACHMENT D



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11 - REGULAR MEETING	**REPORT:**	23-176
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-146
SUBJECT:	CAPITAL REQUEST - CONSTRUCTION WORKS: 80 AVENUE AND 202A STREET WIDENING		

RECOMMENDATION:

That Council authorize an additional $560,000 from various funding sources to complete widening of 80 Avenue from the 20100 Block to 202A Street and 202A Street from the 7900 Block to 80 Avenue.

ANALYSIS:

The widening of 80 Avenue from the 20100 Block to 202A Street and 202A Street from the 7900 Block to 80 Avenue is in-progress and approximately 80% complete. The remaining capital works are pending third-party utility relocations along 80 Avenue and 202A Street as well as development coordination works at the intersection of 80 Avenue and 202A Street. There are an estimated $560,000 worth of works required due to conflicts incurred as a result of delays and extra costs with third party utilities, private property restoration works, and for development coordination.

FINANCIAL IMPLICATIONS:

To complete 80 Avenue from 20100 Block to 202A Street and 202A Street from the 7900 Block to 80 Avenue widening projects, the project will require an additional $560,000, partially funded from a non-refundable deposit received from development, which is detailed in the following tables.

Township of Langley Capital Project Description						
Project Title:	Road Widening: 80 Avenue; 20100 Block to 202A Street					
	CFWD 2022	2023	2024	2025	2026	2027
Requested Amount	$1,994,436	$560,000				
Budget Remaining						
Total Projected Cost	$1,994,436	$560,000				

Project Description *(Phased Project)	The project involves the widening of 80 Avenue from the 20100 Block to 202A Street (on the south side) and 202A Street from the 7900 Block to 80 Avenue (on the west side), including the installation of a greenway with multi-use pathways, landscaped areas, streetlighting, and municipal utilities. The widening projects require third-party utility relocations and development coordination works.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The widening projects will provide connectivity on 80 Avenue and 202A Street and alleviate traffic congestion in the area with two schools and the Langley Events Centre. In addition, traffic flows will improve as eastbound traffic on 80 Avenue is required to merge into a single lane at 201 Street and southbound 202A Street is not two lanes between the 7900 Block and 80 Avenue.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium** (circled)	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	4	Initial Year of Approval:	2021

Township of Langley Capital Project Description						
Project Title:	Road Widening: 80 Avenue; 20100 Block to 202A Street					
Work Breakdown:	RDS1333-01					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2022	2023	2024	2025	2026	2027
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges	$1,974,492	$492,373				
Reserve: Capital Projects Reserve	$19,944	$4,973				
Debt						
TransLink						
ICBC						
Other: NRDRDS-362		$62,654				
Total Currently Funded	**$1,994,436**	**$560,000**				

Total Currently Unfunded						

Respectfully submitted,

Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 - REGULAR MEETING	**REPORT:**	23-175
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	BA000044
SUBJECT:	POLICY OPTIONS FOR VAPE STORES		

RECOMMENDATION:

That Council direct staff to prepare a bylaw that provides for an outright ban on age restricted vape stores.

EXECUTIVE SUMMARY:

At the Regular Meeting on March 13, 2023, Council directed staff to prepare a report on regulatory and licensing options for the location of vape stores.

Senior levels of government are responsible for the regulation of the sale, advertising and marketing of tobacco and vapes. Local governments have the authority to regulate the location of vapes stores through zoning. A best practice review has been conducted. The following options were considered by staff:

Option 1 - An Outright Ban of Age Restricted Stores

Option 2 - Limit Age-Restricted Stores to the Second Floor in Commercial Areas

Option 3 - Follow Restrictions Similar to the Retail Cannabis Policy

The options focus on age-restricted vape stores where minors (those under 19 years of age) are not permitted to enter. Minors are permitted to enter all-age stores such as gas stations, convenience stores and any other retail establishment where vape products may be sold.

Once directed staff will present a bylaw for Council consideration.

PURPOSE:

To provide a definition of vapour products (“vapes”), outline regulatory framework, summarize municipal best practices of locating vape stores and present policy options for locating vape stores in the Township.

BACKGROUND/HISTORY:

At the Regular Meeting on March 13, 2023, Council passed the following motion:

> "Whereas the Township's Official Community Plan supports initiatives to support healthy lifestyles and prevent chronic diseases through healthy built environments; and
>
> Whereas the Township's Zoning Bylaw administers location of use in the Township supported by Council Policy;
>
> Therefore be it resolved that Council direct staff to prepare a report reviewing bylaw, policy and licencing options, with potential amendments thereto, regarding the location of 'vape stores' including proposed location criteria in consideration of compatibility with surrounding land uses."

DISCUSSION/ANALYSIS:

The discussion provides a definition of vapour products ("vapes"), outlines regulatory framework, summarizes municipal best practices of locating vape stores, and presents policy options for locating them in the Township.

Definition of a Vapour Product

According to the BC Ministry of Health, a vapour product (commonly known as an e-cigarette) is defined as a device that contains an electronic or battery-powered heating element that can vaporize an E-substance. An E-substance is a solid, liquid or gas that, when heated by the element in an e-cigarette, produces a vapour for use. All E-substances are covered by provincial legislation (both those with nicotine and those that are nicotine-free).

Regulatory Framework

The federal and provincial governments are responsible for the regulation of tobacco and vapes through the Tobacco and Vaping Products Act (Canada), Tobacco and Vapour Products Control Act (BC), Public Health Act (BC), Tobacco and Vapour Products Control Regulation and the new E-Substances Regulation (BC).

Federal:

In 2020, the Government of Canada introduced several measures under the Tobacco and Vaping Products Act to restrict the promotion of vaping products to youth. The regulations prohibit the promotion of vaping products by means of advertising done in a manner that allows the advertising to be seen or heard by young persons. Advertising in places such as recreational facilities, public transit facilities, broadcast media, in publications, including those online, are prohibited, if the ads can be seen or heard by anyone under eighteen years of age. Other measures include:

- Limiting youth exposure to promotion of vaping products at points of sale
- Requiring a health warning statement on all ads for vaping products
- Enhanced vaping compliance and enforcement actions

Provincial:

Under the BC Public Health Act, a health hazard can be a defined condition, thing or activity either associated with injury or illness, or which fails to meet a certain standard relating to health, injury or illness. The Public Health Act enables health hazards to be identified and addressed in regulation. In 2020, the Province of BC enacted the E-Substance Regulation and made amendments to existing regulations as part of its vaping action plan to strengthen the regulatory framework around youth vaping. The E-Substance Regulation distinguishes between two (2) types of stores in which vapes may be sold:

1. Age-Restricted stores: where minors (those under 19 years of age) are not permitted to enter. Age-restricted stores include specialized vape stores.
2. All-ages stores: where minors are permitted to enter. These sales premises include gas stations, convenience stores, and any other retail establishment, where youth are permitted.

Other measures in the E-Substance Regulation include stringent restrictions on the content, flavour, packaging, advertising and sale of vapes in British Columbia.

Municipal:
Since senior levels of government are responsible for the regulation of the sale, advertising and marketing of tobacco and vapes, a review of regulatory and licensing options focuses on age-restricted sales premises at the municipal level. All-ages sales premises will continue to be regulated by the appropriate authorities.

Vape stores are currently permitted anywhere in the Township as a commercial use and are granted a business licence if they provide Ministry of Health approval. The Ministry of Health is responsible for ensuring vape stores are compliant with their regulations.

In summary, federal and provincial regulations prohibiting the sale of vapes to youth are in effect. Beyond these measures municipalities have limited powers and jurisdiction to regulate vaping and have limited enforcement resources. However, ultimate control on the location and, by extension, number of new stores to be located rests with the local municipalities.

<u>Municipal Best Practices</u>
A best practice review of several neighbouring municipalities was conducted to determine the regulations that have been put in place in relation to vaping. The municipalities included Abbotsford, Coquitlam, Langley City, Maple Ridge, and Surrey.

- The City of Abbotsford does not have any specific restrictions concerning vape stores in commercial zones.

- The City of Coquitlam amended its Business Licence By-law to prohibit the windows of tobacco or vapour product stores to be darkened, frosted or otherwise obscured. The intent of this amendment was to increase visibility of customers and employees as a public safety measure in these premises and to address the concern that extensive window frosting may be increasing youth interest in or attention to tobacco and/or vapour product businesses.

- The City of Langley created limits on new stores by preventing them from locating any closer than 400 metres from the nearest vape store. The intent is to offset what has become somewhat of a similar use district in the downtown. Further rationale included the impact of the frosted windows in creating a detrimental streetscape and thereby encouraging a less pedestrian-friendly active streetscape.

- In 2021, Maple Ridge amended the Zoning Bylaw to outright ban any new age-restricted vape stores citing community safety, protection of youth health and revitalizing the downtown core.

- Similar to Abbotsford, the City of Surrey does not have any specific restrictions concerning vape stores located in commercial zones.

A consistent design solution to prevent minors from viewing vaping products has been to frost or otherwise block all the street level windows from the public. This "solution" has the side affect of negatively affecting the streetscape of commercial area. For an active streetscape to thrive requires significant transparency between the public realm (street) and the private realm (store). Large inviting windows are a key aspect of an active street frontage. Without this transparency people are unable to make a connection with the store and are not enticed to go inside. Patrons in the store have the same disconnect from the street and can have feelings of being unsafe. This reduces the patron traffic into and out of the store and thereby reducing the active streetscape. Frosting has the affect of severing this connection to the street.

Overall, findings indicate that municipalities largely rely on the BC Ministry of Health enforcement officers in the regional health authorities for enforcing the Tobacco and Vapour Products Control Act, the Tobacco and Vapour Products Control Regulation and the E-Substances Regulation. However, there is no consistent approach to restricting or providing locational criteria for stores.

Policy Options

The differentiation between all-age and age-restricted stores provides an opportunity for the Township to limit locations where age-restricted stores are permitted. The Township currently has eight age-restricted stores. Any locational criteria or design solution to protect an active streetscape would have no affect on these existing stores.

Should Council choose to limit vape stores, it would not result in a general prohibition of vaping products being sold within the community. Existing age-restricted vape stores will be grandfathered and continue to have legal non-conforming status. In addition, all-age stores within the community that are licensed to sell tobacco products will also be able to sell vaping products.

Below are three policy options considered by staff.

Option 1 - An Outright Ban of Age Restricted Stores:
An outright ban is currently in effect in Maple Ridge. A ban would effectively prevent any further new stores being permitted and prevent any further disruption to the streetscape. Amendments to the Zoning Bylaw can be made to limit age-restricted stores by adding definitions and excluding the use.

Option 2 - Limit Age-Restricted Stores to the Second Floor in Commercial Areas:
This option has the benefit of eliminating the detrimental effects on the streetscape. This would also have a significant impact on reducing the exposure to youth with most second-floor commercial units accessed through an internal staircase/elevator and hallway. Even though most commercial designations allow for more than one storey of commercial, not all buildings have been built to their full potential. Over time new buildings may consider adding commercial spaces on the second floor knowing that vape stores would be located there. As a result, there would be a limited reduction in the number of potential age-restricted stores. This option would be achieved by amendments to the Zoning Bylaw.

Option 3 - Follow Restrictions Similar to the Retail Cannabis Policy:
This option would limit the number of age-restricted stores overall and would still allow for new store to apply. Using a 200-metre buffer around sensitive areas such as parks and schools would have no effect on existing stores and have little effect on allowing new stores being permitted. All applications would be forwarded to Council for consideration. Should Council

choose this option, it would put Council in the position of giving a perceived tacit approval for at least one age-restricted store in communities that currently do not have them. Increasing the buffer beyond 200 metres would effectively decrease the number of new potential stores. However, this approach does not address the detrimental affect window frosting has on the streetscape.

Next Steps:

With Council's direction staff will draft Zoning Bylaw amendments to limit age-restricted stores by adding definitions and excluding the use.

Respectfully submitted,

Patrick Marples
COMMUNITY AND POLICY PLANNER
for
MUNICIPAL ADMINISTRATION DIVISION

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 - REGULAR MEETING	**REPORT:**	23-179
FROM:	FACILITIES AND CORPORATE PROJECTS DIVISION	**FILE:**	0810-20
SUBJECT:	YOUTH SOCCER CAMPUS		

RECOMMENDATIONS:

That Council direct staff to proceed immediately with conceptual design and cost estimating for a Phase 1 of the new Youth Soccer Campus.

That Council direct staff to locate the project on Township owned lands that are bounded by 76 Avenue to the north, the alignment of the 210 Ecological Greenway to the east, the future 212 Connector to the south, and the alignment of 209 Street to the west.

That Phase 1 of the new Youth Soccer Campus include one synthetic soccer field and associated programming requirements fully enclosed in a building over underground parking, two outdoor synthetic soccer fields, a player warmup and training area, storm detention onsite under the outdoor fields, a landscape buffer, participant drop-off area, and a temporary vehicle access from 76 Avenue.

That Council direct staff to further explore facility design and construction concepts and report to Council with the budget envelope requirements for each concept for Council's further consideration by November 2023.

EXECUTIVE SUMMARY:

The Youth Soccer Campus (Smith Athletic Park) project within the Smith Neighbourhood Plan area is intended to create a place in the community for the enjoyment and development of youth soccer. The desired program as per Council Report 23-94 dated May 29, 2023 is for the campus to include four artificial turf fields, including three outdoor fields of which one would be oversized to allow for rugby, and one full size field enclosed in a building. Additionally, there would be supporting spaces within the facility including change rooms, training facilities, food service and public use areas.

Council approved funding earlier this year to complete tree clearing of the site selected, to conduct further geotechnical investigations and reporting, and to continue to complete technical reviews that support design and cost estimate. Currently, the procurement of a consulting project management firm is complete and the final stages of hiring an architect and general contractor are underway.

To complete conceptual design and cost estimating work for presentation to Council for further direction, it is required to have direction on the scope of the project. At the proposed location,

not enough Township owned land exists to allow for the inclusion of the full program described above, so a phased approach is an option for Council consideration.

On lands that are owned by the Township currently, it is possible to design and construct a first phase of the Youth Soccer Campus that includes two outdoor fields rather than 3, and places the parking under the building and enclosed field in an underground parking structure. The underground parking structure is necessary to ensure efficient use of the land, as without acquiring more property the current Township owned lands do not have enough space for at grade parking.

The conceptual plan for this Phase 1 is contained within this report.

BACKGROUND - NEW YOUTH SOCCER CAMPUS LOCATION

The new facility will be located at 20962 76 Avenue. The layout of the facility and design will be further determined, however the sketch below represents a site fit feasibility exercise. This plan is adjusted to reduce the program to a Phase 1 within the current Township owned lands.

It shows that the current Township owned lands can accommodate two outdoor fields but not the third one as envisioned for the full buildout of the Youth Soccer Campus. The reduced area of a Phase 1 site also does not have enough space to build the required number of parking spaces for the reduced campus at grade. An underground parking structure below the enclosed soccer field building would provide enough capacity for parking for the reduced site. A temporary main access point for the site would be constructed from 76 Avenue, however the long term access would be accommodated elsewhere as this temporary access is not ideal in the future when the area is built out due to expected traffic volumes on 76 Avenue.

The full build out of the Youth Soccer Campus would expand to add the third outdoor field and at grade parking for that additional program. Additional park space will also allow for more amenities for the community in the future.

The proposed site plan is as contained on page 3 of this report.


TO 208 STREET
76 AVENUE
LANDSCAPE BUFFER AND FUTURE PARK
DROP OFF AREA
TRAINING FACILITY
WARM-UP AREA
SPECTATOR PLAZA
210 ECOLOGICAL GREENWAY
212 GREENWAY
212 CONNECTOR
Township of Langley
SMITH ATHLETIC PARK CONCEPT

FURTHER CONSIDERATIONS:

Some additional factors leading to these staff recommendations to proceed at this time include inflation, cost escalation, continued supply chain issues, and general availability and willingness to commit from consultants and contractors. Attempting to mitigate these concerns is important.

Construction cost inflation is a significant challenge facing all areas of the construction industry but specifically non-residential construction. Cost escalation is difficult to predict and has risen rapidly over the past few years. Based on information from industry and current regional projects, the rate of annual escalation can be over 10%. There is no one specific driver that is contributing to these market conditions, rather a confluence of factors.

Generally, the earlier the Township is able to commence further design and works for the individual priority projects, the earlier the Township may establish enhanced cost certainty around the project's scope. Staff believe that with the approvals requested in this report for the Youth Soccer Campus, the phasing will allow the project to proceed on an as expediated, and as efficient, basis as possible with the high quality team for design and construction that is ready to start immediately.

BACKGROUND / HISTORY:

Further background and history for this Council identified Corporate Priority Projects was provided in prior reports, however an abbreviated version specific to the Youth Soccer Campus is as follows:

At its meeting of November 14, 2022, Council directed staff to complete general scope reviews and pre-project work for an array of needed community and recreation amenities, including the a soccer campus in the Smith Neighbourhood.

Initiated at the Council Meeting of November 14 and approved December 12, 2022, was a Community Amenity Contribution Policy Update that includes a fund to assist in funding many community amenities, including a Soccer Campus.

On December 5, 2022 Council directed staff to include for Council's consideration within the 2023 Budget and Five-Year Financial Plan recreation and public safety capital projects including a new soccer campus in the Smith Neighbourhood.

Through late 2022 and early 2023, Council provided further direction and $300,000 in funding to carry out various site analysis, surveys, geotechnical analysis, tree assessments, environmental assessment reviews, off-site and on-site civil infrastructure information gathering, and site service capacity reviews. The majority of this initial work for four of the Council identified Corporate Priority Projects, including the new Youth Soccer Campus, is complete.

At its meeting of May 29, 2023, Council approved $1.5M in funding for 2023 from the Capital Projects Reserve, and directed staff to proceed with the planning, site assessments, design and initial procurement process for the new Youth Soccer Campus.

Further discussion both internally and externally has resulted in staff recommending the phased approach to delivery, as is recommended in this report.

Respectfully submitted,

Scott Groves
DIRECTOR, CORPORATE PROJECTS
for
FACILITIES AND CORPORATE PROJECTS

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
FACILITIES DIVISION	H. Chohan
ENGINEERING DIVISION	R. Zwaag

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 - REGULAR MEETING	**REPORT:**	23-173
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0224
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100270 (SAFFRON LIVING INC. / 6842 AND 6868 - 202B STREET AND 20309, 20339 AND 20347 - 68 AVENUE)		

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan and rezone approximately 2.0 ha (5.0 ac) of land located at 6842 and 6868 202B - Street and 20309, 20339 and 20347 - 68 Avenue to Comprehensive Development Zone CD-115 to facilitate development of 100 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5924 and 5925 subject to 14 development prerequisites being satisfied prior to final reading, and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan.

RECOMMENDATION:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Saffron Living Inc.) Bylaw No. 5924 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Saffron Living Inc.) Bylaw No. 5925 rezoning approximately 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue to Comprehensive Development Zone CD-115 to facilitate the development of 100 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley 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.
2. Provision of road dedications, widenings, greenways, enhanced sidewalk, temporary sidewalk connections, and necessary traffic improvements to the east side of 202B Street, the west side of 204 Street and the north side of 68 Avenue in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP.

3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Dedication and construction of a 4.5 m wide street greenway on the east side of 202B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
5. Dedication and construction of an amenity feature at the corner of 68 Avenue and 202B Street including final acceptance of the landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
6. 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).
7. Compliance with Age Friendly Amenity Area requirements.
8. Registration of restrictive covenants:
    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 units (minimum 5% for townhouses) required to comply with the adaptable housing requirements
    e) prohibiting access to 202B Street.
9. Resolution of access for 20305 68 Avenue which may include provision of an access easement.
10. Review and discharge of Y156722, Y156723 and Y32261 as appropriate to reflect proposed development.
11. Consolidation of the subject lands into one lot.
12. Finalization of the landscape and architectural plans.
13. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greenway Amenity Policy.
14. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Saffron Living Inc.) Bylaw No. 5924 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); and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5924 and 5925.

EXECUTIVE SUMMARY:

Kasian Architecture Interior Design and Planning has applied on behalf of Saffron Living Inc. to amend the Central Gordon Estate Neighbourhood Plan (NP) to increase the permitted density from 15 units per acre (upa) to 20 upa and to rezone the subject site to Comprehensive Development Zone CD-115 to facilitate the development of 100 townhouse units.

A delegated development permit for form and character is being processed concurrently.

As the proposed development is consistent with the overall objectives of the Willoughby Community Plan (CP) and Central Gordon Estate NP, staff recommend Council consider the neighbourhood plan amendment and rezoning request subject to the completion of 14 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Central Gordon Estate NP Amendment Bylaw No. 5924 and Rezoning Bylaw No. 5925.

REFERENCE:

Owner:	Saffron Living Inc. 110, 13737 - 72 Avenue Surrey, BC V3W 2P2
Agent:	Kasian Architecture Interior Design & Planning 303, 19951 - 80A Avenue Langley, BC V2Y 0E2
Legal Description:	Lots 2 and 3 Section 14 Township 8 New Westminster District Plan 70398 Lot 32 Except: Part Dedicated Road on Plan BCP22466 Section 14 Township 8 New Westminster District Plan 26792 Lot 31 Except: Part Dedicated Road on Plan BCP26498; Section 14 Township 8 New Westminster District Plan 26792 Lot 1 Section 14 Township 8 New Westminster District Plan 69173
Location:	6842 and 6868 - 202B Street 20309, 20339 and 20347 - 68 Avenue
Area:	2.0 ha (5.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-115
Willoughby Community Plan:	Multi Family
Central Gordon Estate Neighbourhood Plan:	Townhouse (15 upa) Area A – townhouse base density of 15 upa up to a bonus of 40 upa if shared underground or structured parking is provided for all units. 202B Street – Street Greenway 68 Avenue – Enhanced Sidewalk Amenity Feature

BACKGROUND:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and are designated Townhouse (15 upa), Street Greenway, Enhanced Sidewalk and Amenity Feature in the Central Gordon Estate NP.

DISCUSSION / ANALYSIS:

- Kasian Architecture Interior Design and Planning has applied on behalf of Saffron Living Inc. to rezone the subject site to Comprehensive Development Zone CD-115 to facilitate the development of 100 townhouse units at a density of 49 uph / 19.9 upa.
- Access is proposed from 204 Street via an existing panhandle and 68 Avenue.
- The subject site is sloped requiring careful design consideration of grading and views at time of finalization of the Development Permit.

- The proposed neighbourhood plan amendment and rezoning is consistent with the objectives of the Willoughby CP and Central Gordan Estate NP.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Townhouse site (zoned CD-159) under construction (ToL Project No. 08-14-0218).	Townhouse 15 UPA Townhouse 20 UPA	CD-159
South:	68 Avenue beyond which are townhouses.	Townhouse 20 UPA in the Southwest Gordon NP	CD-37
East:	Two suburban residential lots, the southern one of which is under application for 136 apartment units and 12 townhouses (ToL Project No. 08-14-0165).	Townhouse 15 UPA	Suburban Residential SR-2
West:	202B Street, beyond which is a Kingdom Hall of Jehovah's Witnesses and single family lots.	Institutional and Townhouse 20 UPA in the Southwest Gordon NP	Civic Institutional Zone P-1 Residential Compact Lot Zone R-CL

Community / Neighbourhood Plan Amendment:

- The site is designated Townhouse 15 upa in the Central Gordon Estate NP though the land use designation would allow for development at a density up to 40 upa if shared underground or structured parking is provided for each unit.
- The applicant indicates that the higher density proposed (20 upa) allows the site to be developed with a more modest standard sized townhouse of 1,800 ft^2 rather than the larger townhouse units (approximately 3,000 ft^2) proposed at 15 upa.
- The proposed amendment increases the number of proposed units from 75 to 100 and consistent with the Community Amenity Contributions (CACs) Policy, the applicant has volunteered to provided additional CACs for the additional units as further outlined below.
- The amendment is proposed to be accommodated within the same land use designation on a site-specific basis.
- The proposed development accommodates the amenities required in the Central Gordon Estate NP including the street greenway, enhanced sidewalk and amenity area.
- Additionally, Bylaw 5924 includes minor housekeeping amendments to the Central Gordon Estate NP land use map.

Zoning Amendment:

- Bylaw No. 5925 proposes to rezone the site to Comprehensive Development Zone CD-115 to facilitate development of 100 townhouse units in 3-storey buildings.
- The proposed zone accommodates the requested density (49 uph / 19.9 upa). Confirmation of compliance with the provisions of the proposed zone in terms of siting, coverage, parking, height, use and density is required at time of Development Permit.

Development Permit:

- The subject site is located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby CP.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 upa to a delegated staff official.
- As the proposed residential development is less than 25 upa, the associated application is being processed concurrently for consideration by a delegated staff official. Resolution of site planning, grading, view considerations, tree retention, landscape plans and access is required prior to issuance of the Development Permit.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.
- Section 5.2.f of the CAC Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional $20,000 per townhouse unit is applicable. The proposed plan amendment results in an additional 25 units.
- Based on current rates, the CAC calculation for this proposal is as follows:

	Count	**Rate**	**Total**
Townhouse	100	$14,400	$1,440,000
Units exceeding Central Gordon Estate NP max	25	$20,000 / unit	$500,000
Total			**$1,940,000**

Tree Protection / Replacement:

- Noting that Section 3.4.2.3 of the Central Gordon Estate NP seeks site specific design to consider existing stands of trees for protection and enhancement, the applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	**Significant Trees Retained**	**Replacement Trees Required**	**Replacement Trees Provided**	**Street Trees Provided**	**Total Trees Post Development**
87	3	141	146	11	157

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite noting additional opportunities for better alignment with the neighbourhood plan related to tree preservation should be considered.

Policy Considerations:

The proposed Central Gordon Estate NP amendment and rezoning application facilitates the development of 100 townhouse units and is consistent with the overall goals and objectives of the Willoughby CP and Central Gordon Estate NP. Staff recommend Council give first and second reading to Bylaws No. 5924 and 5925 (subject to 14 development prerequisites) and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

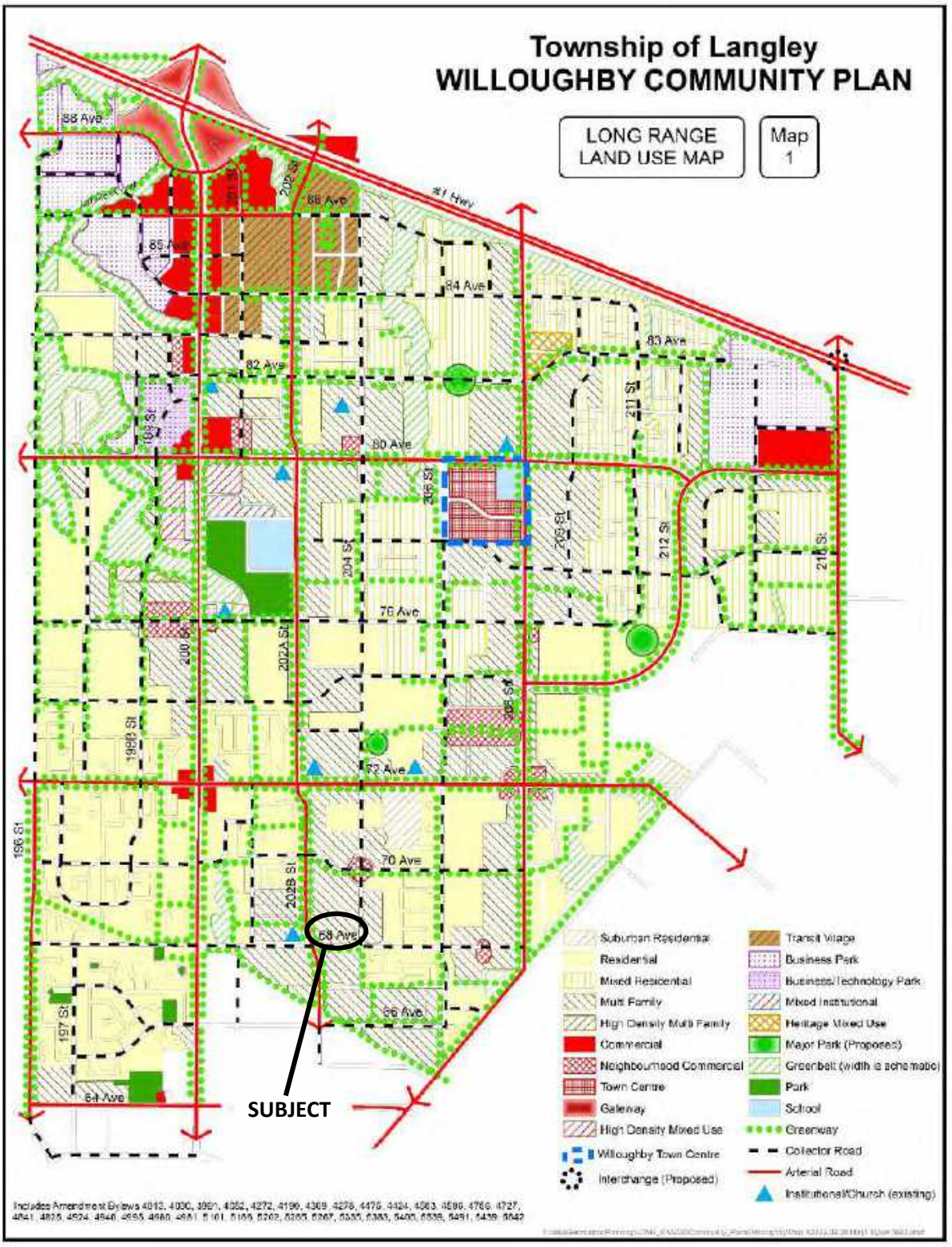
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Central Gordon Estate Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Conceptual 202B Streetscape
ATTACHMENT F	Site Plan Submitted by Applicant

ATTACHMENT A

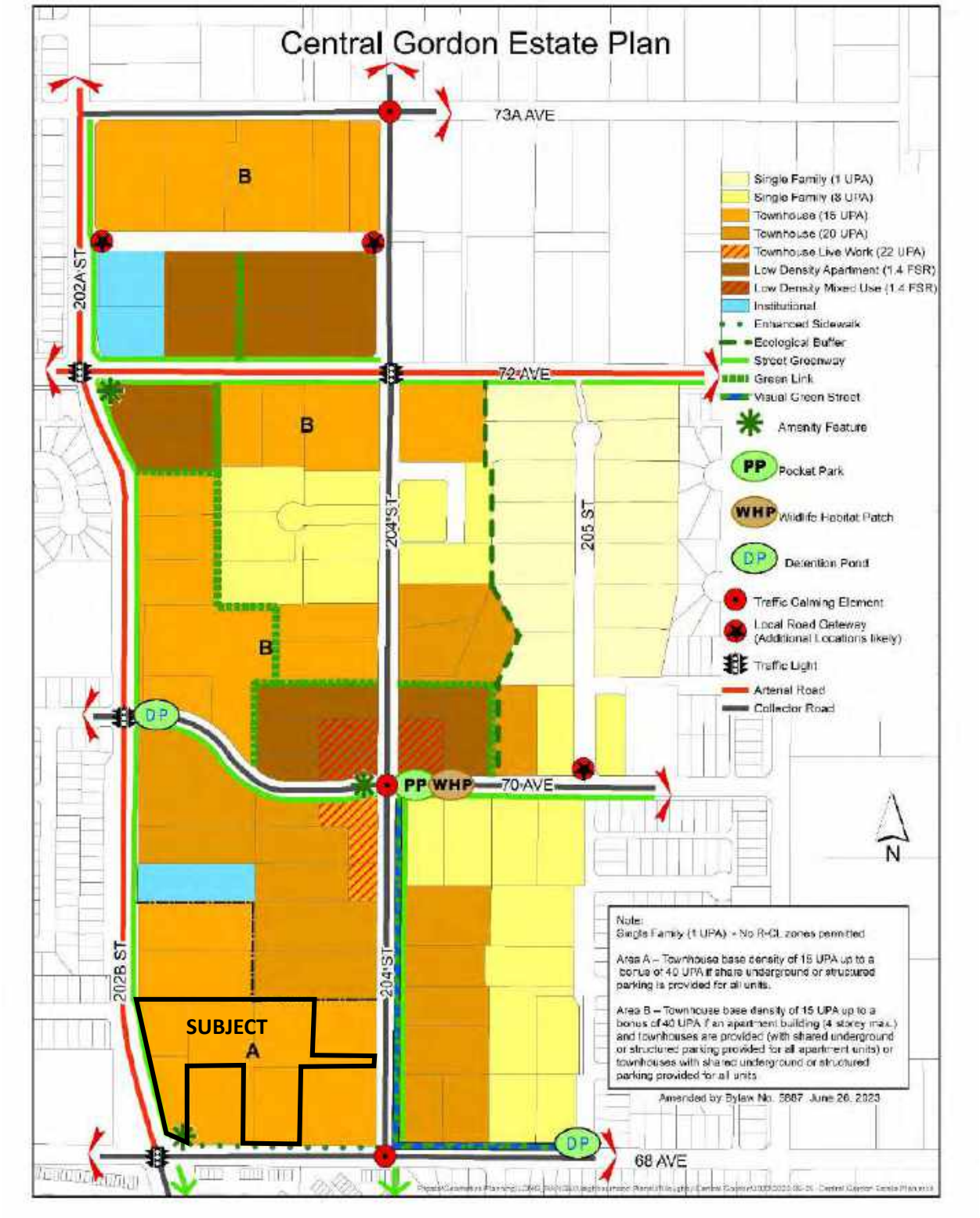


AERIAL CONTEXT MAP

ATTACHMENT B



ATTACHMENT C



ATTACHMENT D



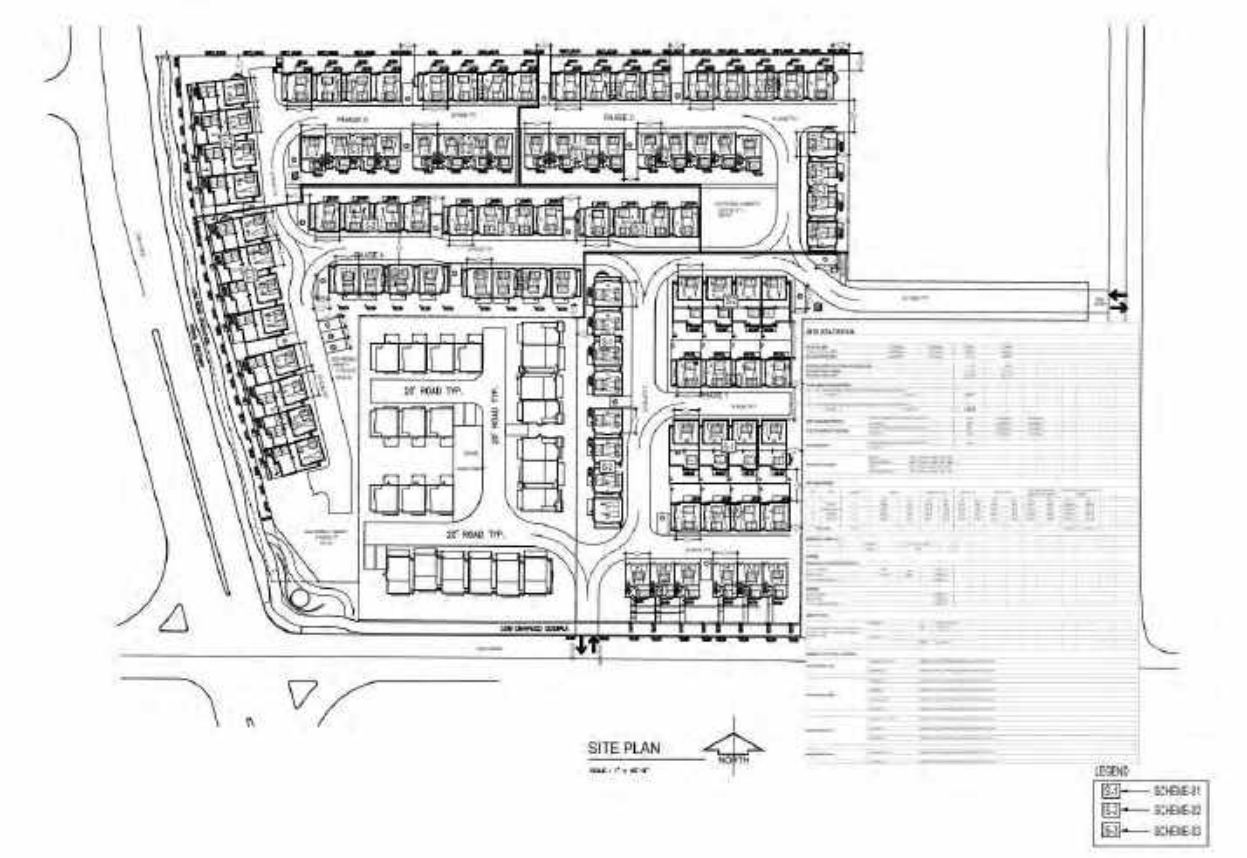
ZONING BYLAW NO. 2500 MAP

ATTACHMENT E



CONCEPTUAL 202B STREETSCAPE – SUBMITTED BY APPLICANT

ATTACHMENT F



CONCEPTUAL SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924
AMENDMENT (SAFFRON LIVING INC.) BYLAW NO. 5924

EXPLANATORY NOTE

Bylaw No. 5924 amends the Central Gordon Estate Neighbourhood Plan for 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue to increase the allowable density in the Townhouse 15 UPA land use designation on a site specific basis to 20 UPA. The amendment is required to facilitate the development of 100 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924
AMENDMENT (SAFFRON LIVING INC.) BYLAW NO. 5924

A Bylaw to amend Central Gordon Estate Neighbourhood Plan Bylaw No. 4924

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 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Saffron Living Inc.) Bylaw No. 5924".

2. Langley Official Community Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 as amended is further amended by:

   a) Amending Map 1 to add dashed black outline and label #1, #2 and #4 to the map as shown in Schedule A to this Bylaw and to add to the legend a reference to Section 3.4.1.5 as shown in Schedule A to this Bylaw.

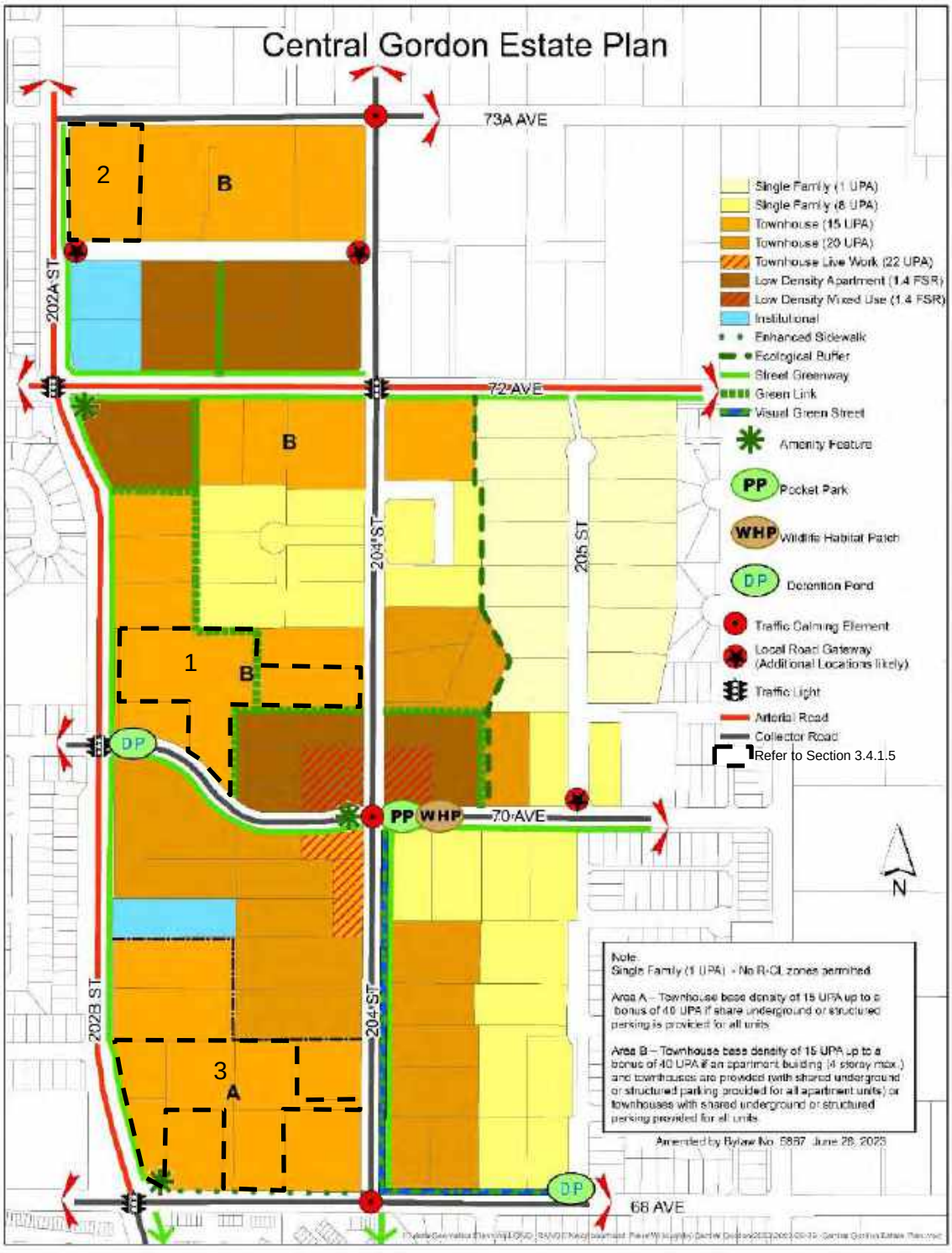
   b) Replacing bullet point six in Section 3.4.1.5 Townhouse (15 UPA) with the following:
      - Those lands identified outlined in dashed black on Map 1: Land Use Concept may be developed in accordance with the following site specific densities:

#	Bylaw Number	Location	Permitted Density
1	5616	7000 Block of 202B Street	16.8 UPA
2	5632	20261 – 72B Avenue	15.8 UPA
4	5924	6842 and 6868 - 202B Street 20309, 20339 and 20347 - 68 Avenue	20.0 UPA

READ A FIRST TIME the day of ,.
READ A SECOND TIME the day of ,.
PUBLIC HEARING HELD the day of ,.
READ A THIRD TIME the day of ,.
ADOPTED the day of ,.

_____ Mayor _____ Township Clerk

SCHEDULE A
BYLAW NO. 5924



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SAFFRON LIVING INC.) BYLAW NO. 5925

EXPLANATORY NOTE

Bylaw No. 5925 rezones 2.0 ha (5.0 ac) of land located at 6842 and 6868 - 202B Street and 20309, 20339 and 20347 - 68 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-115 to accommodate the development of 100 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SAFFRON LIVING INC.) BYLAW NO. 5925

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 (Saffron Living Inc.) Bylaw No. 5925".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

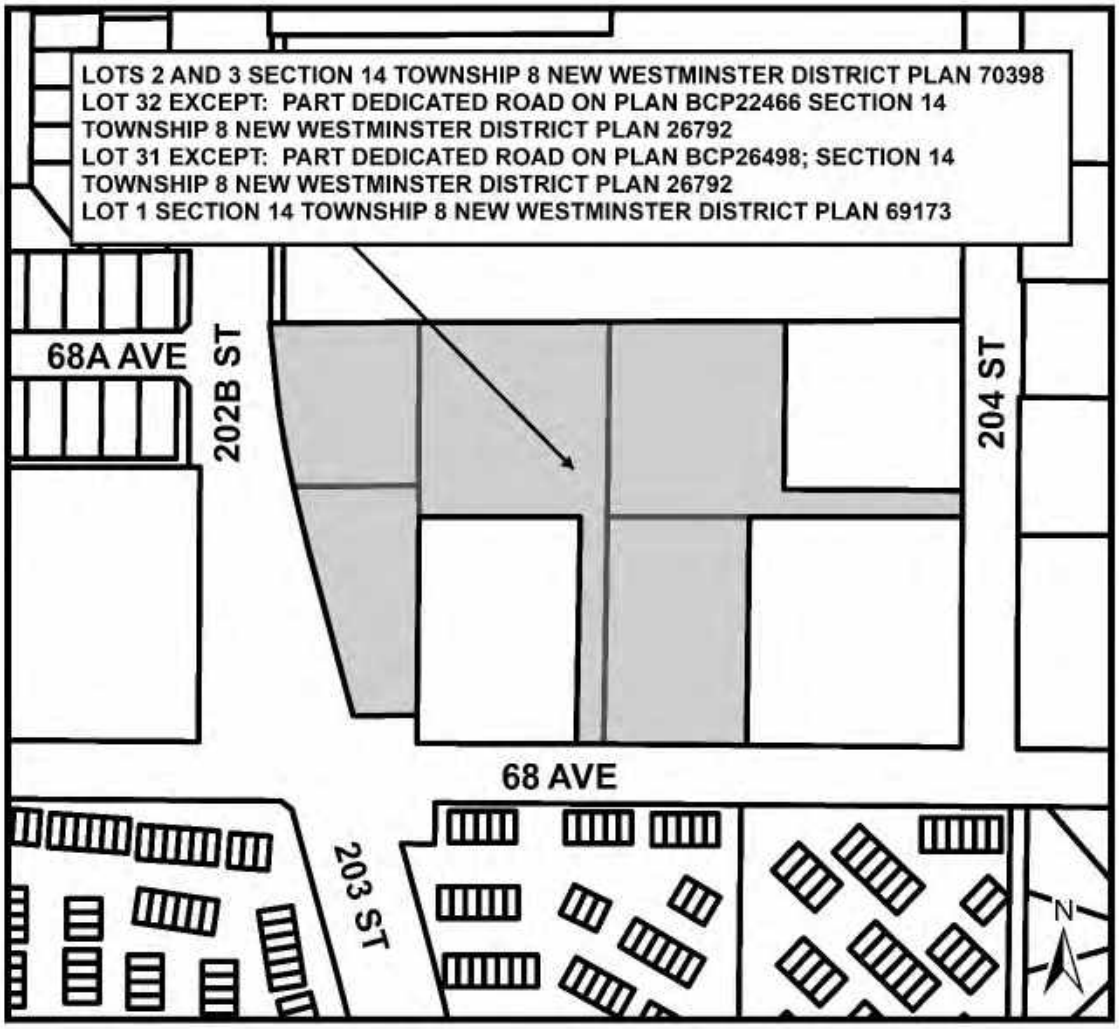
   Lots 2 and 3 Section 14 Township 8 New Westminster District Plan 70398
   Lot 32 Except: Part Dedicated Road on Plan BCP22466 Section 14 Township 8 New Westminster District Plan 26792
   Lot 31 Except: Part Dedicated Road on Plan BCP26498; Section 14 Township 8 New Westminster District Plan 26792
   Lot 1 Section 14 Township 8 New Westminster District Plan 69173

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-115.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023.
PUBLIC HEARING HELD the	day of	, 2023.
READ A THIRD TIME the	day of	, 2023.
ADOPTED the	day of	, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5925



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 - REGULAR MEETING	**REPORT:**	23-180
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0230
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100269 (MCELHANNEY LTD. / 7950 – 202A STREET; 20320, 20340, 20360, 20388 – 80 AVENUE; 7849, 7843, 7831 – 204 STREET; AND 20323, 20315 – 78 AVENUE)		

PROPOSAL:

Application to amend the Willoughby Community Plan, Latimer Neighbourhood Plan, and Yorkson Neighbourhood Plan and rezone approximately 9.82 ha (24.27 ac) of land located at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue Comprehensive Development Zones CD-194 and CD-195 to facilitate development of approximately 1,452 apartments and 171 townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5930 and 5931 subject to 15 development prerequisites being satisfied prior to final reading of Bylaw No. 5931 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan, Yorkson Neighbourhood Plan and Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to 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 (McElhanney Ltd.) Bylaw No. 5930 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McElhanney Ltd.) Bylaw No. 5931 rezoning 9.82 ha (24.27 ac) of land located at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue to Comprehensive Development Zone CD-194 and CD-195 to facilitate the development of approximately 1,452 apartments and 171 townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township 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.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication along 202A Street (including greenway), 204 Street, 78 Avenue, 78A Avenue and 80 Avenue (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, Yorkson Neighbourhood Plan and the Latimer Neighbourhood Plan.
3. Completion of a road closure bylaw for the portion of 78 Avenue between 203A Street and 204 Street.

4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Completion of a subdivision to create the proposed apartment and townhouse lots.
6. Provision of a traffic study addressing the impact of the proposal on the existing surrounding road network and identifying (and securing) any potential upgrades (onsite and offsite) including parking design, signalization of intersections, provision of roundabouts and any other upgrades.
7. Dedication and construction of a 4.5 m wide street greenway on the east side of 202A Street and south side of 80 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
8. Compliance with Schedule 3 – Development Permit Areas: Streamside Protection and Enhancement of the Township OCP including issuance of a Streamside Development Permit, security of required senior government approvals, security of proposed enhancement works including access infrastructure, and protection of the lands via restrictive covenant.
9. 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).
10. Registration of restrictive covenants acceptable to the Township:
    a. restricting building on all proposed lots until applicable target community amenity contributions are provided as outlined in Policy 07-166 as amended
    b. restricting development until a Development Permit is issued
    c. prohibiting access to 80 Avenue and 202A Street
    d. prohibiting clearing of all proposed townhouse and apartment lots (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection)
    e. identifying the units (5% of townhouse units and 10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    f. establishment and protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage and security
    g. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    h. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units, and prohibiting the development of secondary suites within individual units.
11. Registration of statutory rights-of-ways for the purpose of public pedestrian corridors over proposed Lots 1, 2, 3, 4, and 5 connecting the 202A Street and 80 Avenue greenways to 204 Street, 78 Avenue, 78A Avenue and 79 Avenue.
12. Registration of a cross access easement between proposed Lots 1, 2, and 3.
13. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a voluntary community amenity contribution currently estimated at approximately $34M based on current rates, to be determined at the time of issuance of building permits (subject to recalculated applicable CAC rates at that time and the Municipal Price Index (MPI) with an initial contribution of $5,922,261 based on current rates.
14. Compliance with the Willoughby Arterial Road Completion Amenity Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.

15. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that 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 (McElhanney Ltd.) Bylaw No. 5930 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); and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5930 and 5931.

EXECUTIVE SUMMARY:

McElhanney Ltd. has applied on behalf of the owners to amend the land use designations in the Willoughby Community Plan, Latimer Neighbourhood Plan and Yorkson Neighbourhood Plan and rezone approximately 9.82 ha (24.27 ac) of land located at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue to Comprehensive Development Zones CD-194 and CD-195 to facilitate development of approximately 1,452 apartments and 171 townhouses. Future Development Permit applications for form and character (yet to be applied for) will be required prior to issuance of building permits for the proposed apartment and townhouse buildings should Council elect to advance the application.

The easterly portion of the site is located in the Yorkson Neighbourhood Plan and is currently designated Townhouse (22 units per acre (UPA)), Single Family Mixed Residential (10 UPA), and Greenway. The westerly portion of the site is located in the Latimer Neighbourhood Plan and is currently designated Rowhouse / Townhouse (22 UPA). Within the Willoughby Community Plan the northerly and westerly portion of the subject site is designated Multi Family while the southeasterly portion of the site is designated Mixed Residential.

To accommodate the proposed development, the applicant has applied to amend the Willoughby Community Plan by redesignating the entirety of the site Multi Family. The applicant has further applied to amend the Latimer Neighbourhood Plan and Yorkson Neighbourhood Plan to redesignate the northerly portion of the site to an apartment use allowing additional density and a maximum building height of 6-storeys as well as redesignating the southerly portion of the site to a townhouse use. Additionally, the application proposes to rezone the site to Comprehensive Development Zones CD-194 and CD-195.

As the proposed development generally supports objectives in the Willoughby Community Plan, Latimer Neighbourhood Plan and Yorkson Neighbourhood Plan including locating higher densities adjacent to arterial roads and close to commercial nodes, staff recommend that Council consider the community and neighbourhood plan amendments and rezoning request, subject to the completion of 15 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan, Latimer Neighbourhood Plan, and Yorkson Neighbourhood Plan Amendment Bylaw No. 5930 and Rezoning Bylaw No. 5931.

REFERENCE:

Agent:	McElhanney Ltd. 2300 Central City Tower 13450 – 102 Avenue Surrey BC V3T 5X3
Legal Description:	Lot 45 Section 23 Township 8 New Westminster District Plan 63827 Lots 30 and 31 Section 23 Township 8 New Westminster District Plan 35022 East Half Lot 21 Except: Firstly: Parcel "A" (Explanatory Plan 15149) Secondly: Part Subdivided By Plan 23468 Thirdly: Part Subdivided By Plan 35022 Fourthly: Part Subdivided By Plan 57860; Section 23 Township 8 New Westminster District Plan 2759 Lots 40, 41, 42, and 43 Section 23 Township 8 New West District Plan 61605 Lot 39 Section 23 Township 8 New West District Plan 57860 Lot 29 Section 23 Township 8 New West District Plan 23468
Location:	7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue
Area:	9.82 ha (24.27 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zones CD-194 and CD-195
Willoughby Community Plan (existing):	Multi Family and Mixed Residential
Willoughby Community Plan (proposed):	Multi Family
Latimer Neighbourhood Plan (existing):	Rowhouse / Townhouse (22 UPA)
Latimer Neighbourhood Plan (proposed):	Medium Density Apartment (1.5 – 2.5 FSR)
Yorkson Neighbourhood Plan (existing):	Townhouse (22 UPA), Single Family Mixed Residential (10 UPA), and Greenway

Yorkson Neighbourhood Plan (proposed):	Medium Density Apartment (1.5 – 2.5 FSR) and Townhouse (22 UPA)

BACKGROUND/HISTORY:

The subject site is currently zoned Suburban Residential Zone SR-2, designated Multi Family and Mixed Residential in the Willoughby Community Plan (Attachment B), designated Rowhouse / Townhouse (22 UPA) in the Latimer Neighbourhood Plan (Attachment C), and designated Townhouse (22 UPA) and Single Family Mixed Residential (10 UPA) in the Yorkson Neighbourhood Plan (Attachment D). The subject lands were previously the subject of four separate development applications at various stages of review/approval, however, now have been combined into one single application (ToL Project No. 08-23-0230).

DISCUSSION/ANALYSIS:

- The easterly portion of the site is currently designated Townhouse (22 UPA), Single Family Mixed Residential (10 UPA) and Greenway in the Yorkson Neighbourhood Plan.
- The westerly portion of the site is located in the Latimer Neighbourhood Plan and is currently designated Rowhouse / Townhouse (22 UPA).
- The northerly and westerly portion of the subject site is designated Multi Family while the southeasterly portion of the site is designated Mixed Residential in the Willoughby Community Plan.
- McElhanney Ltd. has applied to amend the Willoughby Community Plan, Latimer Neighbourhood Plan and Yorkson Neighbourhood Plan and rezone the site to Comprehensive Development Zones CD-194 and CD-195.
- The proposal includes provision of greenways, widening of 202A Street and 80 Avenue (arterial roads), extension of 78 and 78A Avenues and provision of Streamside Protection and Enhancement Areas (SPEAs).
- The proposal will facilitate development of approximately 1,452 apartments and 171 townhouses.

Adjacent Uses:

	Existing Use	Latimer / Yorkson / Jericho Neighbourhood Plan Designation	Existing Zoning
North:	80 Avenue, beyond which are townhouse developments, suburban residential use, and a neighbourhood commercial centre	Single Family (8 UPA), Rowhouse / Townhouse (22 UPA); Townhouse (22 UPA), Neighbourhood Commercial	Comprehensive Development Zone CD-131, Comprehensive Development Zone CD-131, Suburban Residential Zone SR-2, and Community Commercial Zone C-2
South:	78 Avenue, beyond which are properties currently under development application (ToL Project Nos. 08-23-0173 and 08-23-0205)	Rowhouse / Townhouse (22 UPA); Single Family Mixed Residential (10 UPA)	Suburban Residential Zone SR-2

East:	204 Street, beyond which are single-family residential properties	Townhouse (22 UPA), Single Family Mixed Residential (10 UPA)	Residential Compact Lot Zones R-CL(SD), R-CL(RH), and R-CL(A)
West:	202A Street, beyond which is Peter Ewart Middle School, Langley Events Centre, and a church	Special Study Area and Low Density Apartment (1.4 FSR)	Suburban Residential Zone SR-2 and Civic Institutional Zone P-1

Willoughby Community Plan Amendment:

- The northerly portion of the site is designated Multi Family in the Willoughby Community Plan (Attachment B). Section 3.1.6 of the Willoughby Plan indicates that the Multi Family designation includes townhouses as well as low rise apartment buildings (up to 6-storeys), consistent with the proposal.
- The southerly portion of the site is designated Mixed Residential in the Willoughby Community Plan, the intent of which is to provide a "variety of housing forms, including attached housing such as duplexes, fourplexes and rowhousing, as well as coach houses and granny flats" (Section 3.1.2).
- To accommodate the townhouse component of the proposal, the proponent has applied to amend the Willoughby Community Plan by redesignating the southerly 4.03 ha (9.96 ac) portion of the site from Mixed Residential to Multi Family.
- Staff do not object to the proposed amendment as the existing designation permits "duplexes, fourplexes and rowhousing" which are a similar form and scale to the proposed townhouses.

Latimer and Yorkson Neighbourhood Plan Amendments:

- With the exception of the northwesterly corner of the site (7950 – 202A Street), the properties are all located in the Yorkson Neighbourhood Plan area with 7950 – 202A Street located in the Latimer Neighbourhood Plan area.
- The 1.85 ha (4.57 ac) portion of the site located in the Latimer Neighbourhood Plan is currently designated Rowhouse / Townhouse (22 UPA). The remaining 7.97 ha (19.69 ac), located in the Yorkson Neighbourhood Plan, is currently designated Townhouse (22 UPA), Single Family Mixed Residential (10 UPA) and Greenway resulting in a current permitted density of 392 – 411 units.
- Section 4.0 and Figure 4.1 of the Latimer Neighbourhood Plan indicate that a key feature of the Plan is "development of a range of housing types, with higher density housing generally located adjacent to arterial roads, collector roads, and commercial nodes."
- Section 4.2 of the Yorkson Neighbourhood Plan indicates that "Outside the town centre, along the arterial roads and around the smaller commercial nodes, are Medium Density Apartment and Townhouse land uses. This pattern provides the greatest concentration of people within a five minute walking distance to shopping, transportation, employment and entertainment needs."
- Staff note that the subject site is bounded by two arterial roads (80 Avenue and 202A Street) with 200 Street approximately 500 m to the west. A neighbourhood commercial node is located on the north side of 80 Avenue. The site is also located within approximately 250 m from an elementary school, middle school, and high school.
- Bylaw No. 5930 proposes to amend the Latimer Neighbourhood Plan and Yorkson Neighboruhood Plan by redesignating the northlery portion of the site to Medium Density Apartment (1.5 – 2.5 FSR) and redesignating the southerly portion of the site to Townhouse (22 UPA).

Zoning Amendment:

- Bylaw No. 5931 proposes to rezone the site to new Comprehensive Development Zones CD-194 and CD-195 to facilitate development of approximately 1,452 apartments and 171 townhouses.
- Proposed Comprehensive Development Zone CD-194 permits apartments with a density of up to 2.5 FSR and maximum height of six storeys, while proposed Comprehensive Development Zone CD-195 permits townhouses with a density of up to 22 UPA and a three storey height limit.

Development Permits:

- The subject property is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan. At this time, the proponent is not electing to advance development permits with the application.
- Should Council advance the plan amendment and rezoning application, future form and character development permit applications (yet to be applied for), will be processed for Council consideration for the proposed apartments, while a future development permit application for the townhouse portion of the site will be delegated.

Subdivision:

- The applicant is proposing to subdivide the subject properties to create three apartment lots and two townhouse lots with vehicular access for all of the lots provided from new local roads.

Community Amenity Contributions:

- Recognizing that major OCP land use amendments for residential developments may result in potential increases in land value, Council adopted amendments to the CAC policy in December 2022 and February 2023.
- Specifically, CACs are based on an amenity contribution proportionate to the value being created by the increase in density for Major OCP Amendments, potentially in conjunction with or in lieu of the provisions of 5.2(f) of the CAC Policy.
- Consistent with Section 5.2(f) of the CAC Policy, as the application seeks a major OCP amendment, additional contributions estimated at $34,007,135, based on the current rates and proposed density, would be required. The value may change based on the ultimate extent of density developed and/or if the CAC Policy is updated from time to time.
- Given the scale of the overall development and amount of required contribution, the applicant proposes to defer payment of a portion of the contribution until time of issuance of Building Permit. The applicant is proposing to provide a $5,922,261 contribution at the time of final reading, which equates to the current CAC amount required based on the current land use designation.
- Per Section 5.4(c) of the CAC Policy, the additional contributions associated with the increased density ($28,084,873 based on current rates) may be deferred until time of issuance of Building Permits as considered by Council. To accommodate this request, registration of a restrictive covenant to prevent issuance of building permits until the appropriate applicable CAC contribution at that time has been provided is listed as a development pre-requisite. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time.

	Unit Count	Rate per unit	Total
Townhouses	171	$14,400	$2,462,400
Apartments	1,452	$11,000	$15,972,000
Additional			$15,572,735
Total			**$ 34,007,135**

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained (in Non-Disturbance Areas	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
43	11	126	126	174	311

Detailed Tree Management and Landscape plans for onsite areas will be provided in conjunction with future development permit applications.

Policy Considerations:

The proposed Willoughby Community Plan, Latimer Neighbourhood Plan, and Yorkson Neighboruhood Plan amendments and rezoning application facilitate the development of approximately 1,452 apartments and 171 townhouses.

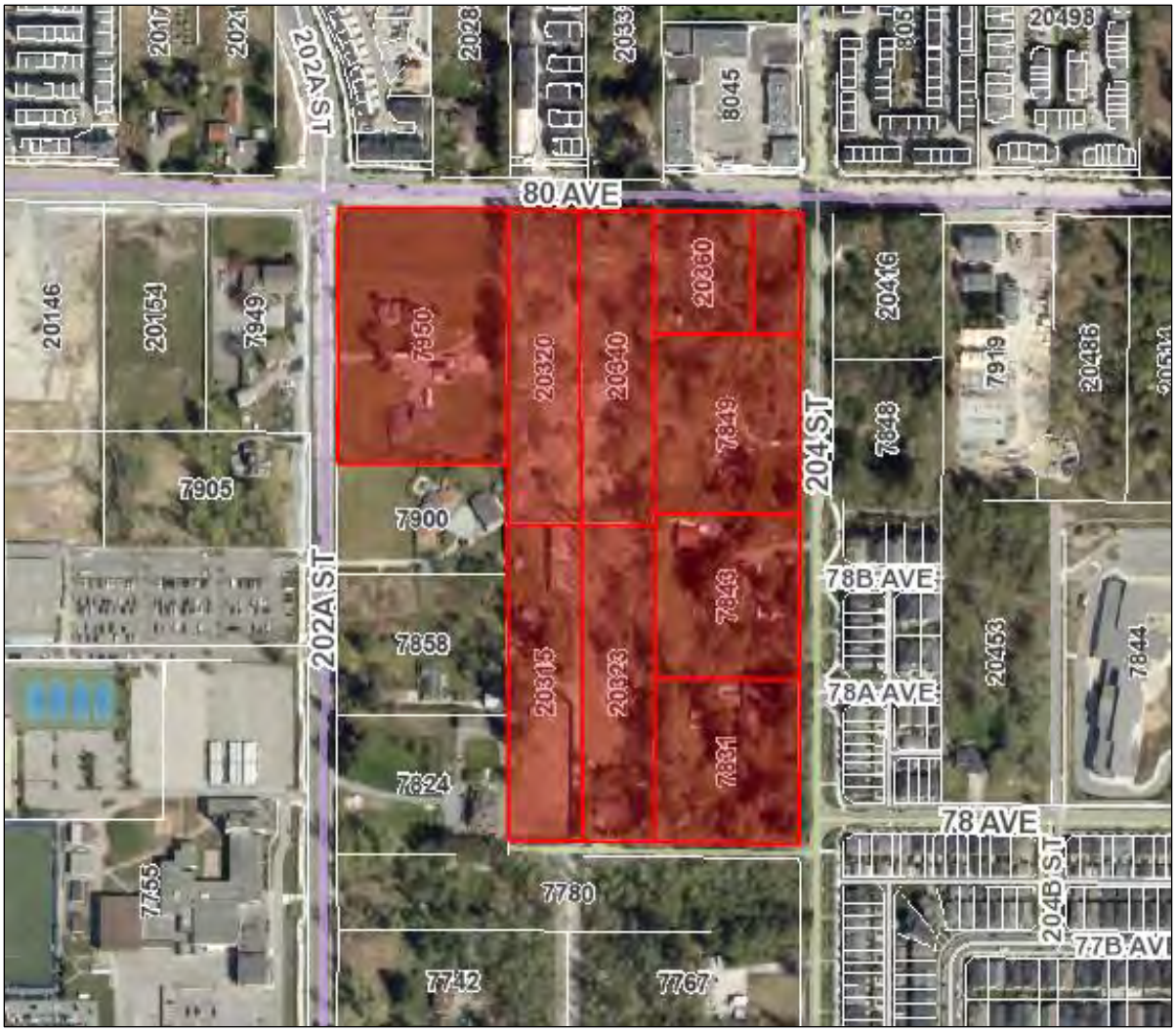
In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan, Latimer Neighbourhood Plan, and Yorkson Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 5930 and 5931 (subject to 15 development prerequisites) and authorize staff to schedule the required public hearing for Willoughby Community Plan, Latimer Neighbourhood Plan, and Yorkson Neighboruhood Plan Amendment Bylaw No. 5930 and Rezoning Bylaw No. 5931.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

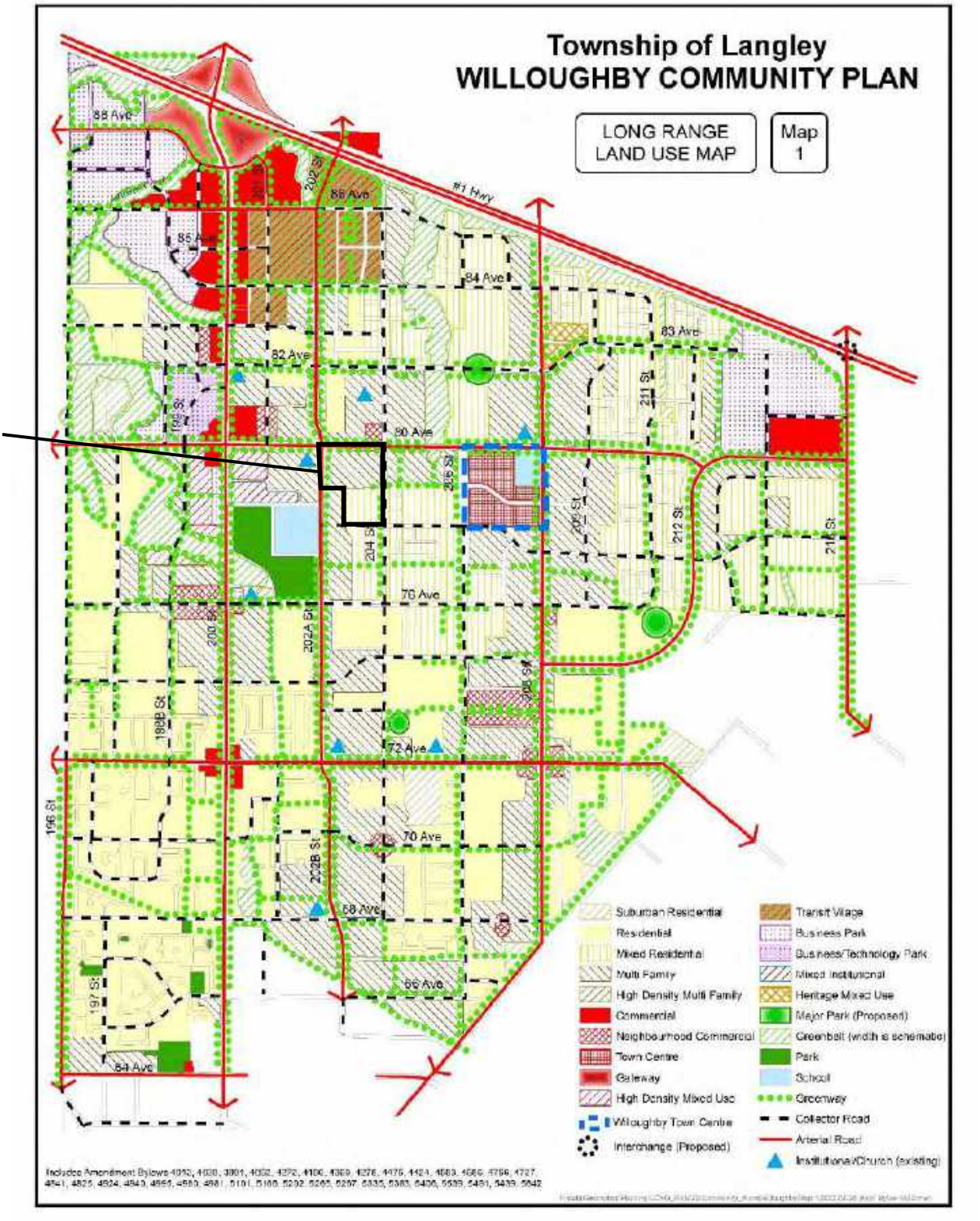
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Latimer Neighbourhood Plan Map
ATTACHMENT D	Yorkson Neighbourhood Plan Map
ATTACHMENT E	Zoning Bylaw No. 2500 Map
ATTACHMENT F	Overall Site Plan Submitted by Applicant

ATTACHMENT A



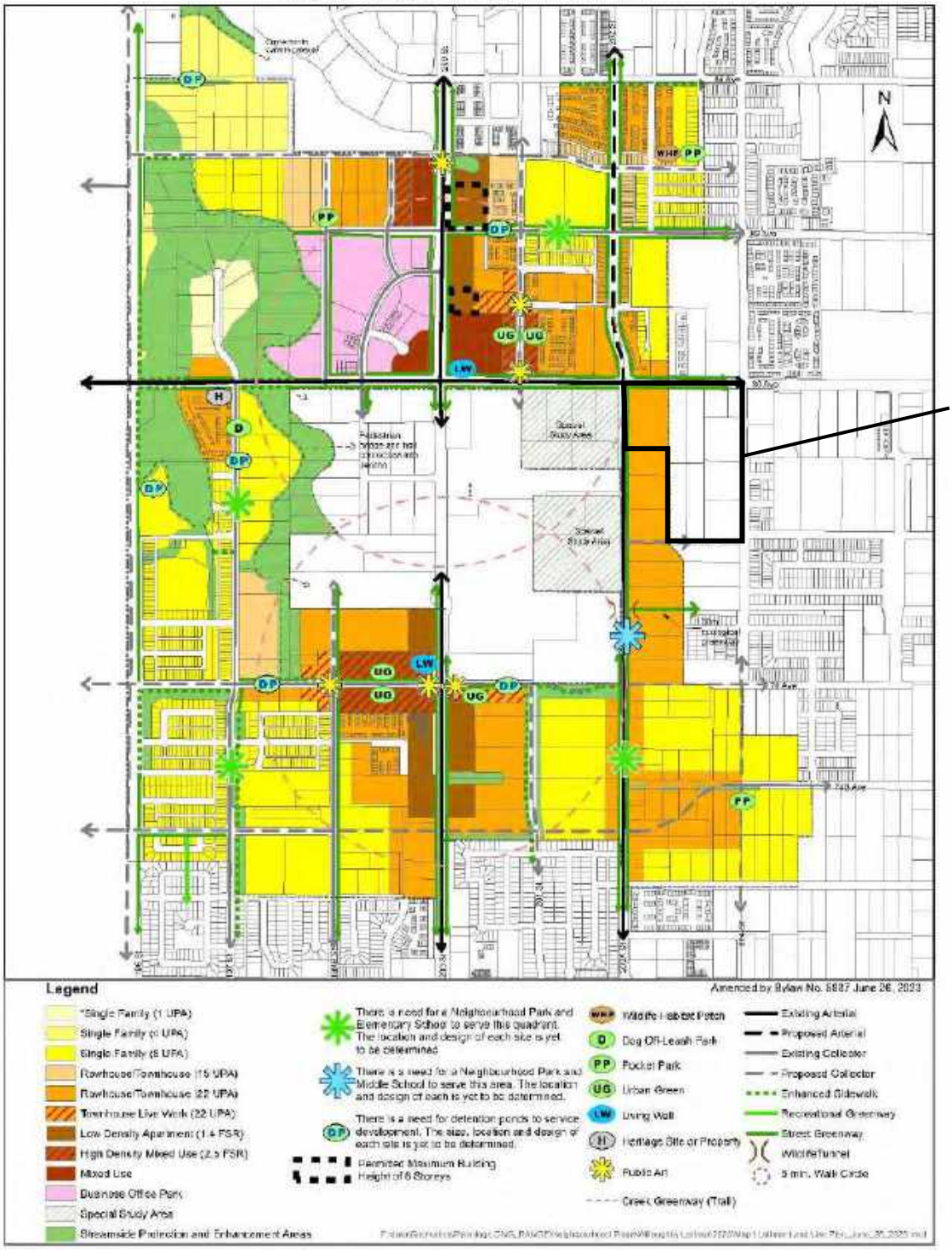
AERIAL CONTEXT MAP

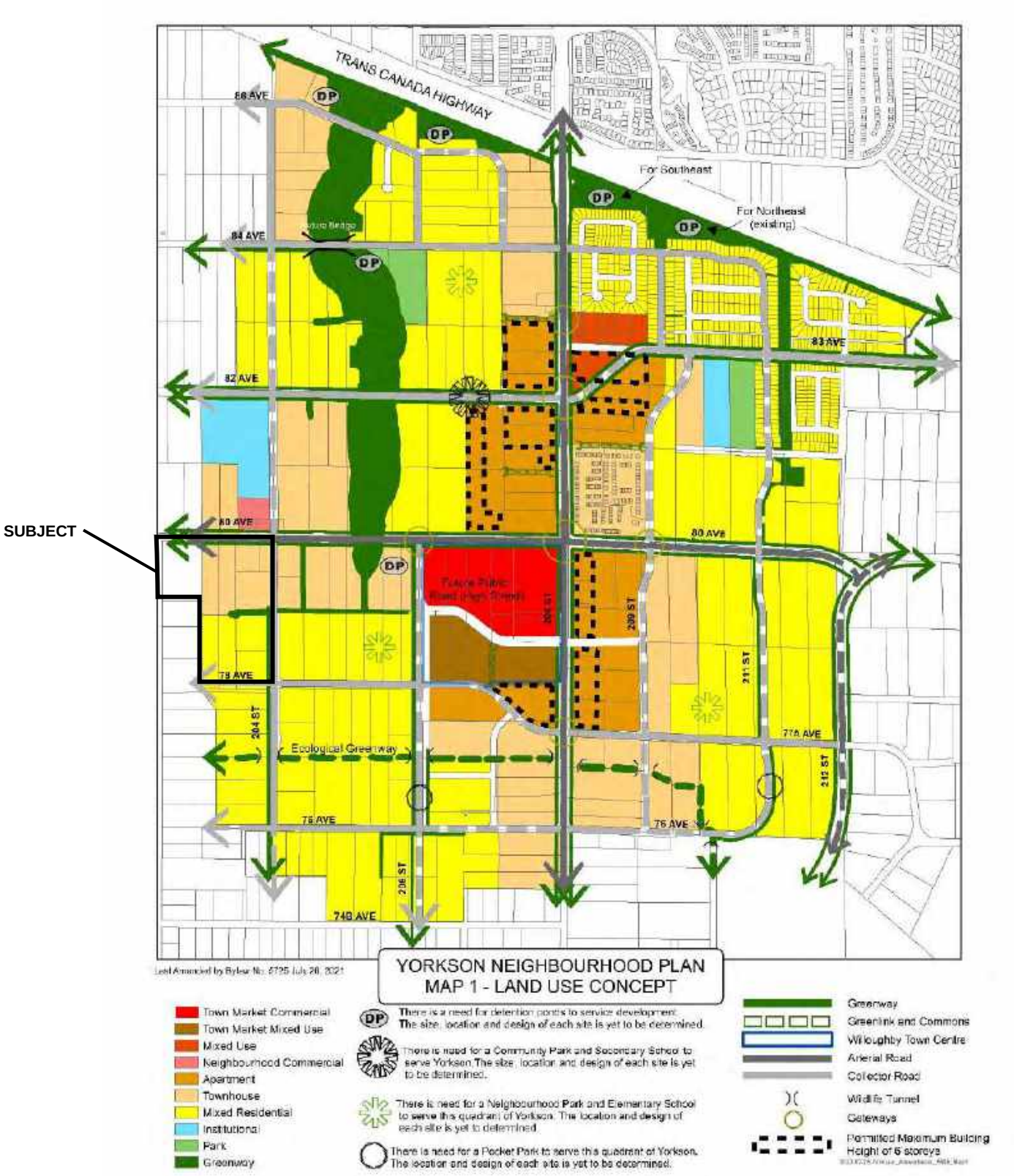
ATTACHMENT B



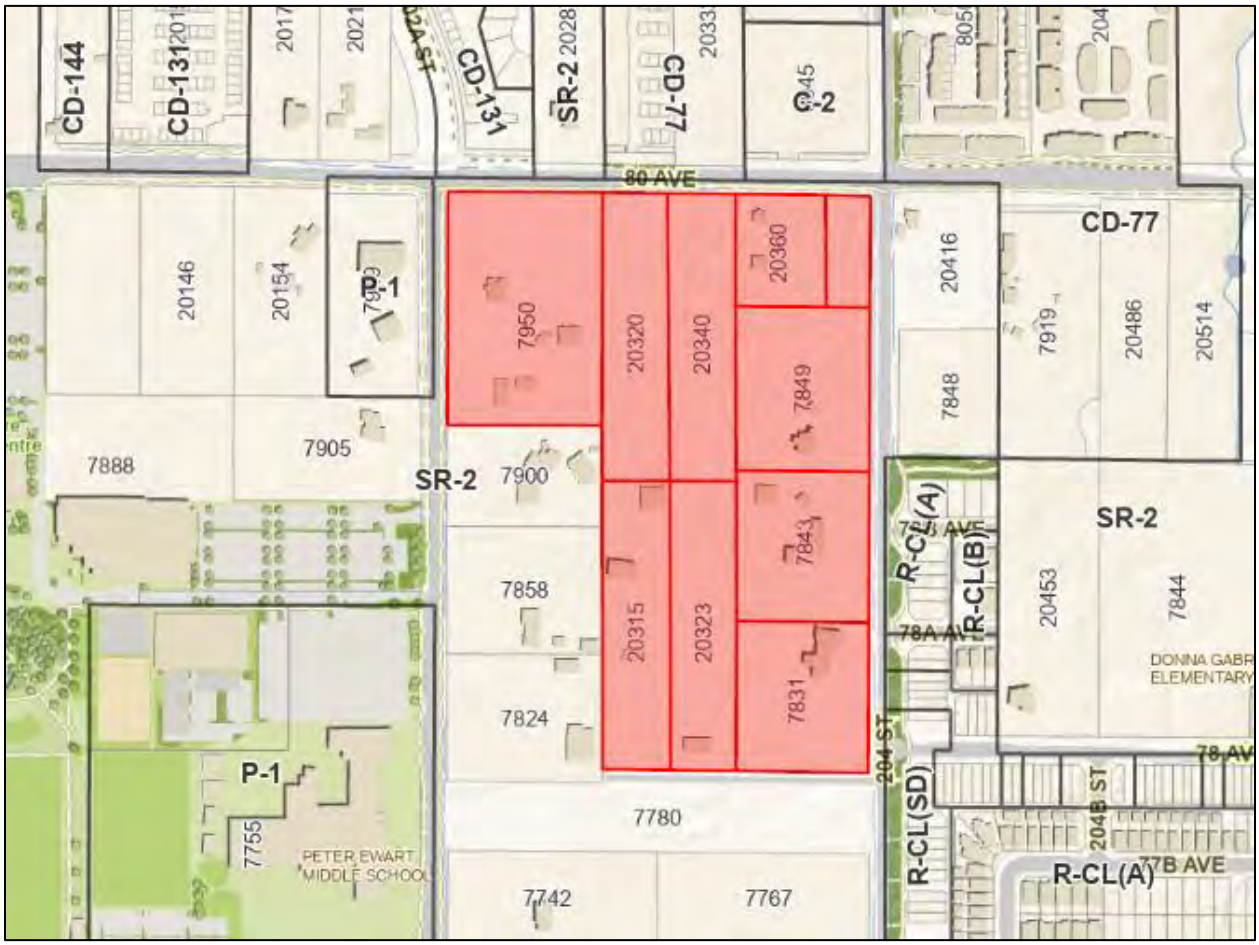
ATTACHMENT C

Map 1 - Latimer Land Use Plan

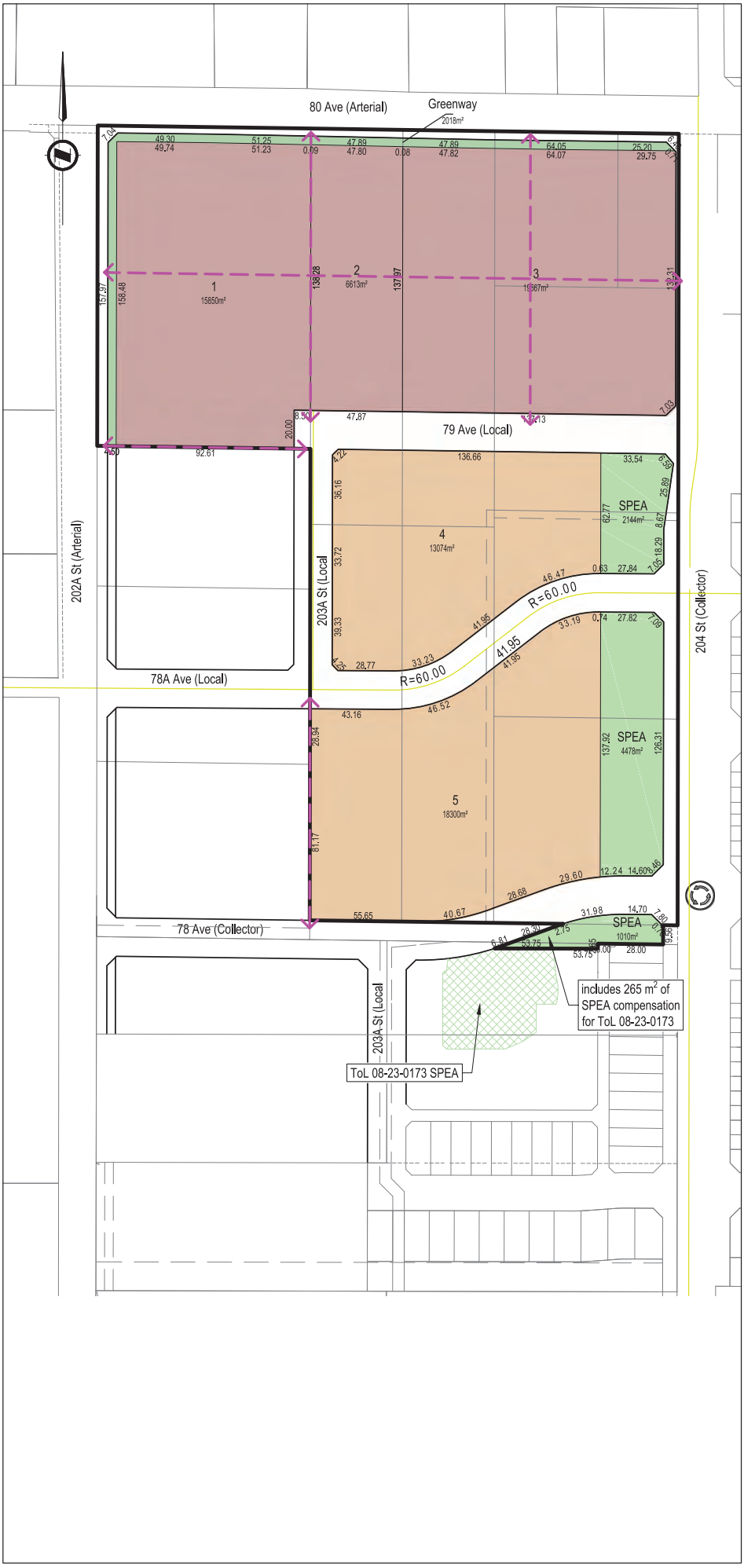



SUBJECT
TRANS CANADA HIGHWAY
For Southeast
For Northeast (existing)
88 AVE
84 AVE
82 AVE
80 AVE
78 AVE
76 AVE
74B AVE
83 AVE
80 AVE
77A AVE
76 AVE
204 ST
206 ST
209 ST
211 ST
212 ST
Ecological Greenway
DP
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial
Town Market Mixed Use
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

ATTACHMENT E



ZONING BYLAW NO. 2500 MAP



LEGEND

F.2

ATTACHMENT F

- Subject Assembly
- Streamside Protection and Enhancement Area (SPEA)
- Greenway
- Apartment (CD)
- Townhouse (CD)
- Proposed Roundabout
- Conceptual Pedestrian Path
  Mid-block pedestrian network shown. Pathways pending Township review and approval, to be finalized at DP stage.

FOR SUBMISSION

DATE	#	REVISION	INITIAL
2023.09.01	0	Based on Sketch 1	CM

PEDESTRIAN NETWORK

Based on Sketch 1

78 Avenue and 204 Street
Township of Langley, BC

DATE: September 1, 2023
PREPARED FOR: Qualico/Streetside, Zenterra, Gramercy
SCALE: 1 : 2000 @ 11" X 17"
McE PROJECT: 2111-06253-00
MUN. PROJECT: 08-23-0230

McElhanney
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

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DATE: Friday, September 1, 2023 2:45:26 PM FILE: X:\2021\2111-06258-00 QUALICO - LATIMER-YORKSON - VARIOUS SITES\3.0 DRAWINGS\3.02 PLANNING\3.02.2 SKETCHES\23-09-01 6253-0 PED PATH CONCEPT.DWG

1THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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 (MCELHANNEY LTD.) BYLAW NO. 5930

EXPLANATORY NOTE

Bylaw No. 5930 amends the Willoughby Community Plan, Latimer Neighbourhood Plan, and Yorkson Neighbourhood Plan to redesignate properties at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue to Multi Family, Medium Density Apartment 2.5 FSR, Townhouse (22 UPA) and Medium Density Apartment (1.5 – 2.5 FSR).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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 (MCELHANNEY LTD.) BYLAW NO. 5930

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800, Yorkson Neighbourhood Plan Bylaw No. 4300 and Latimer Neighbourhood Plan Bylaw No. 5101

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 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (McElhanney Ltd.) Bylaw No. 5930”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended with respect to lands described as:

   Lots 30 and 31 Section 23 Township 8 New Westminster District Plan 35022; and
   Lots 42 and 43 Section 23 Township 8 New West District Plan 61605

   a) By amending Map 1 to change the land use designation for the lands to “Multi Family” for the area shown on Schedule “A” attached to and forming part of this Bylaw.

3. 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” as amended is further amended with respect to lands described as:

   Lots 30 and 31 Section 23 Township 8 New Westminster District Plan 35022;

   East Half Lot 21 Except: Firstly: Parcel "A" (Explanatory Plan 15149) Secondly: Part Subdivided By Plan 23468 Thirdly: Part Subdivided By Plan 35022 Fourthly: Part Subdivided By Plan 57860; Section 23 Township 8 New Westminster District Plan 2759;

   Portion of Lot 40, 41, Section 23 Township 8 New West District Plan 61605;
   Lots 42 and 43 Section 23 Township 8 New West District Plan 61605;

   Lot 39 Section 23 Township 8 New West District Plan 57860; and

   Lot 29 Section 23 Township 8 New West District Plan 23468

a) By amending Table 4.1 – Residential Housing Mix and Densities by adding a new row immediately following the "Medium Density Apartments**" row called "Medium Density Apartment 2.5 FSR" permitting a maximum height of 6 storeys in Column A, indicating "CD" in Column B, and permitting a maximum residential density of 2.5 FSR in Column D.
b) By amending Map 1 to change the land use designation for the lands to "Medium Density Apartment 2.5 FSR" and "Townhouse (22 UPA)" for the areas shown on Schedule "B" attached to and forming part of this Bylaw.

4. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101" as amended is further amended with respect to lands described as:

Lot 45 Section 23 Township 8 New Westminster District Plan 63827

a) By adding the following Section 5.2.4.1 following Section 5.2.4:

5.2.4.1 Medium Density Apartment (1.5 – 2.5 FSR)
The intent of the Medium Density Apartment designation is to provide opportunities for higher density housing, including seniors' housing, along primary transportation corridors. The designation will allow for a mix of unit sizes, suitable for and affordable to a range of income levels and lifestyles. Different building tenures, including rental and strata apartments, will be supported. Density within this designation is to be a minimum of 1.5 FSR and a maximum of 2.5 FSR. Policies specific to this designation are as follows:

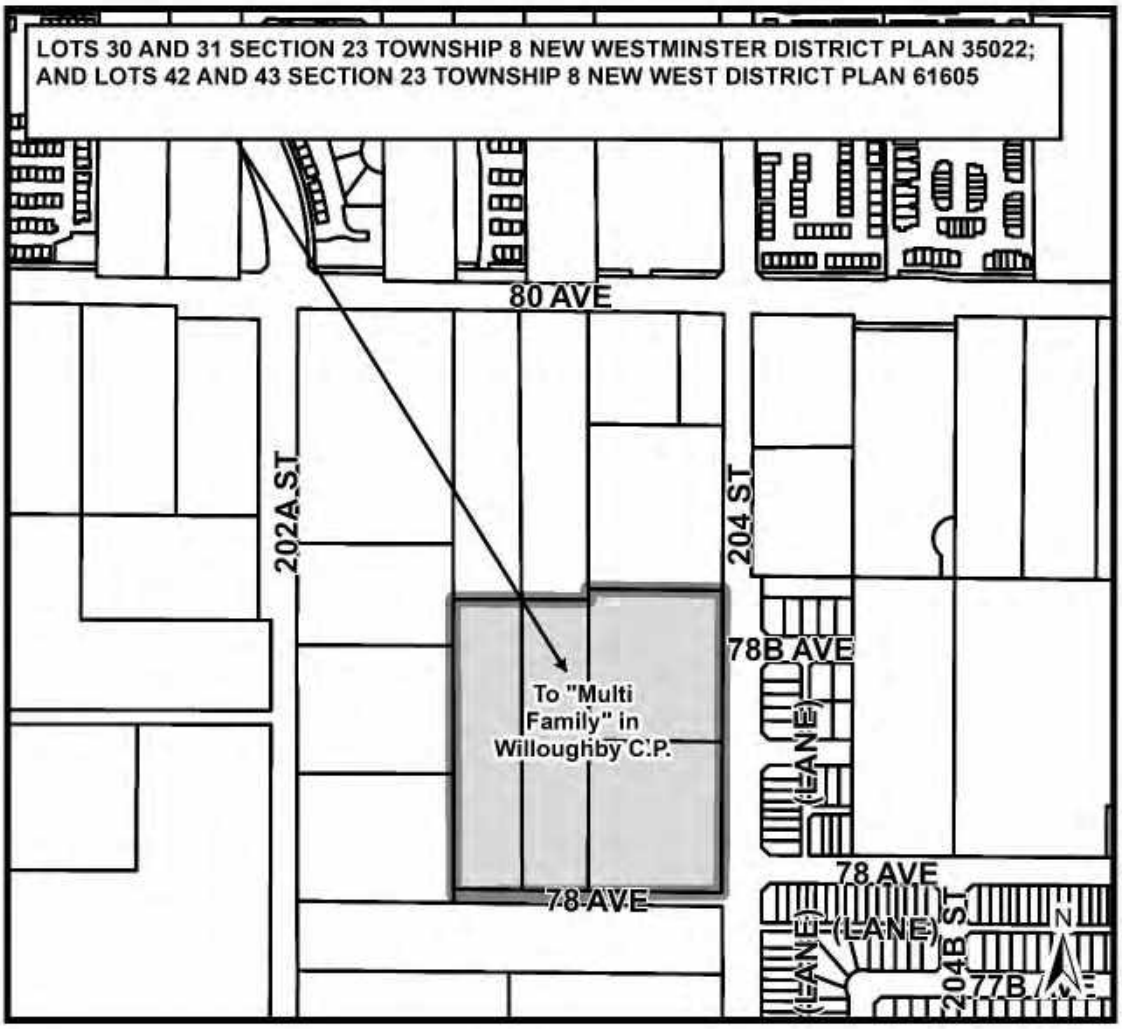
- Buildings shall not exceed a height of six storeys.
- Buildings shall be oriented to streets or adjacent greenways. Buildings shall not be oriented away from the public realm.
- Tenant parking shall be provided underground. Guest parking may be accommodated in off-street surface parking lots.
- All ground floor units shall have direct access to the street or adjacent greenway.
- Patios and other outdoor private ground floor spaces shall be appropriately separated from public spaces through the use of screening, landscaping, or change in elevation.

b) By amending Map 1 to change the land use designation for the lands to "Medium Density Apartment (1.5 - 2.5 FSR)" for the area shown on Schedule "C" attached to and forming part of this Bylaw.

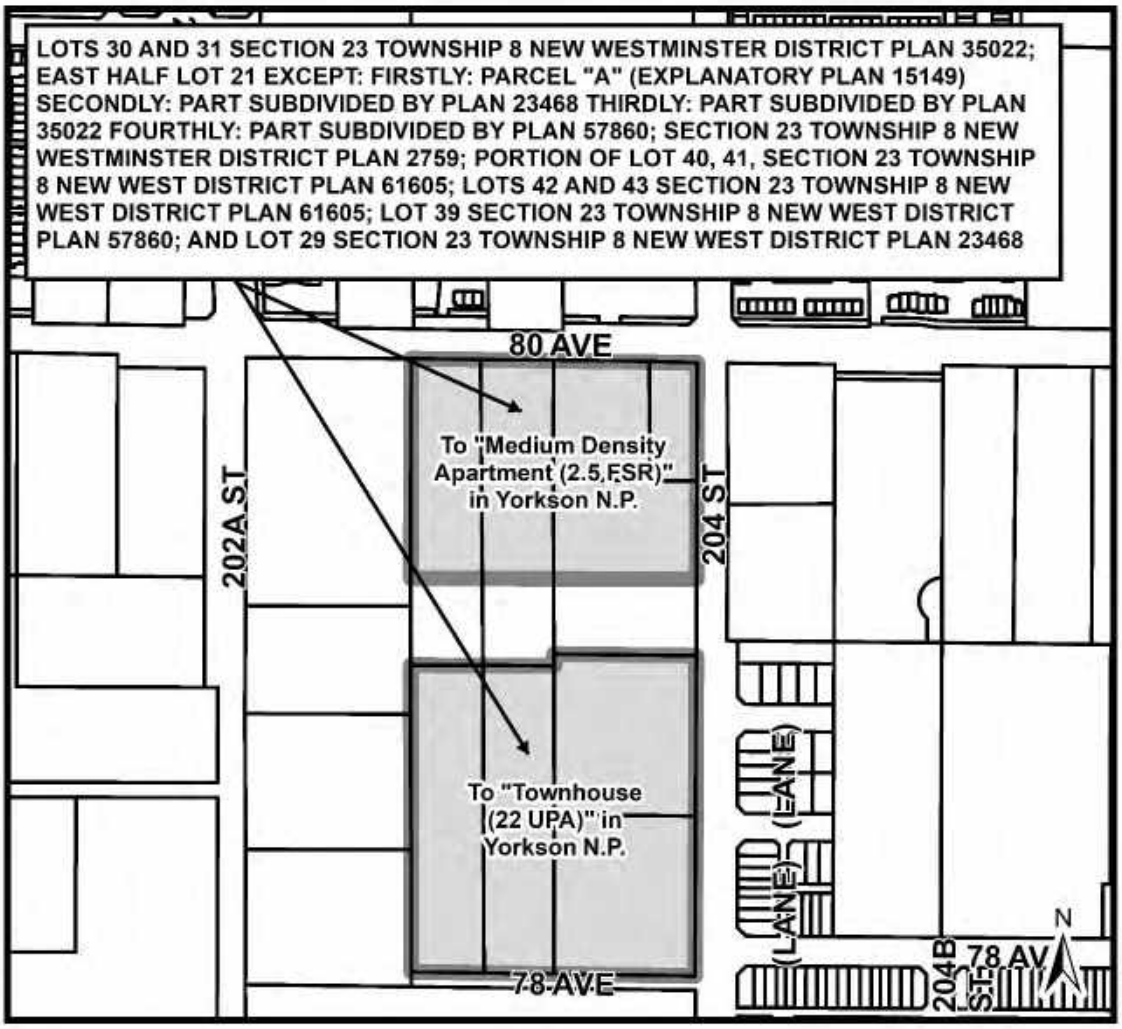
READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

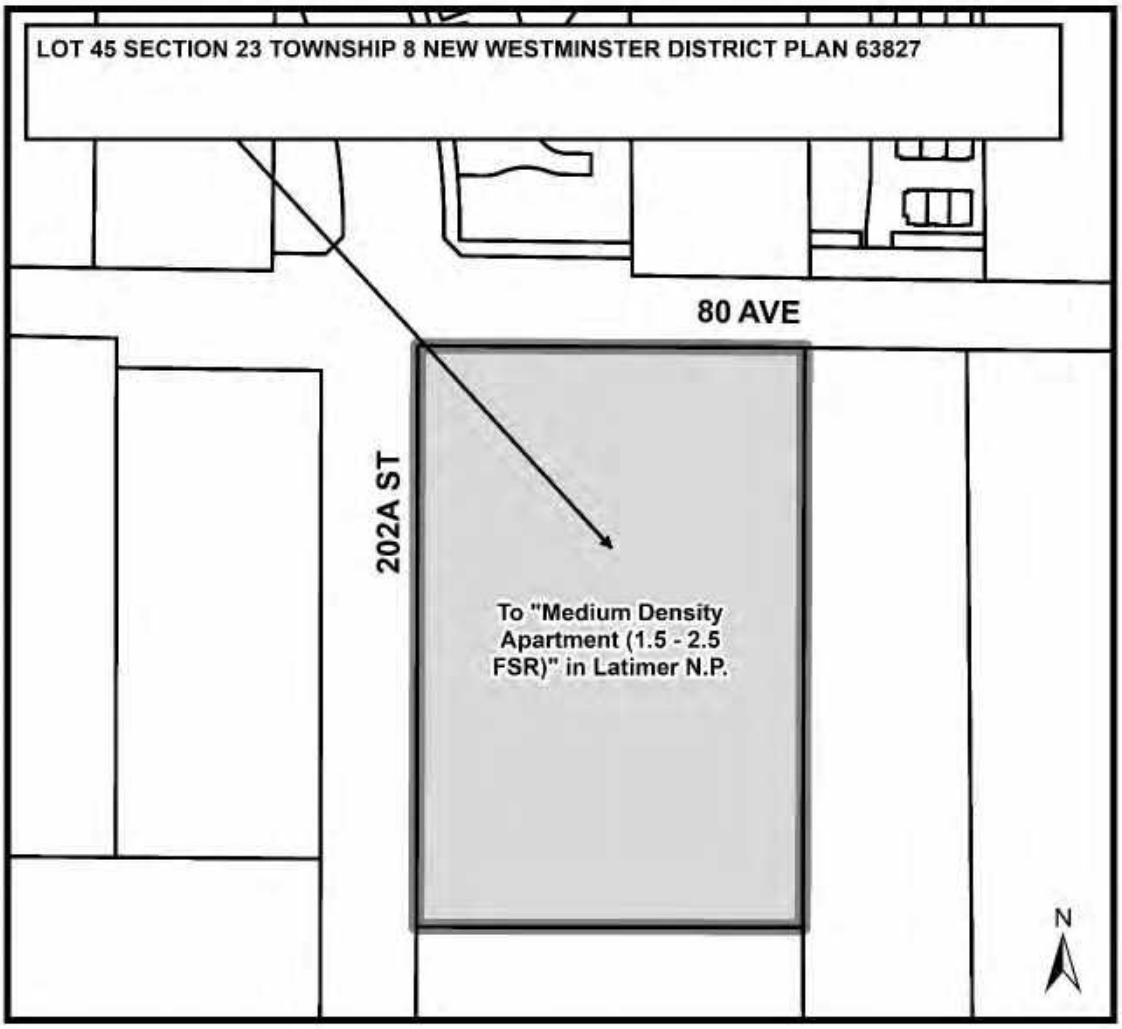
SCHEDULE 'A'
BYLAW NO. 5930



SCHEDULE 'B'
BYLAW NO. 5930



SCHEDULE 'C'
BYLAW NO. 5930



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MCELHANNEY LTD.) BYLAW NO. 5931

EXPLANATORY NOTE

Bylaw No. 5931 rezones approximately 9.82 ha (24.27 ac) of land located at 7950 – 202A Street; 20320, 20340, 20360, 20388 – 80 Avenue; 7849, 7843, 7831 – 204 Street; and 20323, 20315 – 78 Avenue to Comprehensive Development Zones CD-194 and CD-195 to facilitate development of approximately 1,452 apartments and 171 townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MCELHANNEY LTD.) BYLAW NO. 5931

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 (McElhanney Ltd.) Bylaw No. 5931".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD- 194" and "Comprehensive Development Zone CD-195" after the words "Comprehensive Development Zone CD-193"
   b. Adding to Section 110 after the words "CD-193" the words "CD-194 – 6000 m²" followed by "CD-195 – 4,000 m²"
   c. By adding after Sections 1093 "Comprehensive Zone CD-193" the following as Sections 1094 "Comprehensive Development Zone CD-194" and 1095 "Comprehensive Development Zone CD-195"

1094 **COMPREHENSIVE DEVELOPMENT ZONE CD-194**

Uses Permitted

1094.1 In the CD-194 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) *apartments* subject to Section 1094.2

Density

1094.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-194 shall not exceed 2.5 FSR.

1094.3 **Lot Coverage**

Buildings and *structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

1094.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 4 metres from any *lot line*.

Height of Buildings and Structures

1094.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed 6 *storeys.* The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1094.6 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

1094.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

1094.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1094.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

1094.10 **Development Permit Requirements**

An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.

1095 **COMPREHENSIVE DEVELOPMENT ZONE CD-195**

Uses Permitted

1095.1 In the CD-195 Zone only the following *uses* are permitted and all other *uses* are prohibited:

4) *accessory buildings* and *uses*
5) *accessory home occupations* subject to Section 104.3
6) *townhouses* subject to Section 1094.2

Density

1095.2 The density permitted shall be no greater than 54 units per hectare (22 units per acre)

1095.3 **Lot Coverage**

Buildings and *structures* shall not cover more than 45% of the *lot area*.

Siting of Buildings and Structures

1095.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 4 metres from any *lot line*.

Height of Buildings and Structures

1095.5 Except as provided for in Section 104.5 the *height* of principal or amenity *buildings* and *structures* shall be in accordance with a Development Permit and not exceed three *storeys.* The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1095.6 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

1095.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

1095.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1095.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

1095.10 **Development Permit Requirements**

An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 45 Section 23 Township 8 New Westminster District Plan 63827;

Lots 30 and 31 Section 23 Township 8 New Westminster District Plan 35022;

East Half Lot 21 Except: Firstly: Parcel "A" (Explanatory Plan 15149) Secondly: Part Subdivided By Plan 23468 Thirdly: Part Subdivided By Plan 35022 Fourthly: Part Subdivided By Plan 57860; Section 23 Township 8 New Westminster District Plan 2759;

Lot 40, 41, 42, and 43 Section 23 Township 8 New West District Plan 61605;

Lot 39 Section 23 Township 8 New West District Plan 57860; and

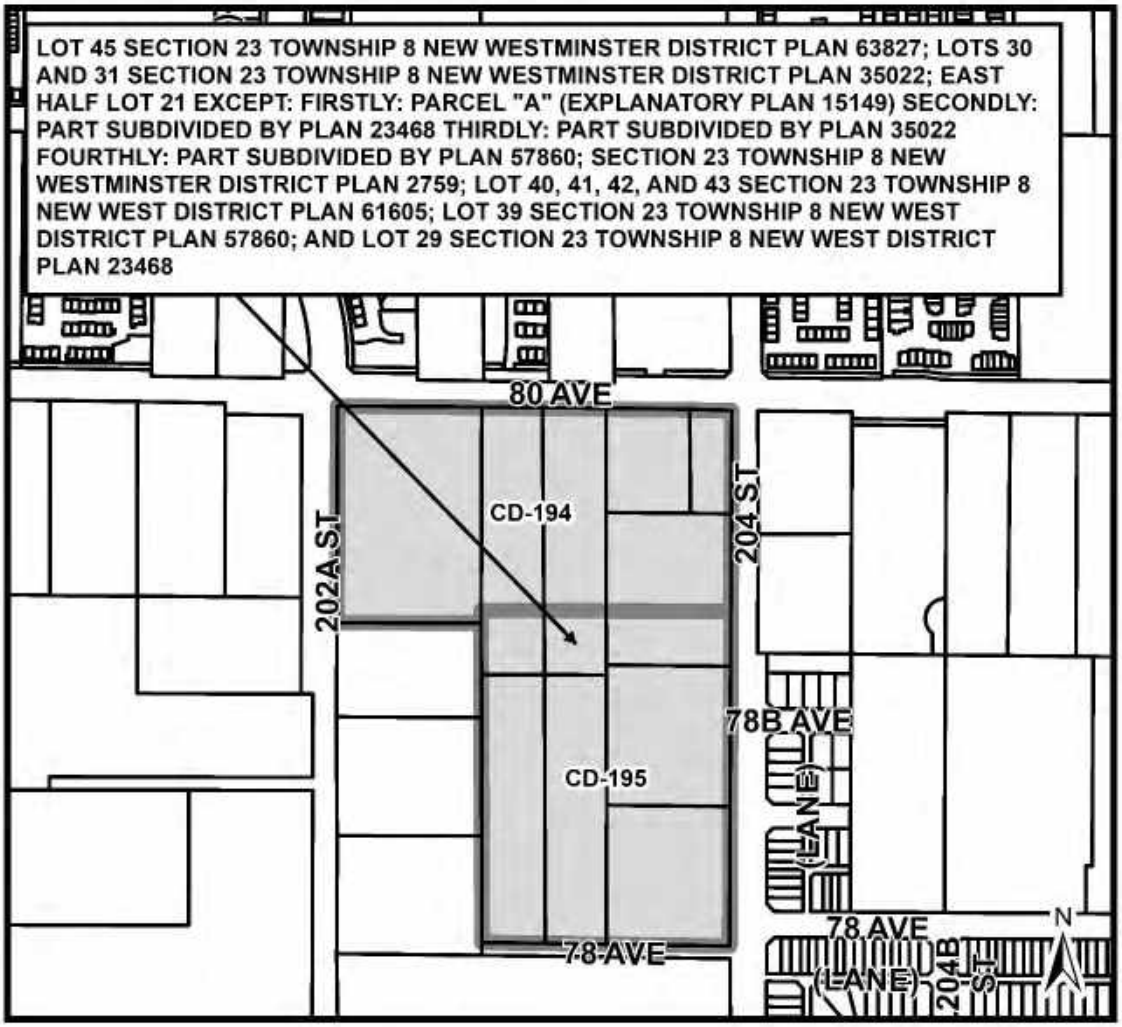
Lot 29 Section 23 Township 8 New West District Plan 23468

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-194 and Comprehensive Development Zone CD-195.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	Day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5931



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: SEPTEMBER 11, 2023 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100709 AND DEVELOPMENT PERMIT APPLICATION NO. 101344 (1345477 BC LTD. / ARCHITECTURE PANEL INC. / 19886 - 76 AVENUE AND 7588 - 198B STREET)

REPORT: 23-167
FILE: 08-22-0111

PROPOSAL:

Application to rezone approximately 0.74 ha (1.84 ac) of land located at 19886 – 76 Avenue and 7588 – 198B Street to Comprehensive Development Zone CD-191 and issue a Development Permit to facilitate development of a mixed-use development consisting of 185 apartment units and 1,975 m^2 (21,258 ft^2) of ground floor commercial space and 300 m^2 (3,229 ft^2) of day care space.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5923 subject to 12 development prerequisites being satisfied prior to final reading; and authorize issuance (at time of final reading of Bylaw No. 5923) of Development Permit No. 101344;

RATIONALE:

The proposed development complies with the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1345477 BC Ltd.) Bylaw No. 5923 rezoning 0.74 ha (1.84 ac) of land located at 19886 – 76 Avenue and 7588 – 198B Street to Comprehensive Development Zone CD-191 to facilitate the development of 185 apartment units and 1,975 m^2 (21,258 ft^2) of ground floor commercial space and 300 m^2 (3,229 ft^2) of day care space, subject to the following development prerequisites being satisfied to the acceptance of the Township 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.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the south half of 76 Avenue and the east half of 198B Street (including greenway), in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 4.5 m wide street greenway on the east side of 198B Street.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

5. Compliance with 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. Registration of a restrictive covenant acceptable to the Township:
    a. Identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
8. Registration of a statutory right-of-way for public art to the be located at the corner of 76 Avenue and 198B Street.
9. Consolidation of the two properties into one.
10. Updating of Development Permit No. 101344 to finalize architectural and landscape drawings.
11. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Zoning Policy, and 5% Neighbourhood Park Land Acquisition Policy.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges; and

That Council at time of final reading of Rezoning Bylaw No. 5923 authorize issuance of Development Permit No. 101344 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located in an enclosure and screened.

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 a 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.
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

EXECUTIVE SUMMARY:

1345477 BC Ltd. has applied to rezone a 0.74 ha (1.84 ac) site located at 19886 – 76 Avenue and 7588 – 198B Street to Comprehensive Development Zone CD-191 to facilitate development of a mixed-use development consisting of 185 apartment units,1,975 m^2 (21,258 ft^2) of ground floor commercial space and 300 m^2 (3,229 ft^2) of day care space.

A development permit (Attachment B) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

As the proposal is consistent with the Willoughby Community Plan and Latimer Neighbourhood Plan, staff recommend that Council consider the application subject to the completion of 12 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5923) of Development Permit No. 101344.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5923 and Development Permit No. 101344.

REFERENCE:

Owner:	1345477 BC Ltd. 8193 – 149 Street Surrey, BC V3S 8N9
Agent:	Architecture Panel Inc. 103, 15505 Marine Way White Rock, BC V4B 1C9
Legal Description:	Lots 1 & 2 Section 22 Township 8 New Westminster District Plan 75404
Location:	19886 – 76 Avenue and 7588 – 198B Street
Area:	0.74 ha (1.84 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-191
Latimer Neighbourhood Plan:	High Density Mixed Use (2.5 FSR)

BACKGROUND/HISTORY:

The site is designated High Density Mixed Use (2.5 FSR) in the Latimer Neighbourhood Plan.

DISCUSSION/ANALYSIS:

- Section 5.2.5 (High Density Mixed Use (2.5 FSR)) of the Latimer Neighbourhood Plan permits a density range between 1.5 and 2.5 FSR.
- The designation permits ground floor commercial uses with residential uses on the upper floors and building heights between 4- and 6-storeys.
- The proposed development of 185 apartment units,1,975 m^2 (21,258 ft^2) ground floor commercial and 300 m^2 (3,229 ft^2) of day care space, in two 6-storey tall buildings with a floor space ratio of 2.4 is consistent with the above policy context in the Latimer Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	76 Avenue, beyond which is a project currently under construction (ToL Project No. 08-22-0073) for a mixed-use development	High Density Mixed Use (2.5 FSR)	Suburban Residential Zone SR-2
South:	An existing townhouse development	Rowhouse / Townhouse (22 UPA)	Comprehensive Development Zone CD-131

East:	A property, currently under application (ToL Project No. 08-22-0093) for a mixed-use development	High Density Mixed Use (2.5 FSR)	Suburban Residential Zone SR-2
West:	198B Street beyond which is a property currently under application (ToL Project No. 08-22-0089) for live-work townhouses and single family lots	Live-Work Townhouse (22 UPA) and Single Family (8 UPA)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5923 proposes to rezone the site to Comprehensive Development Zone CD-191 to facilitate development of 185 apartment units, 1,975 m^2 (21,258 ft^2) ground floor commercial space and 300 m^2 (3,229 ft^2) of day care space within two 6-storey buildings.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-191 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

The subject property is located in Development Permit Area "D" Mixed Use in the Willoughby Community Plan. Proposed conceptual Development Permit No. 101344 is attached to this report (Attachment B) and includes conceptual renderings, site plans, building elevations, and tree and landscaping plans. As a condition of final reading the applicant is to finalize architectural and landscaping details.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Count	**Rate**	**Total**
Low Rise Apartments (6-storeys or less)	185	$11,000 / unit	$2,035,000
Total			**$2,035,000**

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	**Replacement Trees Required**	**Replacement Trees Provided**	**Street Trees Provided**	**Total Trees Post Development**
9	52	53	9	62

The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed rezoning and development permit application facilitates the proposal for a mixed-use development consisting of two six-storey building of 185 apartment units, 1,975 m^2 (21,258 ft^2) ground floor commercial and 300 m^2 (3,229 ft^2) of day care space.

The proposal is consistent with the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 5923 (subject to 11 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5923) of accompanying Development Permit No. 101344.

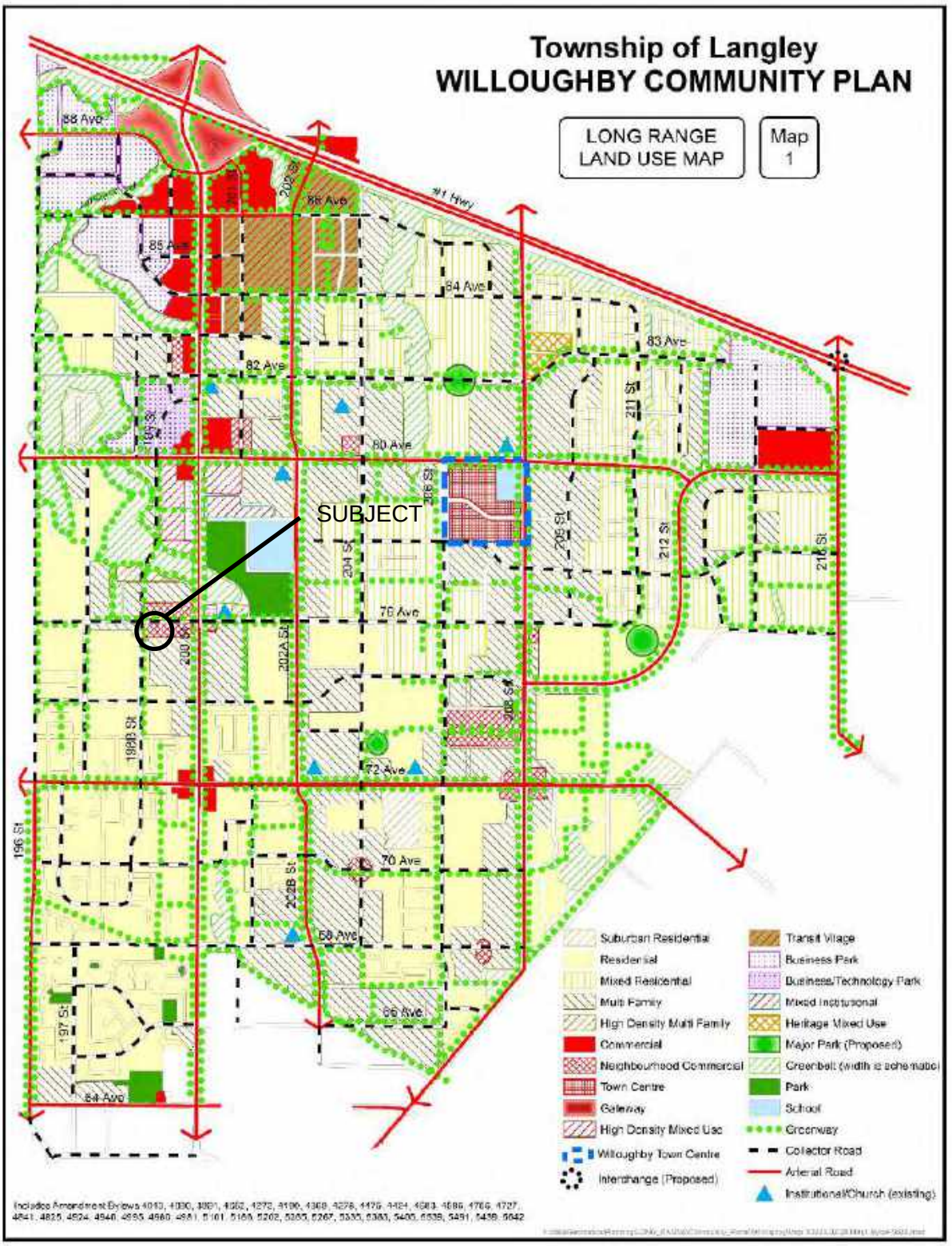
Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

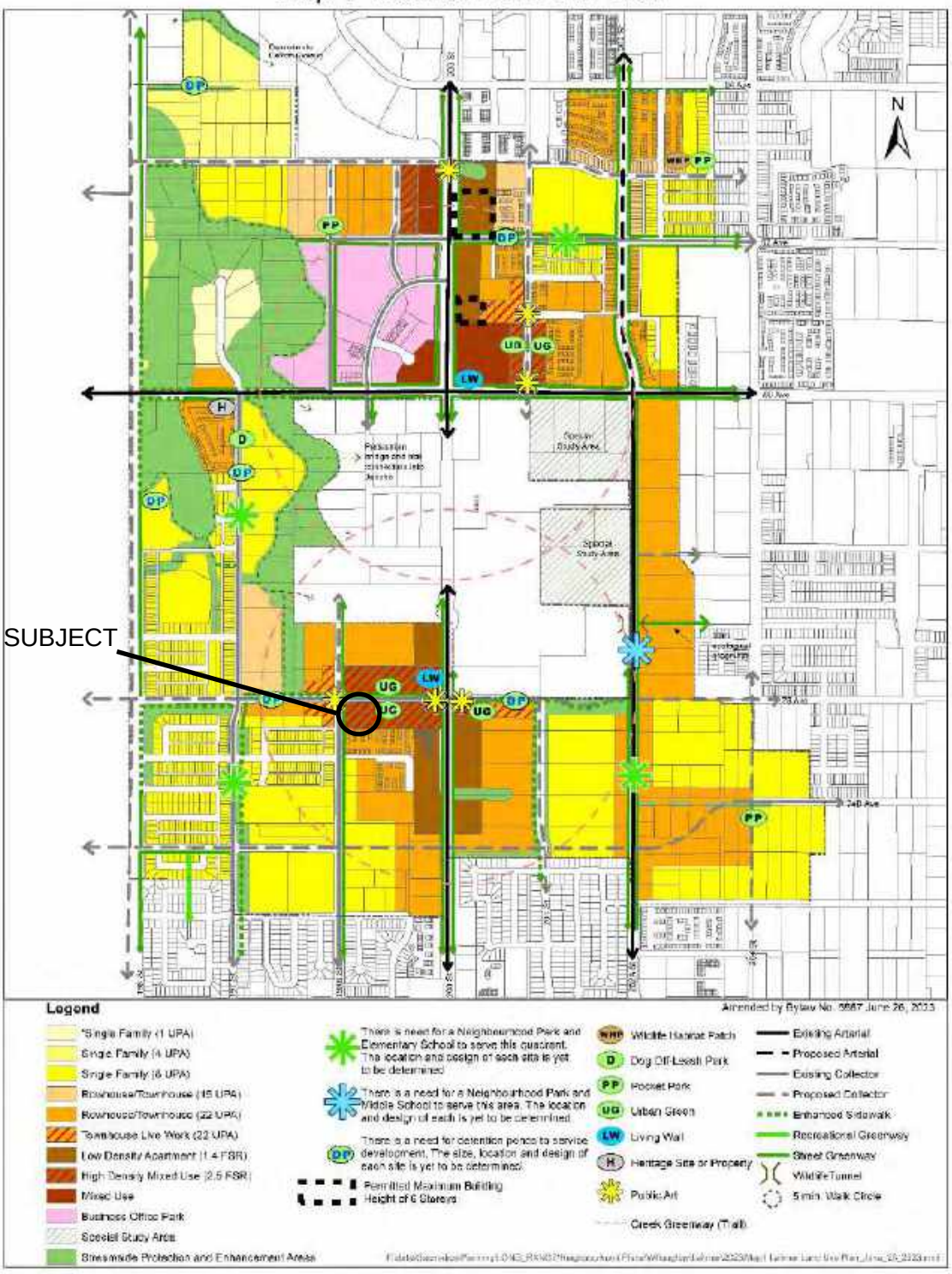
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No. 101344

ATTACHMENT A




Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
78 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
#1 Hwy
200 St
201 St
202 St
202A St
202B St
204 St
205 St
206 St
208 St
210 St
212 St
216 St
196 St
197 St
199B St
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 Village
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)

Map 1 - Latimer Land Use Plan

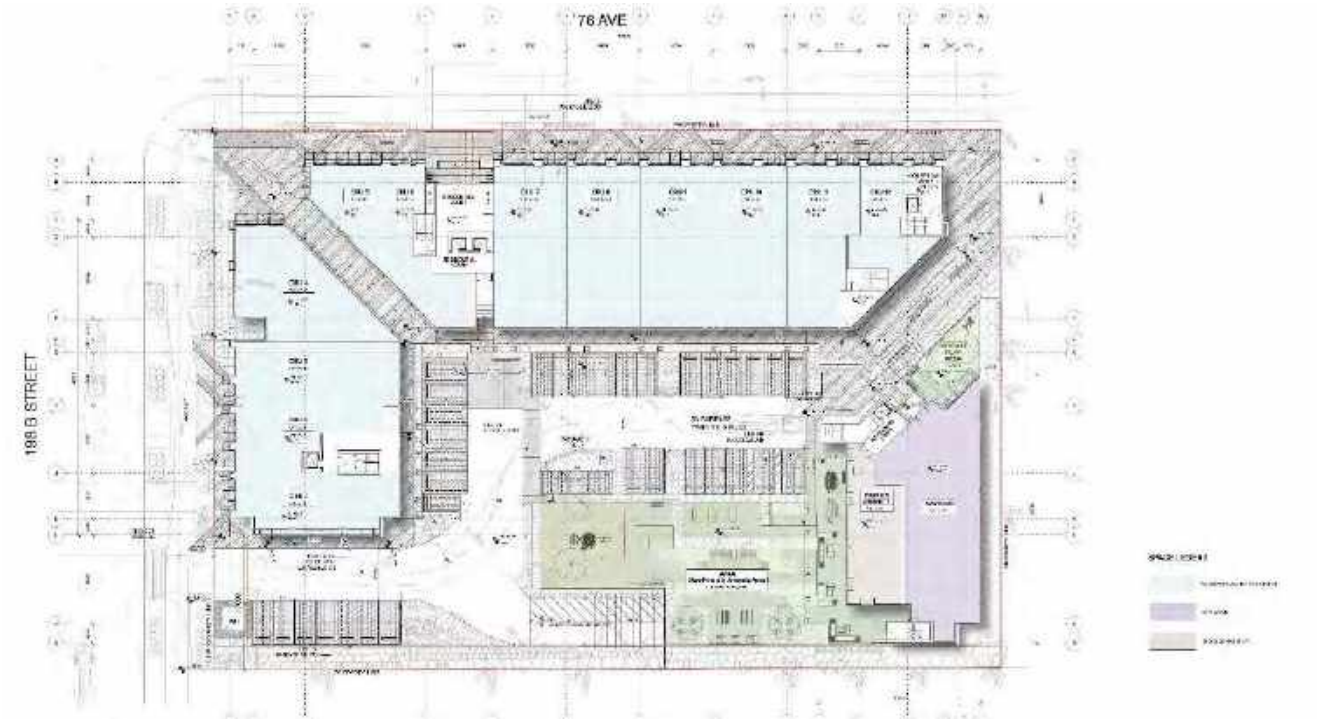




ZONING BYLAW NO. 2500



RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ATTACHMENT B

Development Permit No. 101344

This Permit is issued this _____ day of _____, 2023 to:

1. NAME: 1345477 BC Ltd.

   ADDRESS: 8193 – 149 Street
   Surrey BC, V3Z 8N9

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 1 & 2 Section 22 Township 8 New Westminster District Plan 75404

   CIVIC ADDRESS: 19886 – 76 Avenue and 7588 – 198B 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 as follows:

   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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
   c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
   d. All rooftop mechanical equipment to be screened from view.
   e. All refuse areas to be located in an enclosure and screened.

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 a 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.
   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 _____, 2023.

Attachments:

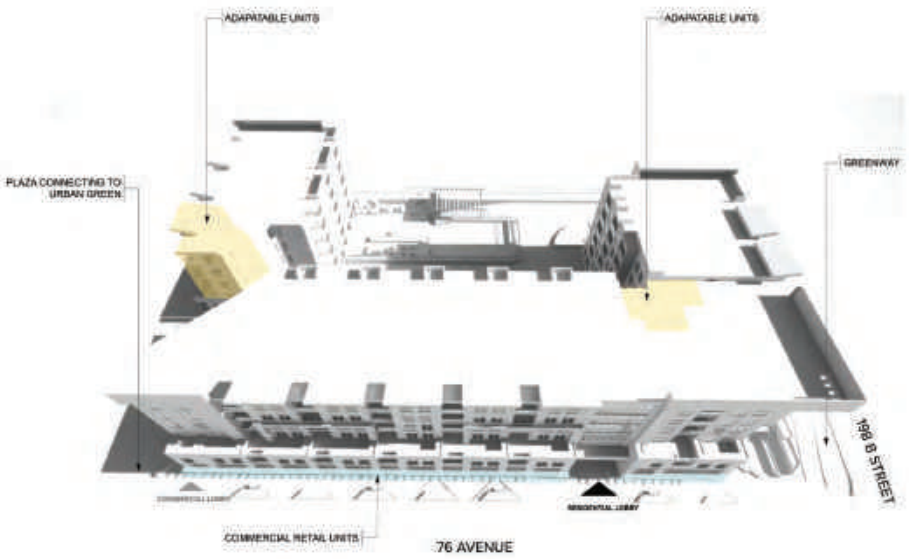
SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscaping Drawings

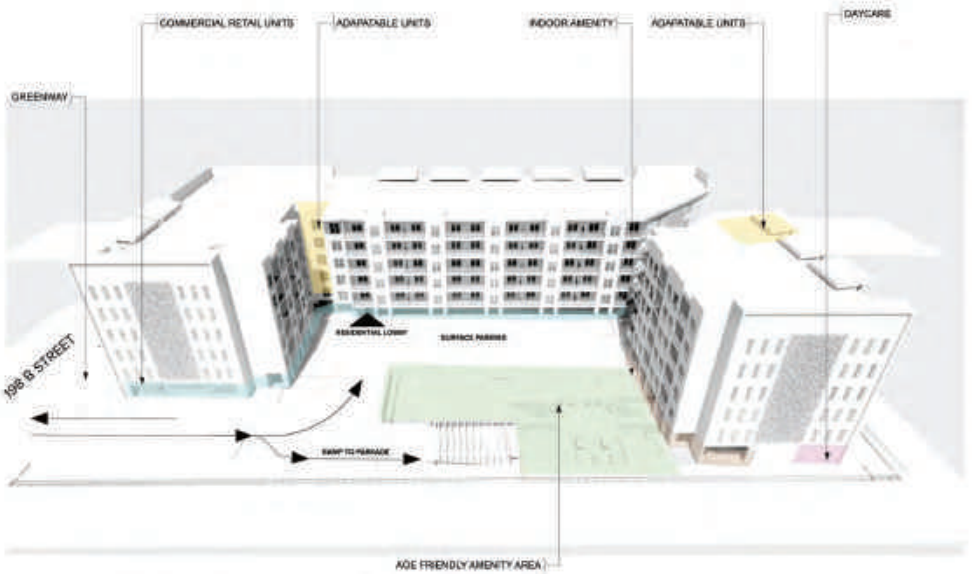
SCHEDULE A

No	Date	Issue Notes
A	2022-06-09	DP Submission
B	2023-03-17	DP Resubmission
C	2023-07-06	DP Resubmission

Project: 7588 198B ST,19886 76 AVE LANGLEY BC
Owner: VICTORIA WANG/ 7588 198B INVESTMENT LTD.
Drawing Title: SITE PLAN
Scale: 1/16" = 1'-0"
Drawn By: JC/SF
Checked By: RD
Reviewed By: RD
Status: DP Application
Architect: TOWNSHIP OF LANGLEY
Consultants: Architecture Panel Inc.
Contractors:
Geometry:

ARCHITECTURE PANEL INC.





DESIGN RATIONALE

The Willoughby Community Plan provides the overarching land use policy framework for Latimer and surrounding areas. Adopted in 1998, the Plan identifies Willoughby as one of the Township's primary growth areas. The latimer area within the Township of Langley is undergoing many developments which will create numerous opportunities to create a vibrant community of family oriented housing and retail and commercial spaces. It will further attract more people from other areas looking for family friendly and urban aesthetics in their neighbourhoods.

The proposed development extends and mirrors the development approved on the north side of 76 Ave to create a synergy in built forms and overall urban spaces. The north west node of the development has a small plaza as a resting point with a breeze way at the start of the greenway to the west. It provides an entry point for the commercial retail units on the west and direct pedestrian access to the site. The NE diagonal plaza between Building 1 and Building 2 creates a visual break from the street level and provides opportunities for community engagement and a spot to relax. This NE plaza also offers a critical pedestrial and visual connection to the Urban Green located immediately to the East of our development.

This developments tries to follow the principles of the Apartment - Mixed Use Plan with the following points for consideration.
- The buildings are 8 story high and are sited towards the streets.
- The development achieves 2.45 FSR
- Apart from some surface parking for commercial uses sited at the back of the development residential parking is provided in 2 levels of underground parking.
- As per the Latimer Neighbourhood Plan, the retail units are on Level 1 with great exposure from the streets to the North and West.
- Level 2 consists of residential units, directly over the retail units, with 'eyes on the street'.
- Residential units have access through lobbies for each building with residential parking provided in 2 levels of underground parking.
- Level 3 to Level 8 is set Back 5m to decrease the tunnel effect on the streets and also to look more aesthetically pleasing from the street. This provides great patio areas
- The overall theme of this development is contemporary with a nod to warm traditional elements like wood tones and bricks. This is in keeping with the other developments proposed in the area.



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ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
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mail@architecturepanel.com

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Project
7588 198B ST,19886 76 AVE LANGLEY BC

Owner
VICTORIA WANG/ 7588 198B INVESTMENT LTD.

Sheet Title
DESIGN RATIONALE

Total Sheets: 35	Sheet No: A0.06	Contractors:	Consultants: Architecture Panel Inc.
Drawn By: SD/BF	Checked By: RD	AHJ: TOWNSHIP OF LANGLEY	Documents:
Reviewed By: RD	Status: DP Application		

No	Date	Issue Notes
A	2022-05-09	DP Submission
B	2023-03-17	DP Resubmission
C	2023-07-05	DP Resubmission

Scale:

G.1



1 SOUTH ELEVATION
Scale: 1:200



2 NORTH ELEVATION
Scale: 1:200



17. ACM - DARK GRAY



8. ENDICOTT FACE BRICK DARK GREY



2. HARDIE VERTICAL SIDING GRAY SLATE

1. HARDIE VERTICAL SIDING ARCTIC WHITE



16. ACM PANEL - YELLOW



4. DARK CHERRY WOOD GRAIN LONGBOARD



3. PRIMED FACIA - CHARCOAL



6. ARCHITEK GREEN WALL SYSTEM

EXTERIOR FINISHES LEGEND

1. HARDIE VERTICAL SIDING - ARCTIC WHITE
2. HARDIE VERTICAL SIDING - GRAY SLATE
3. PRIMED FACIA PANEL - CHARCOAL
4. CHERRY WOOD GRAIN LONGBOARD
5. ENDICOTT FACE BRICK - DARK GREY
6. ARCHITEK GREEN WALL SYSTEM
7. DARK CHERRY WOOD POSTS
8. THERMAL BROKEN ALUMINUM SLIDING DOORS
9. THERMAL BROKEN ALUMINUM WINDOW WITH PANELS
10. GLASS AND METAL GUARD
11. THERMAL BROKEN ALUMINUM WINDOW NARROW
12. STOREFRONT DOORS
13. GLASS AND METAL CANOPY
14. STOREFRONT WINDOW SYSTEM
15. ACM PANEL - YELLOW
16. THERMAL BROKEN CURTAIN WALL SYSTEM - CHARCOAL
17. ACM PANEL - DARK GRAY

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Project
7588 198B ST,19886 76 AVE LANGLEY BC

Owner
VICTORIA WANG/ 7588 198B INVESTMENT LTD.

Sheet Title
ELEVATIONS1

Total Sheets	Sheet No	Contractors	Consultants
35	A4.01		Architecture Panel Inc.
Drawn By	**Checked By**	**AHJ**	**Documents**
SD/RF	RD	TOWNSHIP OF LANGLEY	
Reviewed By	**Status**		
RD	DP Application		

No	Date	Issue Notes
A	2022-05-09	DP Submission
B	2023-03-17	DP Resubmission
C	2023-07-05	DP Resubmission

Scale



1 EAST ELEVATION
Scale: 1:200



EXTERIOR FINISHES LEGEND

1. HARDIE VERTICAL SIDING - ARCTIC WHITE
2. HARDIE VERTICAL SIDING - GRAY SLATE
3. PRIMED FASCIA PANEL - CHARCOAL
4. CHERRY WOOD GRAIN LONGBOARD
5. ENDICOTT FACE BRICK: DARK GREY
6. ARCHITEX GREEN WALL SYSTEM
7. DARK CHERRY WOOD POSTS
8. THERMAL BROKEN ALUMINUM SLIDING DOORS
9. THERMAL BROKEN ALUMINUM WINDOW WITH PANELS
10. GLASS AND METAL RAILING
11. THERMAL BROKEN ALUMINUM WINDOW MIRROR
12. STORE FRONT DOORS
13. GLASS AND METAL CANOPY
14. STOREFRONT WINDOW SYSTEM
15. ACM PANEL - YELLOW
16. THERMAL BROKEN CURTAIN WALL SYSTEM - CHARCOAL
17. ACM PANEL - DARK GRAY



2 WEST ELEVATION (198B ST)
Scale: 1:200



3 WEST ELEVATION - BUILDING B
Scale: 1:200

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Project
7588 198B ST,19886 76 AVE LANGLEY BC

Owner
VICTORIA WANG/ 7588 198B INVESTMENT LTD.

Sheet Title
ELEVATIONS2

Total Sheets: 35	Sheet No: A4.02	Contractors:	Consultants: Architecture Panel Inc.
Drawn By: SDWP	Checked By: RD	AHJ: TOWNSHIP OF LANGLEY	Documents:
Reviewed By: RD	Status: DP Application		

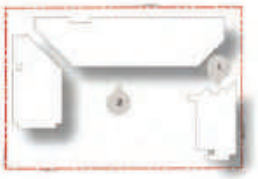
No	Date	Issue Notes
A	2019-06-06	DP Submission
B	2019-09-17	DP Resubmission
C	2019-07-05	DP Resubmission

Scale

G



1 NORTH ELEVATION - BUILDING B
Scale: 1:200



EXTERIOR FINISHES LEGEND

1 HARDIE VERTICAL SIDING - ARCTIC WHITE
2 HARDIE VERTICAL SIDING - GRAY SLATE
3 PRIMED FASCIA PANEL - CHARCOAL
4 CHERRY WOOD GRAIN LONGBOARD
5 ENDICOTT FACE BRICK DARK GREY
6 ARCHITER GREEN WALL SYSTEM
7 DARK CHERRY WOOD POSTS
8 THERMEL BROKEN ALUMINUM SLIDING DOORS
9 THERMAL BROKEN ALUMINUM WINDOW WITH PANELS
10 GLASS AND METAL RAILING
11 THERMAL BROKEN ALUMINUM WINDOW MAIRROW
12 STONE FRONT EXIONS
13 GLASS AND METAL CANOPY
14 STOREFRONT WINDOW SYSTEM
15 ACM PANEL - YELLOW
16 THERMAL BROKEN CURTAIN WALL SYSTEM - CHARCOAL
17 ACM PANEL - DARK GRAY



2 SOUTH ELEVATION - BUILDING A
Scale: 1:200

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sylvie@architecturepanel.com

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Project
7588 198B ST,19886 76 AVE LANGLEY BC

Owner
VICTORIA WANG/ 7588 198B INVESTMENT LTD.

Drawn Title
ELEVATIONS3

Total Sheets	Sheet No	Contractors	Consultants
35	A4.03		Architecture Panel Inc.
Drawn By	**Checked By**	**AHJ**	**Documents**
SD/RF	RD	TOWNSHIP OF LANGLEY	
Reviewed By	**Status**		
RD	DP Application		

No	Date	Issue Notes
A	2022-09-09	DP Submission
B	2023-03-17	DP Resubmission
C	2023-07-05	DP Resubmission

Scale



1 VIEW FROM NW
Scale: NTS



2 VIEW FROM NORTH EAST
Scale: NTS



4 VIEW FROM NE
Scale: NTS



5 VIEW OF SITE ENTRANCE ON THE SOUTH WEST CORNER
Scale: NTS

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cp@architecturepanel.com

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Project
7588 198B ST,19886 76 AVE LANGLEY BC

Owner
VICTORIA WANG/ 7588 198B INVESTMENT LTD.

Sheet Title
PERSPECTIVE VIEWS

Total Sheets: 35	Sheet No: A6.01	Contractors:	Consultants: Architecture Panel Inc.
Drawn By: SD/RF	Checked By: RD	AHJ: TOWNSHIP OF LANGLEY	Documents:
Reviewed By: RD	Status: DP Application		

No	Date	Issue Notes
A	2022-09-09	DP Submission
B	2023-03-17	DP Resubmission
C	2023-07-05	DP Resubmission

Scale:

G.1



1 VIEW OF RESIDENTIAL ENTRY AT NORTH
Scale: NTS



2 VIEW OF GREENWAY LOOKING NORTH
Scale: NTS



4 VIEW OF AGE FRIENDLY AMENITY AREA (AFAA)
Scale: NTS



5 PLAZA AT THE NORTH EAST CORNER
Scale: NTS

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Project
7588 198B ST,19886 76 AVE LANGLEY BC

Owner
VICTORIA WANG/ 7588 198B INVESTMENT LTD.

Sheet Title
PERSPECTIVE VIEWS

Total Sheets: 35	Sheet No: A6.03	Contractors:	Consultants: Architecture Panel Inc.
Drawn By: SD/RF	Checked By: RD	AHJ: TOWNSHIP OF LANGLEY	Documents:
Reviewed By: RD	Status: DP Application		

No	Date	Issue Notes
A	2022-09-09	DP Submission
B	2023-03-17	DP Resubmission
C	2023-07-05	DP Resubmission

Scale:

G.1



1 VIEW OF FROM NORTH WEST
Scale: NTS



4 VIEW OF CRU AND PLAZA
Scale: NTS

VIRTUAL PERPECTIVE VIEWS

360°

SCAN QR CODE WITH YOUR COMPATIBLE DEVICE (SMART PHONE/TABLET) CAMERA FOR VIRTUAL VIEWING OF THE PROPOSED DEVELOPMENT

360° View from NE corner

360° View from NW plaza

360° View from SW site entry

360° View around amenity

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Unit 155, 19820 Mavis Drive, Whitehorse, BC | 6043878931
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Project
7588 198B ST,19886 76 AVE LANGLEY BC

Owner
VICTORIA WANG/ 7588 198B INVESTMENT LTD.

Drawn Title
PERSPECTIVE VIEWS

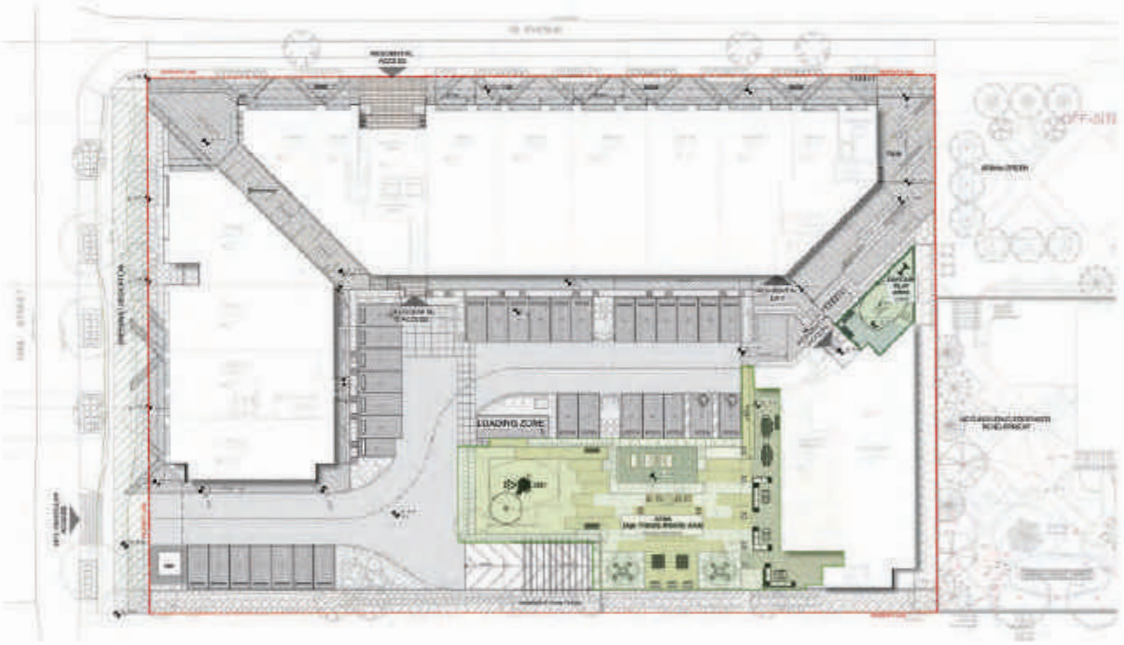
Total Sheets	Sheet No	Contractors	Consultants
35	A6.03		Architecture Panel Inc.
Drawn By: SD/BF	Checked By: RD	AHJ: TOWNSHIP OF LANGLEY	Documents
Reviewed By: RD	Status: DP Application		

No	Date	Issue Notes
A	2022-09-09	DP Submission
B	2023-03-17	DP Resubmission
C	2023-07-05	DP Resubmission

N

Scale

G.1



1 KEY PLAN
Scale: 1:200

DESIGN RATIONALE AND SUMMARY

This mixed use project is located in the Latimer Plan of the Township of Langley at the intersection of 198B Street and 76 Ave with a 4.5 m greenway dedication on the west side of the site. Small pedestrian connections connections between the greenway and the CRU units in the building facing West are used as a tool to access the CRUs along the falling grades.

The plant selection used in the greenway consisted of a variety of vibrant shrubs and ornamental grasses such as Liriope muscari, Berlinsiss, and Hemerocallis, along with the Liquidambar and Acer Palmatum trees that add character to the site. The proposed planting that follows the site grade provides an interesting visiting opportunity along the greenway.

Across NW corner of the site, a plaza is proposed with a dynamic paving pattern signaling the pedestrian movement through to the Central courtyard. Similarly the NE plaza doubles up as dynamic breezeway with elements such as the planters, seating, gathering spaces and lighting. These are used to functionally and visually connect the Urban Green to the project with a direct, pleasant and easy movement pathway, the dynamically structured paving pattern is developed on the Northern edge connecting the sidewalk to the CRUs and creating outdoor gathering and vending spaces by also including seating areas surrounded by a variety of planting on the sides.

For an enhanced experience for residents and retail units owners/users, a tree heavily planted landscape areas have been provided through the parking lot, the main one being set to the entrance of building A from the parking lot and other smaller ones near the edges of building A, these landscape areas include planting that are visually appealing such as Rhododendrons and Hydrangea Macrophylla.

The project also provides multiple outdoor spaces/areas for residents to enjoy, which includes seats around the fire pits and a community garden with raised planters. These amenity spaces, along with the daycare play area are surrounded by shubbery and trees that provide a pleasant ambience. Both the community garden and Tenant spaces are separated from the parking lot and defined by dense shrubbery for a more quiet atmosphere.
In addition, there are other outdoor spaces proposed for more active uses, which includes the children playground with an adjacent outdoor seating and dining area, provides a great opportunity for family outdoor activities and a socially big space.

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed their standards.

The contractor are advised to search and review more plant material available to the Landscape Architect for optional receipt at the source of supply, base of search to include Lower Mainland and Fraser Valley. Substitutions must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected AND a minimum of one working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the cleanest disease free, vigorous plant material must conform to the trees extent of the "BC Landscape Standard" Nursery certification upon request. All landscaping and landscape materials to conform to the latest edition of the BCLNA/BCSLA standards.
Min growing medium depths over prepared subgrade shall be
Lawn areas 300mm
Ground Cover Areas 450mm
Shrub Areas 450mm
Tree Pits 900mm (amended soil)
Growing medium shall have physical and chemical properties as described in the standards for landscaping, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanical screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, wood or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.
and
All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris ensure that site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All wood fences to be cedar with one coat of clear penetrating preservative.



2 SOME PROPOSED SHRUBS
NTS



3 SOME PROPOSED TREES
NTS

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Project
7588 198B ST,19886 76 AVE LANGLEY BC

Owner
VICTORIA WANG / 7588 198B INVESTMENT LTD.

Sheet Title
KEY PLAN

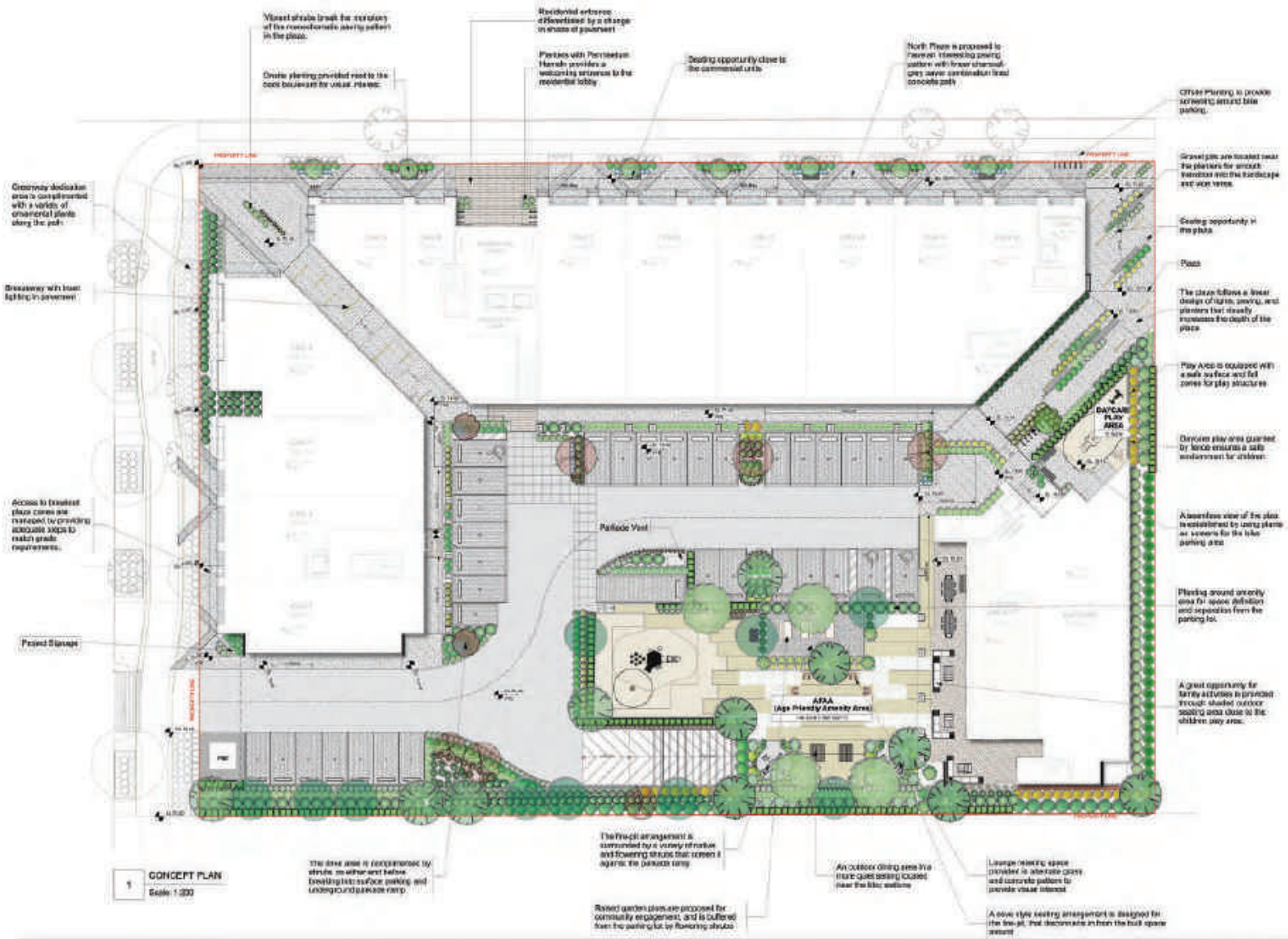
Total Sheets	Sheet No.	Contractor	Consultants
10	L01		Architecture Panel Inc.
Drawn By	Checked By	AHJ	Documents
SOYEB	RD	TOWNSHIP OF LANGLEY	
Reviewed By	Status		
RD	DP Application		

No	Date	Issue Notes
A	2022-08-09	DP Submission
B	2023-03-16	DP Resubmission
C	2023-08-16	DP Resubmission

N

Scale: 1:200

G1
SCHEDULE B



1 CONCEPT PLAN
Scale: 1:200



2 VIEWS OF PLAZA CONNECTING TO URBAN GREEN ON NE CORNER
Scale: NTS



3 VIEWS OF AGE FRIENDLY AMENITY AREA
Scale: NTS

ARCHITECTURE **PANEL** INC.

Project
7588 198B ST,19886 76 AVE LANGLEY BC

Owner
VICTORIA WANG / 7588 1988 INVESTMENT LTD.

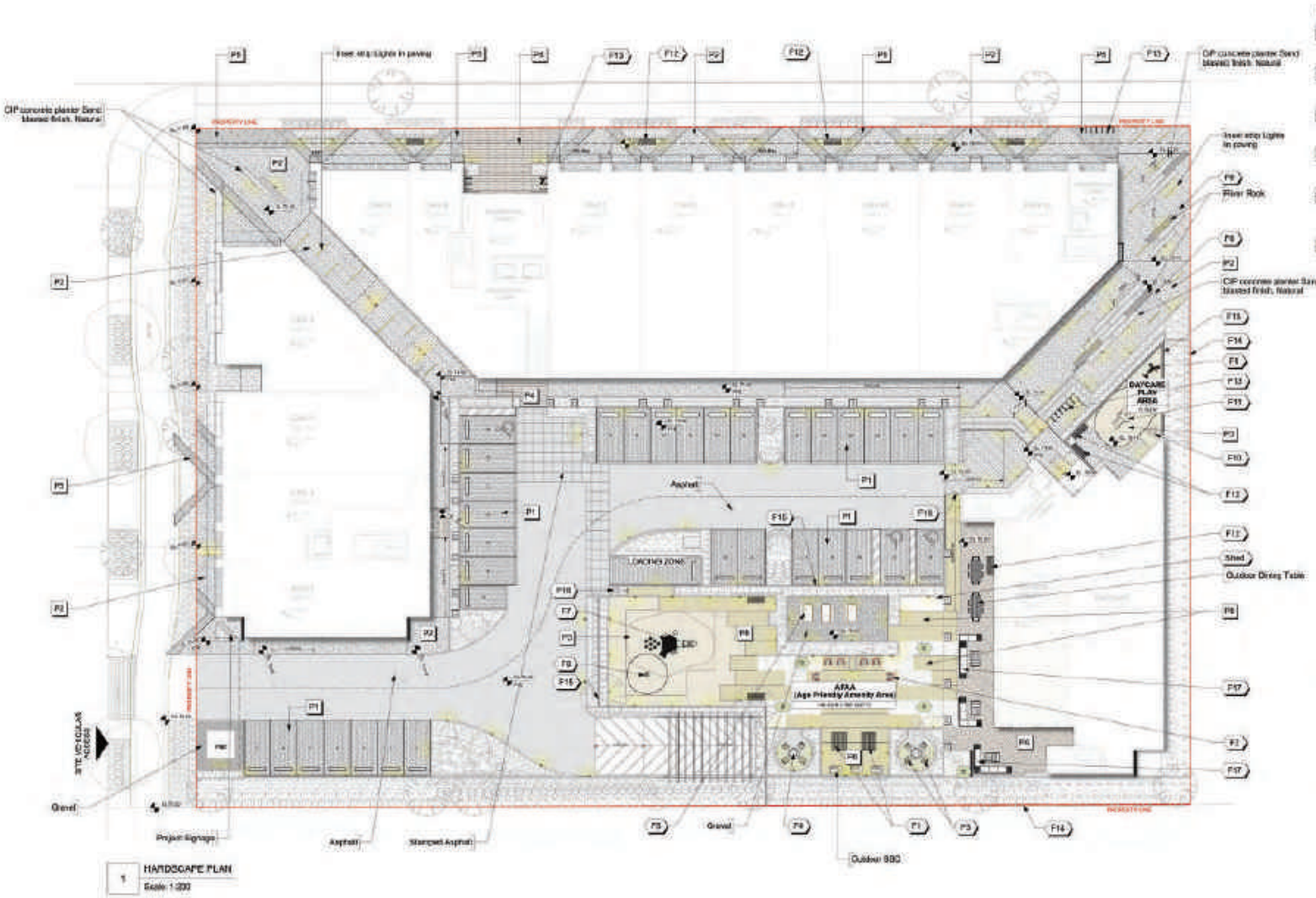
Sheet Title
CONCEPT PLAN

Total Sheets	Sheet No.	Contractors	Consultants
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Drawn By: SC/EB	Checked By: RD	AHJ: TOWNSHIP OF LANGLEY	Documents
Reviewed By: RD	Status: DP Application		

No	Date	Issue Notes
A	2022-08-09	DP Submission
B	2023-03-16	DP Resubmission
C	2023-08-16	DP Resubmission

Scale: 0 2 4 8m

G1



1 HARDSCAPE PLAN
Scale: 1:200

Hardscape Legend

P1	Classic standard pavers Color: Natural with charcoal border (See L0705)
P2	Belgard Vitrazzine series plank Color: Charcoal and Grey blended pattern (See L0705)
P3	Fall Zone Spec. Wood Chip Surfacing Light Cedar
P4	Belgard Vitrazzine series plank paver Color: Victorian (See L0705)
P5	CIP Concrete with Saw Cut Joints Color: Charcoal colour Hardener by CCI (See L0707)
P6	CIP Concrete Saw Cut Joints Color: Refrain Color hardener by CCI- Centralvac Canada Inc. (See L0707)

Furnishing Legend

F1	Equipex Picnic Table (See L0911)
F2	Wishbone Lounge Chair (See L0912)
F3	Equipex Chair (See L0913)
F4	Meetup Firepit (See L0701)
F5	Wishbone Raised Planter (See L0914)
F6	Wishbone Bench (See L0915)
F7	Green Roots Play Equipment (See L0917)
F8	Play structure Berliner Eddie .01 (See L0916)
F9	Kompan Greenhouse Kids Play equipment (See L0918)
F10	Swing (see with Seats (See L0919)
F11	Kompan Play Tower (See L0911)
F12	Kompan Booth (See L0946)
F13	Bicycle Rack (See L0712)
F14	Cedar Fence (See L0716)
F15	AMERISTAR 4' Fence. (See L0714)
F16	Ameristar 4' Gate (See L0716)
F17	Outdoor furniture by Cabana Coast (See L0721)

Lighting Legend

Wall Light
Step Light



2 Step Light
Scale: NTS



3 Wall Mounted Light
Scale: NTS

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
#201-1555 Martin Drive, Whiterock, BC | 604.536.5511
admin@architecturepanel.com

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Project
7588 198B ST,19886 76 AVE LANGLEY BC

Owner
VICTORIA WANG / 7588 1988 INVESTMENT LTD.

Sheet Title
HARDSCAPE PLAN

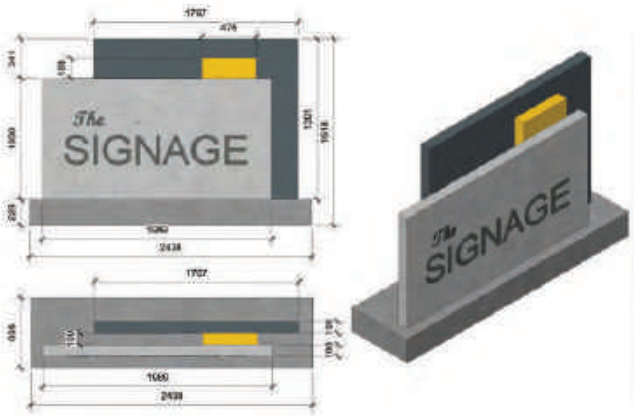
Total Sheets: 10	Sheet No.: L04	Contractors:	Consultants: Architecture Panel Inc.
Drawn By: SO/BB	Checked By: RD	AHJ: TOWNSHIP OF LANGLEY	Documents:
Reviewed By: RD	Status: DP Application		

No	Date	Issue Notes
A	2022-09-09	DP Submission
B	2023-03-16	DP Resubmission
C	2023-08-16	DP Resubmission

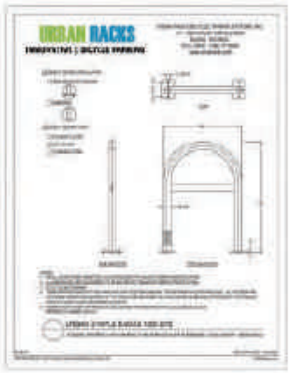
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Scale: 0 4 8 16M

G1



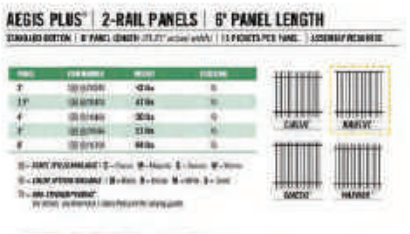
1 Project Signage Design
Scale: NTS



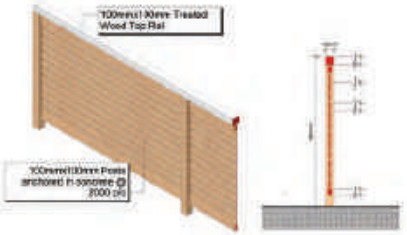
2 Bicycle Rack (F13)
Scale: NTS



3 Example of Outdoor Furniture By Cabana Coast (F17)
Scale: NTS



4 AMERISTAR Fence 4' (F15)
Scale: NTS



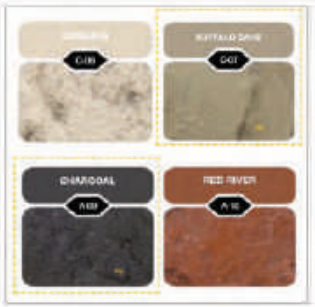
9 6' High Cedar Fence Detail (F14)
Scale: NTS



5 Belgard Mosaline Series Planks (P2) & (P4)
Scale: NTS



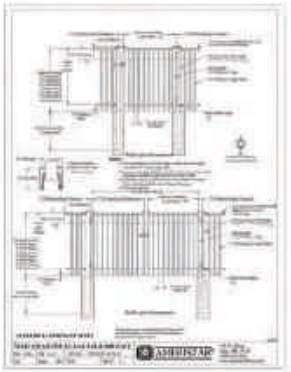
6 Classic Standard Pavers (P1)
Scale: NTS



7 CIP concrete with Integral Color BY OCI (P5,P6)
Scale: NTS



8 Montigo Firepit (F4)
Scale: NTS



10 Ameristar Gate (F16)
Scale: NTS

ARCHITECTURE **PANEL** INC.

Project
7588 198B ST,19886 76 AVE
LANGLEY BC

Owner
VICTORIA WANG / 7588 198B INVESTMENT LTD.

Sheet Title
DETAILS-2

Total Sheets: 10	Sheet No: L07	Contractors	Consultants: Architecture Panel Inc.
Drawn By: SOYEB	Checked By: RD	AHJ: TOWNSHIP OF LANGLEY	Documents
Reviewed By: RD	Status: DP Application		

No	Date	Issue Notes
A	2022-09-09	DP Submission
B	2023-03-16	DP Resubmission
C	2023-08-16	DP Resubmission

Scale:

G.1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1345477 BC LTD.) BYLAW NO. 5923

EXPLANATORY NOTE

Bylaw No. 5923 rezones 0.74 ha (1.84 ac) of land located at from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-191 to accommodate the development of 185 apartment units, 1,975 m^2 (21,258 ft^2) of commercial space and 300 m^2 (3,229 ft^2) of day care space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1345477 BC LTD.) BYLAW NO. 5923

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 (1345477 BC Ltd.) Bylaw No. 5923".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-191" after the words "Comprehensive Development Zone CD-190"

   b. Adding to Section 110.1 after the words "CD-190" the words "CD-191 – 0.4 ha"

   c. Adding after Section 1090 "Comprehensive Development Zone CD-190" the following as Section 1091 "Comprehensive Development Zone CD-191"

1091 **COMPREHENSIVE DEVELOPMENT ZONE CD-191**

Uses Permitted

1091.1 In the CD-191 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) *apartments*
4) *commercial uses* subject to Section 1091.3
5) *group children's day care*

Density

1091.2 The maximum *floor space ratio* of all buildings located on lands zoned CD-191 shall not exceed 2.5 FSR.

Commercial Uses

1091.3 *Commercial uses* and *group children's day care* uses are only permitted on the ground floor in mixed-use buildings to a maximum of gross floor area as per the applicable Neighbourhood Plan.

Lot Coverage

1091.4 *Buildings* and *structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

1091.5 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1091.6 The *height* of *buildings* and *structures* shall not exceed six storeys, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1091.7 Parking and loading shall be provided in accordance with Section 107

Subdivision Requirements

1091.8 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

1091.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1091.10 Age friendly amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1091.11 An application for a Development Permit shall be submitted to Council for its consideration 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:

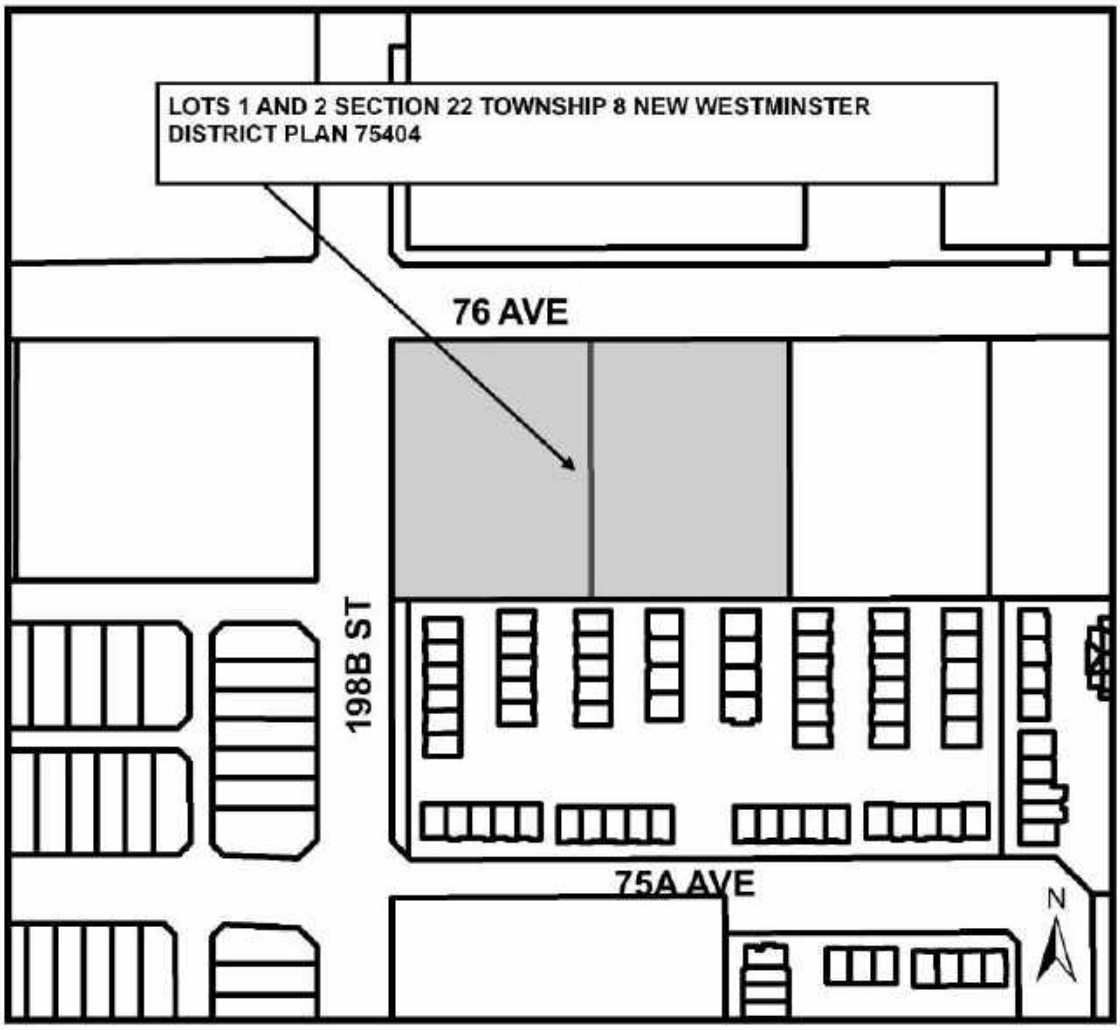
Lots 1 and 2 Section 22 Township 8 New Westminster District Plan 75404

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-191.

NOTICE WAS ADVERTISED the	31, 7	day of	August, September	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023.
READ A THIRD TIME the		day of		, 2023.
ADOPTED the		day of		, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5923



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 - REGULAR MEETING	**REPORT:**	23-168
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-20-0151
SUBJECT:	REZONING APPLICATION NO. 100645 AND DEVELOPMENT PERMIT APPLICATION NO. 101194 (OAP DEVELOPMENTS LTD. / 27257 AND 27265 – 28A AVENUE)		

PROPOSAL:

Application to rezone approximately 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 and issue a Development Permit to facilitate development of a 5-storey 43 unit apartment building.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5903 subject to 10 development prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 5903) of Development Permit No. 101194.

RATIONALE:

The proposed development complies with the overall objectives of the Aldergrove Community Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (OAP Developments Ltd.) Bylaw No. 5903 rezoning approximately 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 to facilitate the development of 43 unit apartment building subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley 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.
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 Aldergrove Community Plan.
3. Dedication and construction, consistent with Aldergrove Community Plan, of a 10 m wide greenway along the west property line.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Compliance with 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. Registration of a restrictive covenant acceptable to the Township:

   a. Identifying a minimum of 10% of the apartment units, in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
8. Consolidation of the two existing single family lots into one.
9. Finalization of landscape and architectural plans.
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and

That Council at time of final reading of Rezoning Bylaw No. 5903 authorize issuance of Development Permit No. 101194 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located in an enclosure and screened.

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 a 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.
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

EXECUTIVE SUMMARY:

David Danyluck, on behalf of OAP Developments Ltd., has applied to rezone 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 to facilitate the development of a 43 unit apartment building.

A development permit (Attachment G) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

As the proposal is consistent with and supports the overall objectives of the Aldergrove Community Plan, staff recommend that Council consider the rezoning request subject to the completion of 10 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5903) of Development Permit No. 101194.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5903 and Development Permit No. 101194.

REFERENCE:

Owner:	OAP Developments Ltd. 29213 Simpson Road Abbotsford, BC V4X 1H9
Agent:	David Danyluck Architect 108, 20460 Douglas Crescent Langley, BC V3A 0C6
Legal Description:	Lot 3 and 4 Section 20 Township 13 New Westminster District Plan 17812
Location:	27257 and 27265 – 28A Avenue
Area:	0.3 ha (0.7 ac)
Existing Zoning:	Residential Zone R-1B
Proposed Zoning:	Comprehensive Development Zone CD-188
Aldergrove Community Plan:	Medium Density Residential (2.0 FSR)

BACKGROUND/HISTORY:

- The Aldergrove Community Plan designates the site Medium Density Residential (2.0 FSR) with a north/south greenway along the west property line.

DISCUSSION/ANALYSIS:

- The proposal to rezone the site to Comprehensive Development CD-188 with 43 apartment units with a Floor Space Ratio of 1.93 is consistent with the site's Medium Density Residential designation.
- The applicant has also applied for a concurrent Development Permit application, which requires finalization to both architectural and landscape plans prior to final reading.
- Dedication of a 10 m greenway identified in the Aldergrove Community Plan along the western property line has been included as a prerequisite of final reading.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Aldergrove Rotary Park	Civic/Recreational	Civic Institutional Zone P-1
South:	Church	Low Density Residential	Civic Institutional Zone P-1
East:	A single family lot	Medium Density Residential (2.0 FSR)	Residential Zone R-1B
West:	A single family lot	Medium Density Residential (2.0 FSR)	Residential Zone R-1B

Zoning Amendment:

- Bylaw No. 5903 proposes to rezone the site to a new Comprehensive Development Zone CD-188 to facilitate the development of 43 apartment units in a 5-storey building.

- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-188 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

- The subject property is located in Development Permit Area "D" of the Aldergrove Community Plan. Proposed Development Permit No. 101194 (Attachment G) includes renderings, site plans, building elevations, and tree and landscaping plans.
- Finalization of the architectural and landscape plans to form a final Development Permit prior to final reading has been included as a development pre-requisite.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy exempts properties located in the Aldergrove Core Area Plan per Section 5.3 e) if the property receives third reading prior to July 31, 2024. CAC contributions will become effective August 1, 2024 for projects located in this area.

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
10	2	11	13	3	18

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed rezoning and development permit facilitate the development of 43 apartment units within a 5-storey building with a density of 1.93. The proposal is consistent with the Aldergrove Community Plan and staff recommend Council give first, second and third reading to Bylaw No. 5903 (subject to 10 development prerequisites).

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

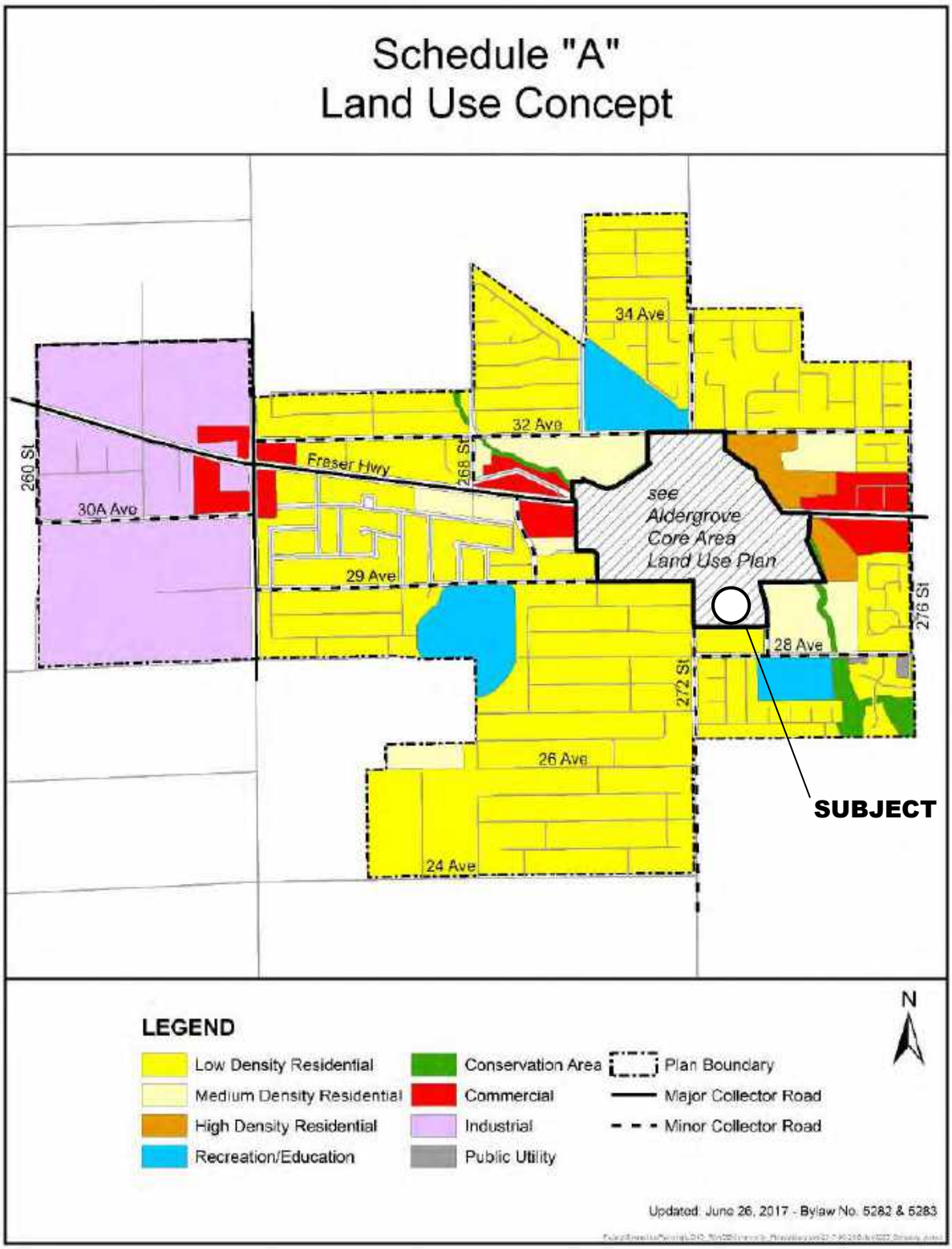
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Aldergrove Community Plan Map
ATTACHMENT C	Aldergrove Core Land Use Map
ATTACHMENT D	Zoning Bylaw No. 2500
ATTACHMENT E	Building Elevations (Rendering) – Submitted by Applicant
ATTACHMENT F	Site Plan – Submitted by Applicant
ATTACHMENT G	Development Permit No.101194

ATTACHMENT A

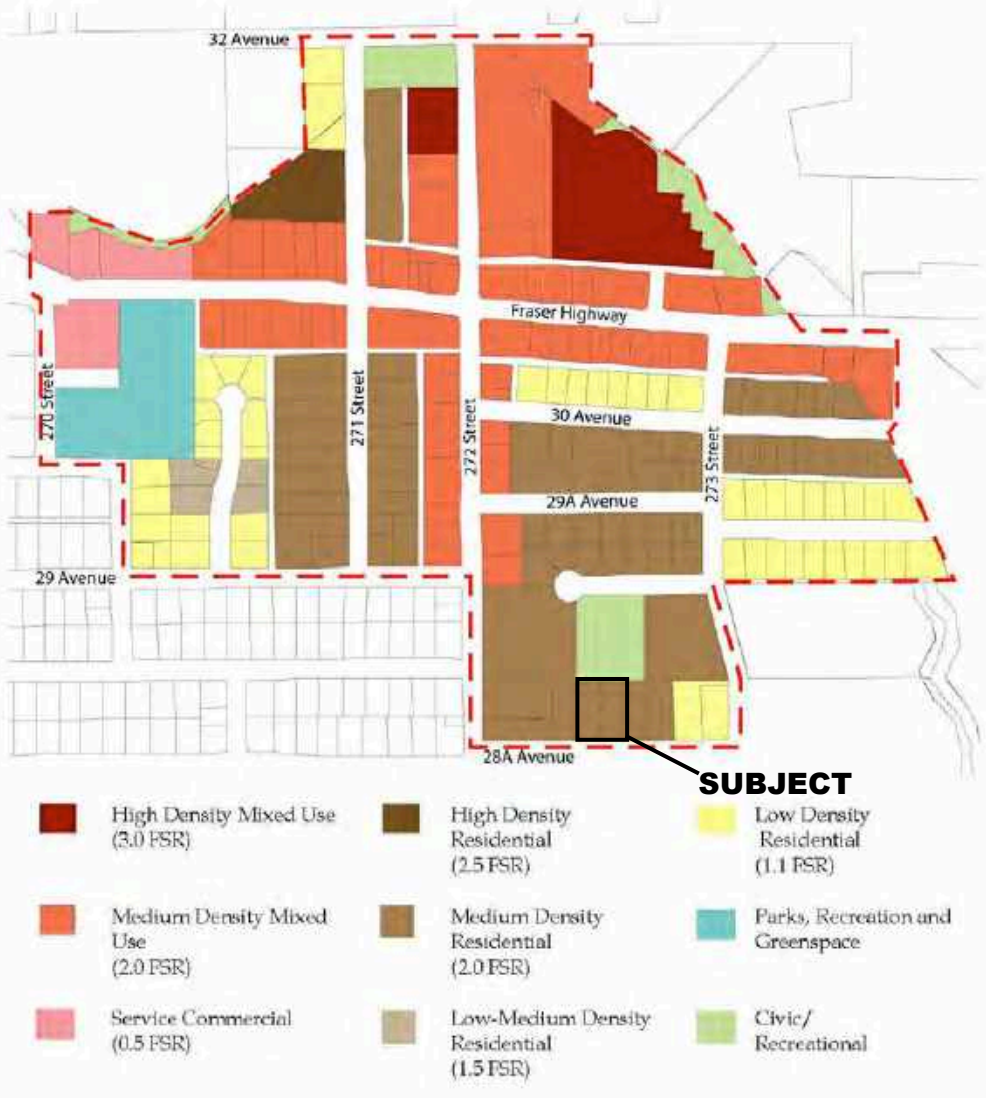


AERIAL PHOTO

ATTACHMENT B



ATTACHMENT C



ATTACHMENT D



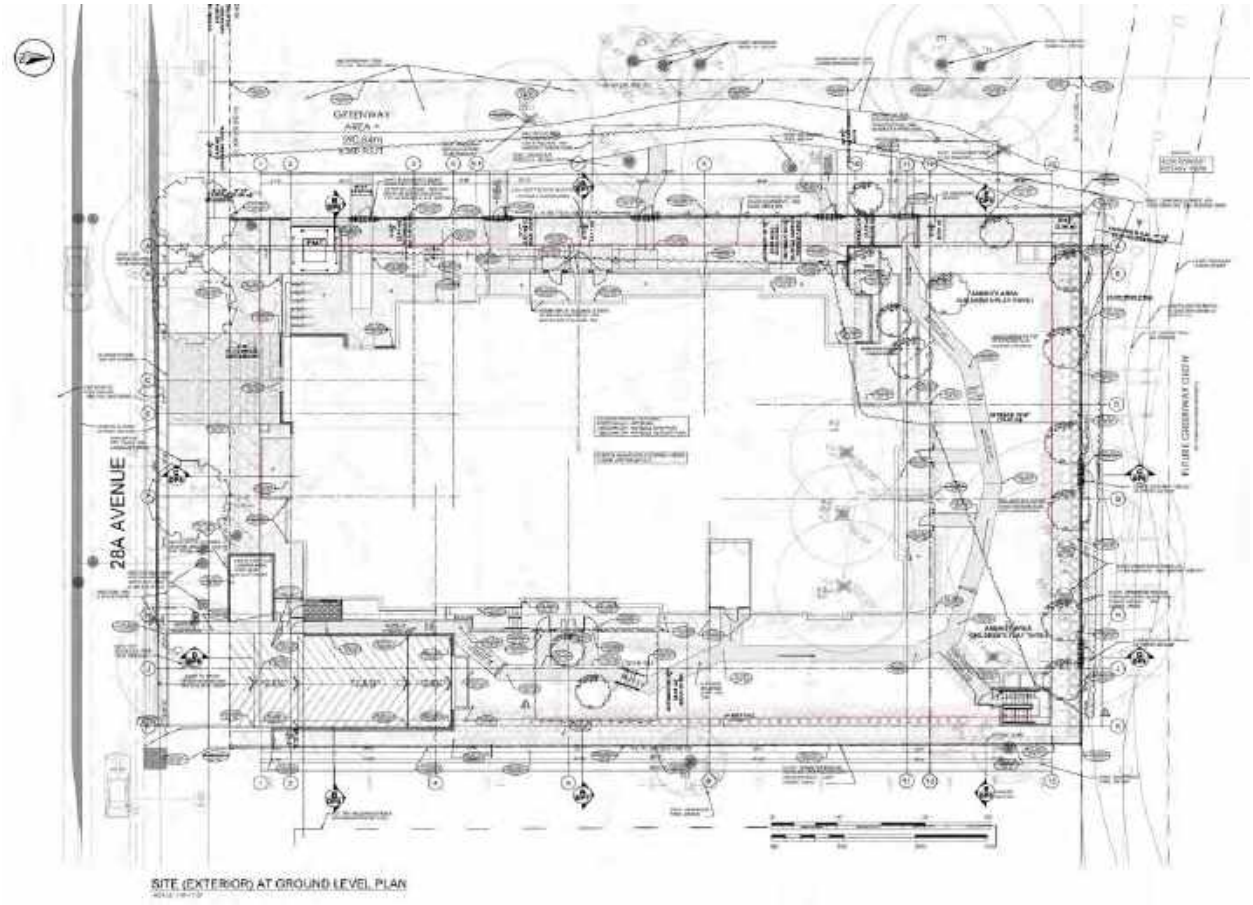
ZONING BYLAW NO. 2500

ATTACHMENT E



RENDERING – SUBMITTED BY APPLICANT

ATTACHMENT F



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT G

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101194

This Permit is issued this _____day of _____, 2023 to:

1. Name: OAP Developments Ltd.

   Address: 29213 Simpson Road
   Abbotsford, BC V4X 1H9

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 48 Section 14 Township 8 New Westminster District Plan 61764

   CIVIC ADDRESS: 27257 and 27265 – 28A Avenue

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 as follows:

   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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
   c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
   d. All rooftop mechanical equipment to be screened from view.
   e. All refuse areas to be located in an enclosure and screened.

   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 a 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.
   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 _____, 2023.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



NEIGHBOURHOOD CONTEXT PLAN

SCALE: 1:3,000



KEY PLAN

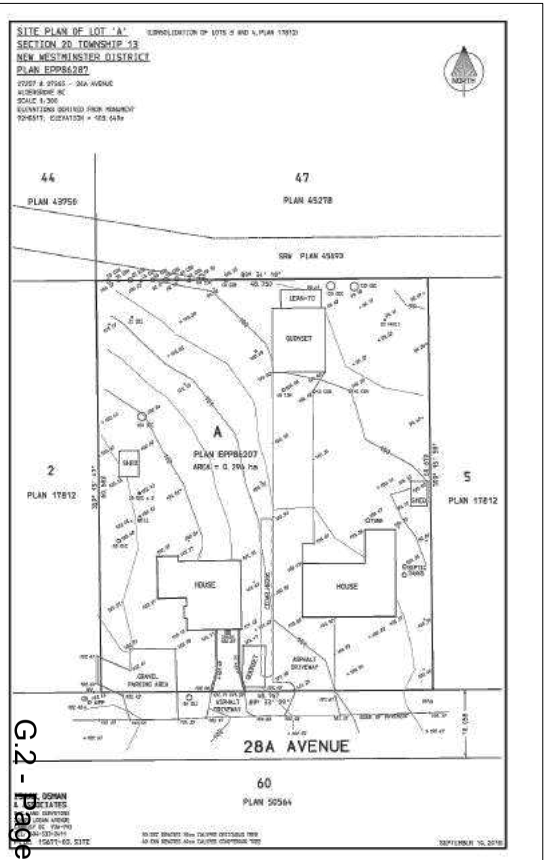
SCALE: 1:1,500



DESIGN CONCEPT & PROPOSED FINISHES

RENDERING N.T.S. - BY T. AJTONY

1	Proj. Statistics - Areas & Parking pdated for removal Level P3 12 Apr.2023
1	Project Statistics updated for (2023) revised Res-areas layouts & Parking Levels 7 Mar.2023
1	Proj. Statistics - Areas updated for Lobby expansion (Level 1) 6 Jun.2022
1	Proj. Statistics - Areas updated for N-side dropped slab re-design; 3 Mar.2022
1	Parking Statistics updated for add'n of P3 22 Dec. 2021



PROPOSED SITE

COPY OF TOPOGRAPHIC SURVEY - FULL SCALE (SEE LEGEND)

27257-65 28A AVENUE MULTI-FAMILY HOUSING PROJECT - PROJECT INFORMATION

ZONING: EXISTING: R1-B PROPOSED: CD

CIVIC ADDRESS: 27257-65 28 AVENUE, LANGLEY, B.C.

SITE AREA: GROSS (BEFORE RD DED'N) = 0.296 HECTARES
NET = 0.229 HECTARES = 0.567 ACRES = 24,686 SQ.FT. (LESS GREENWAY & ROAD DEDICATION)

LEGAL DESCRIPTION: LOTS 3 & 4 SECTION 20 TOWNHIP 13 NWD PLAN 17812

LOT COVERAGE: PROPOSED = 1,140.16 m^2 (ROOF PLUS DECK PROTRUSIONS AREA) / 0.229 Ha = 49.8%.

FLOOR SPACE RATIO: FSR PROPOSED =GROSS B.A. 4,435.23 m^2 / NET SITE AREA (AFTER 28A AVE. & 10m GREENWAY DEDICATIONS) 0.2293 Ha = 1.93
MAX. PERMITTED = 2.0

RESIDENTIAL AREAS:

type	# of Residents ↓ type # of units	floor Areas
A1 ASSISTANT/UNIT	1 x 1 BR U	
A2	2 x 2 BR (1 x 1)	
A3	2 x 2 BR (1 x 1)	
B1 ASSISTANT/UNIT	2 x 1 BR U	
B2 ASSISTANT/UNIT	2 x 1 BR U	
B3	2 x 1 BR U	
C1	2 x 2 BR (1 x 1)	
C2	2 x 2 BR (1 x 1)	
C3 ASSISTANT/UNIT	2 x 2 BR (1 x 1)	
D1	1 x 1 BR U	
D2	2 x 2 BR (1 x 1)	
D3	2 x 2 BR (1 x 1)	
E1	2 x 2 BR (1 x 1)	
E2	2 x 2 BR (1 x 1)	
E3	2 x 2 BR (1 x 1)	
F1	2 x 2 BR (1 x 1)	
F2	2 x 2 BR (1 x 1)	
F3	2 x 2 BR (1 x 1)	
(caretaker)		
H1	1 x 2 BR (1 x 1)	
H2	1 x 2 BR (1 x 1)	
H3	1 x 2 BR (1 x 1)	
Totals		

TOTAL UNIT COUNT = 43
TOTAL BEDROOM COUNT = 74

TOTAL RESIDENTIAL AREA =39,300 SQ. FT. / 3,650.97 m^2

SETBACKS PROPOSED:
EAST = 8.98 m
NORTH = 10.26 m
WEST = 3.90 m
SOUTH (28A AVENUE) = 1.73 m

PARKING REQUIRED: **1.5 SPACES / APT. x 43 UNITS = 65 RESIDENTIAL**
10% VISITOR PARKING = INCLUDED
10% ADAPTABLE x 43 UNITS = 5 STALLS

20% SC MAX. = 66 x 0.2 = 13.2 SC STALLS (12 RES. + 2 VISITOR)
5% HC MIN. = 4 STALLS (RES);
ADAPTABLE VISITOR = 1 STALL

PARKING PROVIDED: EV CHARGING STATIONS = 66
LEVEL P1: 18 RESIDENTIAL (3 SC, 1 HC)
8 VISITOR (2 SC, 1 HC)

LEVEL P2: 40 RESIDENTIAL (8 SC, 3 HC)

TOTAL RESIDENTIAL: 58 STALLS (11 SC, 4 HC)
TOTAL VISITOR: 8 STALLS (2 SC, 1 HC)
TOTAL PARKING: 66 STALLS (13 SC, 5 HC)

BIKE PARKING (SINGLE FLOOR-MOUNT RACKS):
RESIDENTS + VISITORS REQUIRED: 22 RESIDENTS, 7-8 VISITORS
RESIDENTIAL CALC. METHOD REQ'D: 0.5 PER UNIT x 43 UNITS = 21.5 (22)
VISITOR CALC. METHOD REQUIRED: 6 / APARTMENT BLDG +1,2 / SECURE U/G

PROVIDED: 24 RESIDENTS (BSMT.P1= 14; BSMT.P2 =10)
9 VISITORS (6 SURFACE, 3 SECURE U/G)

AMENITY SPACE: REQUIRED = 4 m^2 / APARTMENT UNIT

= 43 APARTMENT UNITS x 4 m^2 = 172 m^2 REQUIRED (MIN.)

PROVIDED = INDOOR (1st Flr): 117.43 m^2
+ OUTDOOR - COVERED (ROOF) 126.72 m^2 = 244.15 m^2
+ OUTDOOR - UNCOVERED (ROOF) 130.88 m^2 = 375.03m^2

DENSITY : PROVIDED = 9.847 U/Ha (43 UNITS X 0.229 Ha)

EXISTING AVE. GRADE OF SITE:
SOUTH = 100.44m + 102.38 m = 202.82 m / 2 = 101.41 m
EAST = 98.85 m + 100.44 m = 199.29 m / 2 = 99.65 m
WEST = 102.38 m + 99.80 m = 202.18 m / 2 = 101.09 m
NORTH = 99.80 m + 98.85 m = 198.65 m / 2 = 99.33 m

TOTAL = 401.48 m
AVERAGE = 401.48 m/ 4 = 100.37 m / 329.30'

BUILDING HEIGHT:

HEIGHT means the vertical distance from the average finished grade level at the perimeter of a building to the highest point of the roof structure if a flat roof.

PROPOSED Average Perimeter Finished Grade at:
North Wall = 100.47 m
East Wall = 100.65 m
South Wall = 102.03 m
West Wall = 101.85 m

Average Building Perimeter Fin. Grade = 100.47 + 100.65 + 102.03 = 101.85 = 405.00 / 4 = **101.25 m**

MAXIMUM BUILDING HEIGHT ELEVATION = 101.25 m + 20 m = 121.25 m

PROPOSED HEIGHT: 120.85 m

NUMBER OF STOREYS: 6

COMMON AREAS:
GROUND FLOOR = 186.26 m^2 / 2,005 SQ.FT. / (EXCLUDES AMENITY ROOM)
AMENITY ROOM = 117.43 m^2 / 1,264 SQ.FT.
2nd -3rd FLOORS = 114.17 m^2 / 1,229 SQ.FT. x 2 FLOORS = 228.35 m^2 / 2,458 SQ.FT.
4th- 5th FLOORS = 113.15 m^2 / 1,218 SQ.FT. x 2 FLOORS = 226.30 m^2 / 2,436 SQ.FT.
TOTAL COMMON = 758.34 m^2 / 8,163 SQ.FT.

BASEMENT (PARKADE) AREA: LEVEL P1 = 18,030 SQ.FT. / 1,674.99 m^2
LEVEL P2 = 17,720 SQ.FT. / 1,646.19 m^2
TOTAL 35,750 SQ.FT. / 3,321.18 m^2

GROSS BUILDING AREA:
GROUND FLOOR = 882.74 m^2 / 9,502 SQ.FT.
2nd & 3rd FLOORS = 946.93 m^2 / 10,193 SQ.FT. x 2 FLOORS = 1,893.86 m^2 / 20,386 SQ.FT.
4th & 5th FLOORS = 828.30 m^2 / 8,916 SQ.FT. x 2 FLOORS = 1,656.59 m^2 / 17,832 SQ.FT.
TOTAL = 4,433.19 m^2 / 47,720 SQ.FT

ADAPTABLE HOUSING UNITS:
REQUIRED = 10% x 43 UNITS = 5
PROVIDED = 5 (2 @ GROUND FLOOR, 1 @ 2nd FLOOR, 1 @ 4th FLOOR, 1 @ 5th FLOOR)

ON-SITE STORAGE:

REQUIRED (MIN.) GROSS = MIN. STORAGE UNIT = 5.67 m^3 (200.23 CU.FT.);
MIN. HT. =1.8m (5.90 FT)
HTS. PROVIDED = 2.44 m (8'-0")
MIN. FLOOR AREAS REQUIRED: = 5.67 m^3 / 2.44 m = 2.32 m^2 (25 sq.ft.)

PROVIDED : 1 STORAGE UNIT PER HOUSING UNIT = 43 TOTAL
LEVEL P1 = 2 STORAGE ROOMS, 15 UNITS
LEVEL P2 = 3 STORAGE ROOMS, 28 UNITS
(AREAS > 2.32m^2 ARE QUOTED ON PLANS - SEE DWGS. DP2 & DP3)

DRAWING LIST

DP0 Cover Sheet / Project Information
DP0.1 Fut. Development Plan
DP0.2 ISDC
DP1 Site Plan
DP2 Basement Plan Level P2
DP3 Parking Plan Level P1
DP4 Main Floor Plan
DP5 2nd/3rd floor Plan
DP6 4th/5th floor Plan
DP7 Building Sections 1: A-A
DP8 Building Sections 2: B-B, C-C
DP9 Building Sections 3: D-D, E-E, F-F
DP10 Elevations 1: South; West
DP11 Elevations 2: North; East

MULTI-FAMILY HOUSING PROJECT - CONSULTANTS

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LANDSCAPE ARCHITECT:	KAVOLINA & ASSOCIATES	604-850-2368	Clark Kavolinas
ARBORIST:	CENTRAL VALLEY ARBORIST CONSULTING LTD.	604-309-4171	Brian Kwak
SURVEYOR:	ISAAC OSMAN & ASSOCIATES	604-533-2411	Heinz Borok

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1	Re-issued for DP 25 Jun.2021
1	Residential Areas updated 22 Jun.2021
1	Unit F&G areas updated per revised DP4/5; Bldg. area & FSR updated 12 Apr.2021
1	Key plan revised 30 Mar.2021
1	Reissued for DP 30 Nov.2020
1	Unit areas (E-types) revised 24 -Nov.2020
1	Unit "E"-type areas revised 13 -Nov.2020
1	Unit areas added 26 -Apr.2020
1	Building Hts. table revised 30 -Mar.2020
1	Rooftop Amenity area revised 23 -Mar.2020
1	Coordination 4 -Mar.2020
1	Preliminary/Review 18-Sep.2019
	Revisions

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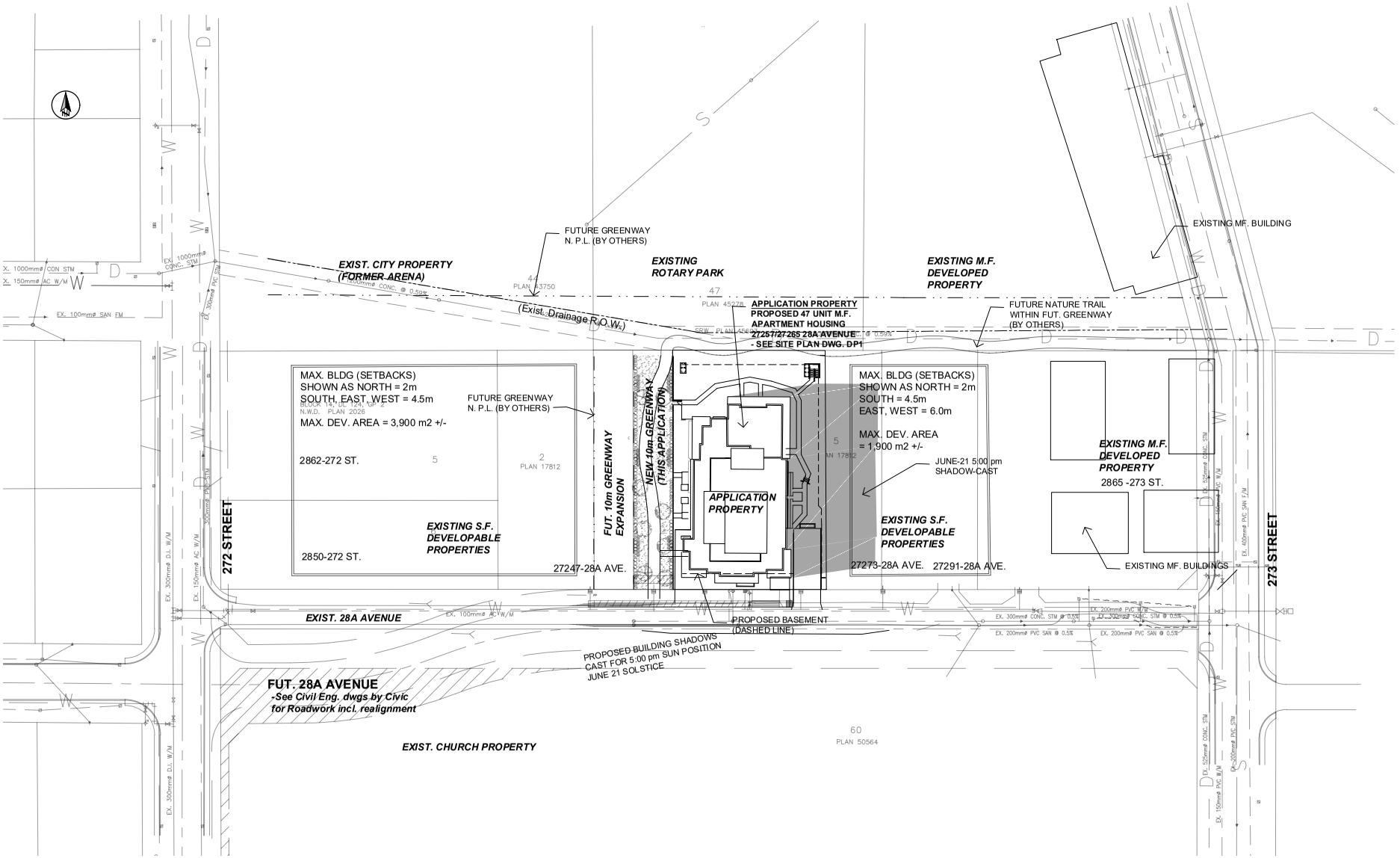
Project:
Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.

Sheet:
COVER SHEET: PROJECT INFORMATION, KEY/CONTEXT PLANS, SITE INFORMATION

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on this drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn:	Checked:
KB	DD
Date: 21 JULY 2019	Scale: AS NOTED
Sheet No: DP0	16

SCHEDULE A



FUTURE DEVELOPMENT KEY PLAN with CONCEPT PLAN

SCALE: 1/32"=1'-0"

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4	Sidewalks revised; Portion-Roof drop added 24 Feb.2022
3	Civil servicing underlay updated 18 Jul.2022
2	Re-issued for DP 25 Jun.2021
1	28A Ave. Realignment civil & roadworks objects underlaid 24-Jun.2021
	Preliminary 12-Apr.2021
	Revisions

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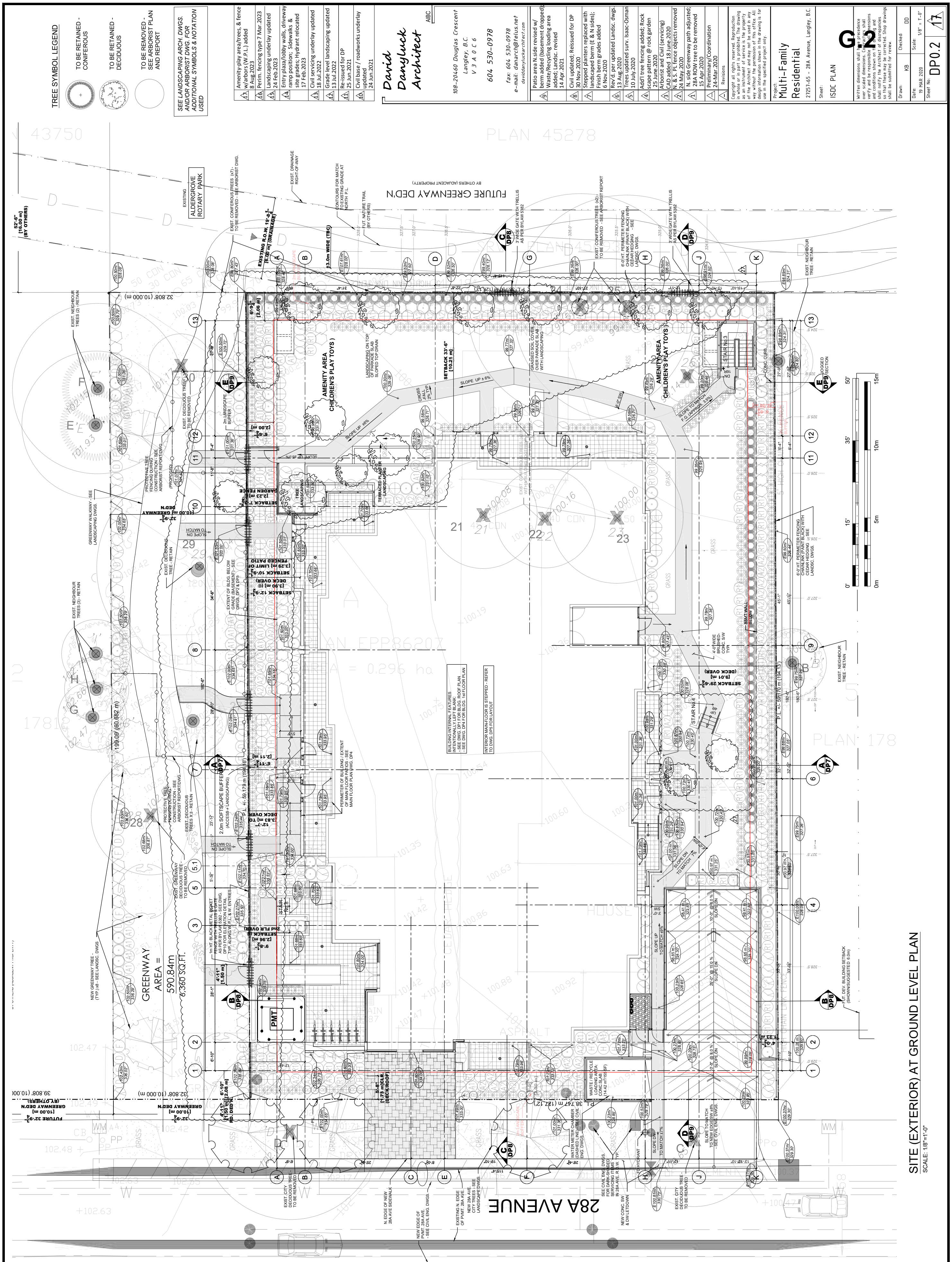
Project:
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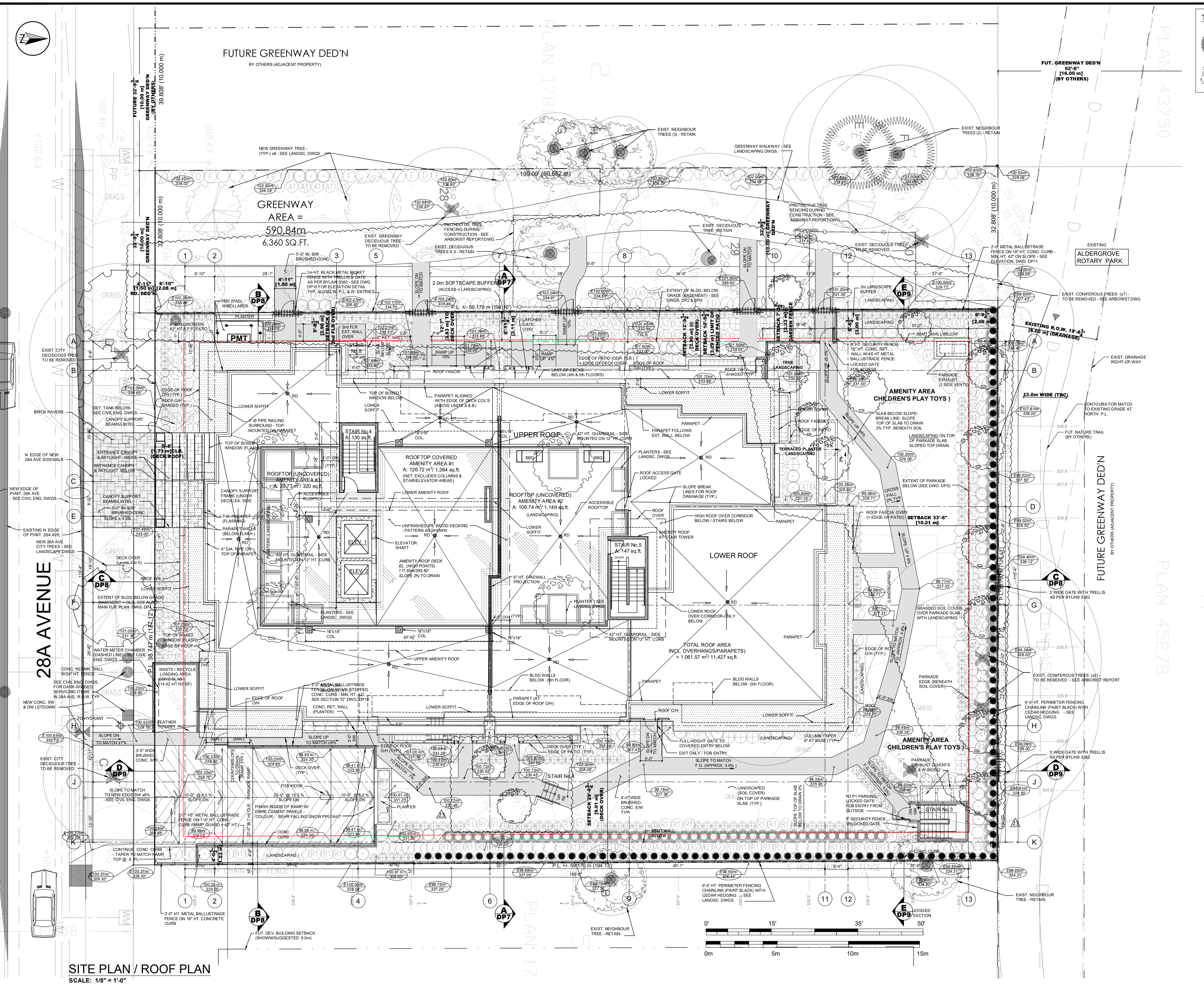
Sheet:
FUTURE DEVELOPMENT KEY PLAN WITH CONCEPT PLAN

G2

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Drawn:	Checked:
KB	DD
Date: 26 Mar 2021	Scale: 1/32" = 1'-0"
Sheet No: DP0.1	4


G.2
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Multi-Family Residential
DP0.2
TREE SYMBOL LEGEND
FUTURE GREENWAY DED'N
28A AVENUE
SITE (EXTERIOR) AT GROUND LEVEL PLAN
SCALE: 1/8"=1'-0"
GREENWAY AREA = 590.84m 6,360 SQ.FT.



TREE SYMBOL LEGEND

- TO BE RETAINED - CONIFEROUS
- TO BE RETAINED - DECIDUOUS

23	Amenity-play area/trees, & fence w/arbors (W.P.L.) added 8 Aug.2023
22	Slab-soil-cover wording revised 21 Jun.2023
21	SW, Fin.Grades, Ramp shift E, Roof amenity layout; Landsc. @ Grade underlay updated 7 Mar.2023
20	Civil servicing underlay updated 18 Jul.2022
19	Grade level landscaping updated 13 Jul.2022
18	Entrance canopy added 6 Jun.2022
17	North side parkade-cover berm removed (slab dropped); planters & pathways revised 29 Dec.2021
16	Re-issued for DP 25 Jun.2021
15	2-Hr F.R.R. wall added GL 7/6 22 Jun.2021
14	Fencing at Ramp rev'd; Fencing at Stair #3&5 removed 14 Apr.2021
13	Temp./Waste-Recycling Loading area added; S.side lobby entry added 30 Mar.2021
12	Reissued for DP 30 Nov.2020
11	Stepped planters replaced with landscaped berm (East & North sides); Finish berm grades added 6 Nov.2020
10	Rev'd. per updated Landsc. dwgs. 13 Aug.2020

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9	Trees updated surv. Isaac-Osman 10 July.2020
8	Site servicing added; Greenway landscaping added; Tree retent. revised; Greenway path rev'd 26 June.2020
7	N. & S. PL fence objects removed 24 May.2020
6	Roof overhang & lower soffit 16-Apr.2020
5	N. side Greenway path adjusted; 28A ROW tree to be removed 15 Apr.2020
4	Landscaping digital added 23 Mar.2020
3	SW's to 5' wide; Patios- depth; Perimeter fencing 11 Mar.2020
2	NE Corner moved to Level P1; Stair #5 added; Roof parapet revised 3 Mar.2020
1	REVIEW / COORDINATION 25-Feb.2020
	Preliminary/Review 18-Sep.2019
	Revisions

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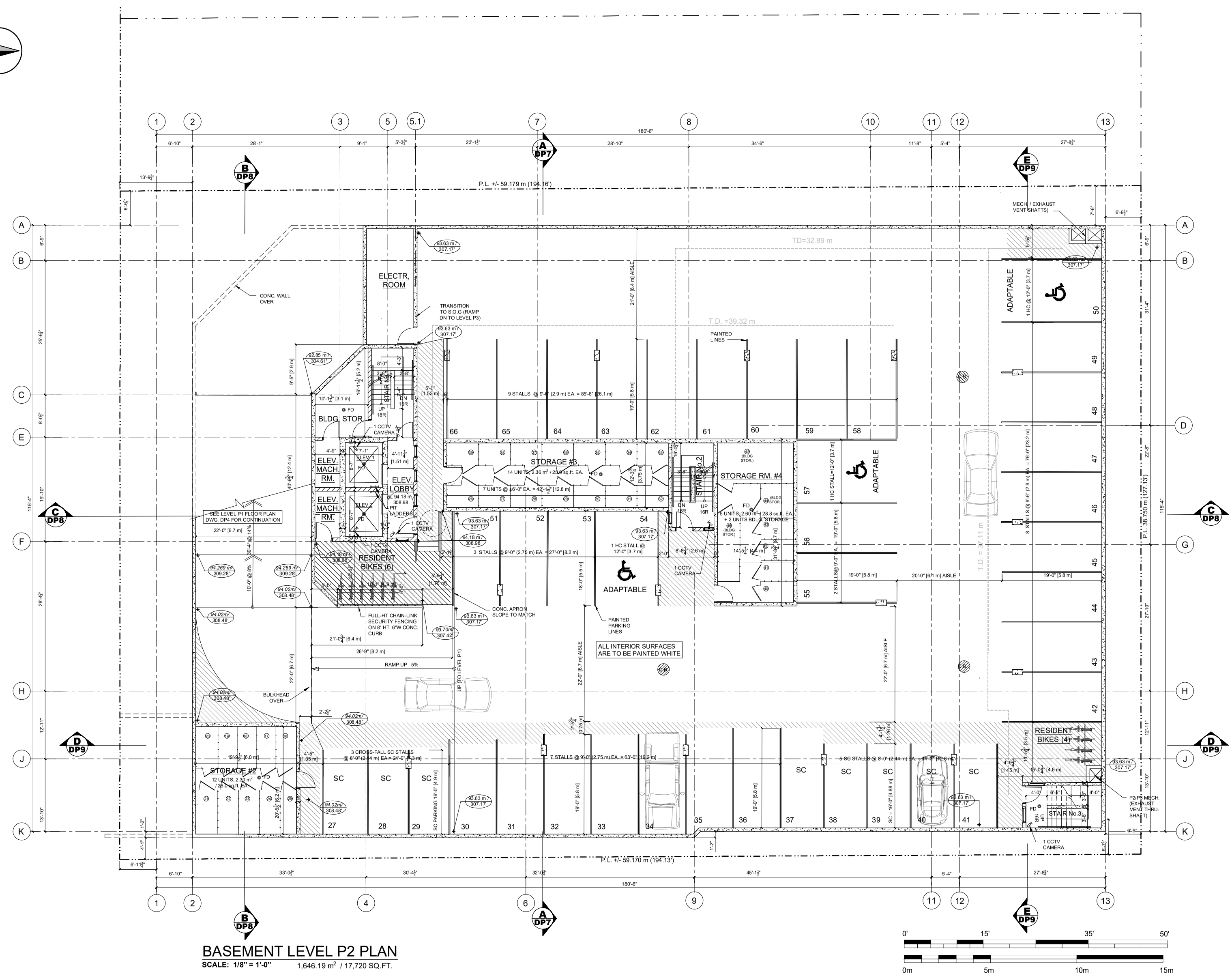
Project:
Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.

Sheet:
SITE PLAN / ROOF PLAN

G.2

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn:	Checked:
KB	DD
Date: 26 JULY 2019	Scale: 1/8"=1'-0"
Sheet No: DP1	23



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Rev.	Revisions
9	Ramp to (removed) P3 deleted; Area revised; Stor-Rm#4 layout 12 Apr.2023
8	Stair #2; Adaptables parking revised; Parking stalls dimensions 7 Mar.2023
7	Ramp to (new) P3 added; Layout revised; Cameras added 3 Jan.2021
6	PMT-over added SW corner 20 Sep.2021
5	Re-issued for DP 25 Jun.2021
4	Change to cross-fall slab; Lobby windows; Storage Rm #5 layout 30 Mar.2021
3	Storage Rm.#2 added; Reissued for DP 30 Nov.2020
2	Bsmt. column-grids added 6 Apr.2020
1	REVIEW / COORDINATION 25 Feb.2020
	Preliminary/Review 20 Sep.2019

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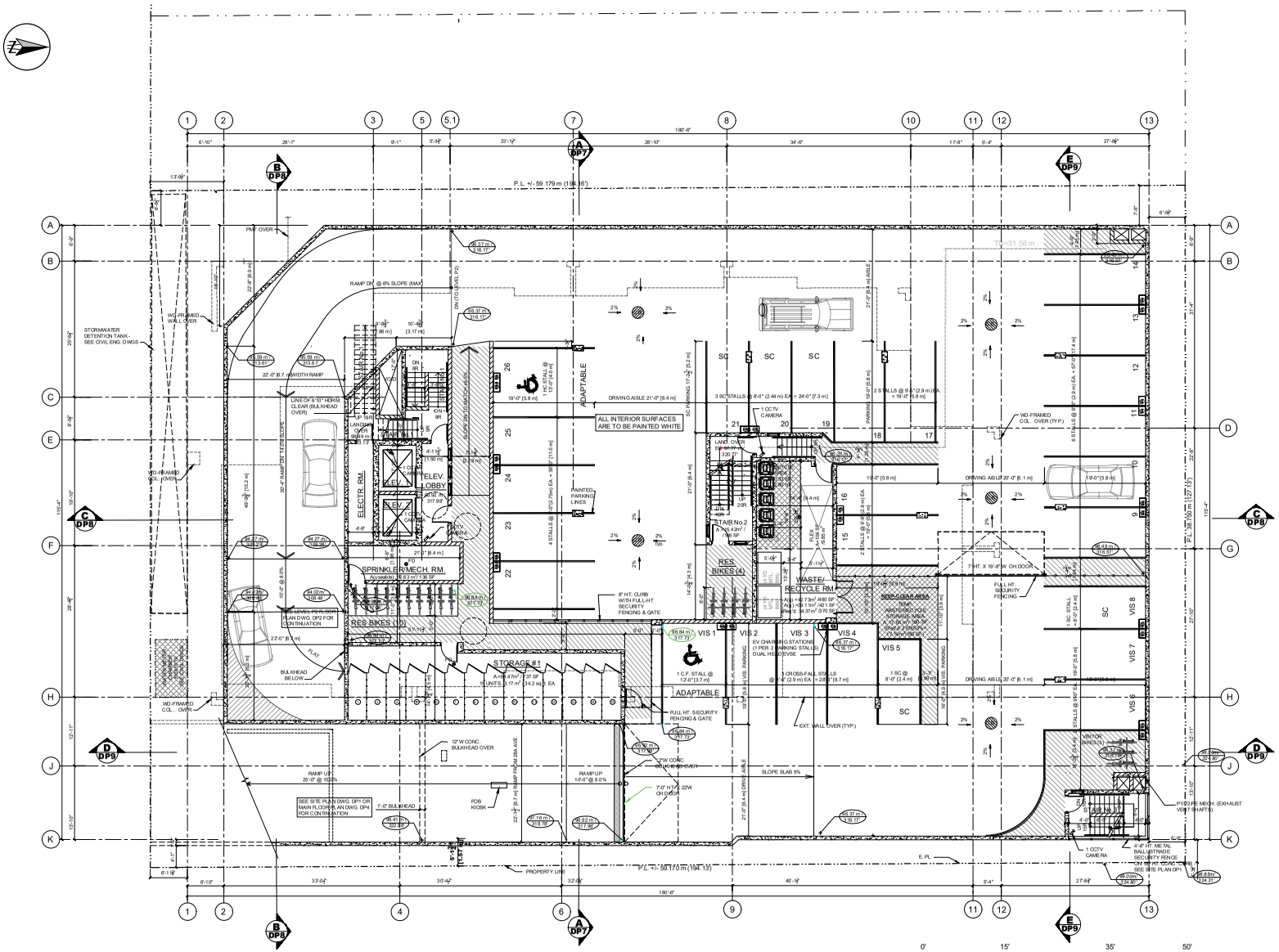
Project:
Multi-Family Residential
27257-65 – 28A Avenue, Langley, B.C.

Sheet:
P2 (PARKADE) BASEMENT PLAN

G.2

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Drawn:	Checked:
KB	DD
Date: 26 JULY 2019	Scale: 1/8" = 1'-0"
Sheet No: DP2	9



BASEMENT PLAN P1

SCALE: 1/8" = 1'-0" 1,674.99 m² / 18,030 SF (EXCLUDE ENTRY RAMP AND STAIR 3 OPEN TO OUTSIDE)

0' 15' 35' 50'

0m 5m 10m 15m

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7	Ramp shifted E; Stair #2; Parking stalls dimensions 7 Mar.2023
6	Entry ramp extended (slab drop) & revised layout; Cameras added 3 Jan.2021
5	PMT-over added SW corner 20 Sep.2021
4	Re-issued for DP 25 Jun.2021
3	Basement to cross fall; Lobby windows; Garbage Rm layout 30 Mar.2021
2	Garbage/Recycling Room enlarged; Stor #2 moved to P2 Reissued for DP 30 Nov. 2020
1	Bsmt. column-grids added 6 Apr.2020
0	Exit Door @Grade NE Corner (Stair #3) 2 Mar.2020
	REVIEW / COORDINATION 25 Feb.2020
	Preliminary/Review 20-Sep. 2019
	Revisions

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Project:
Multi-Family Residential

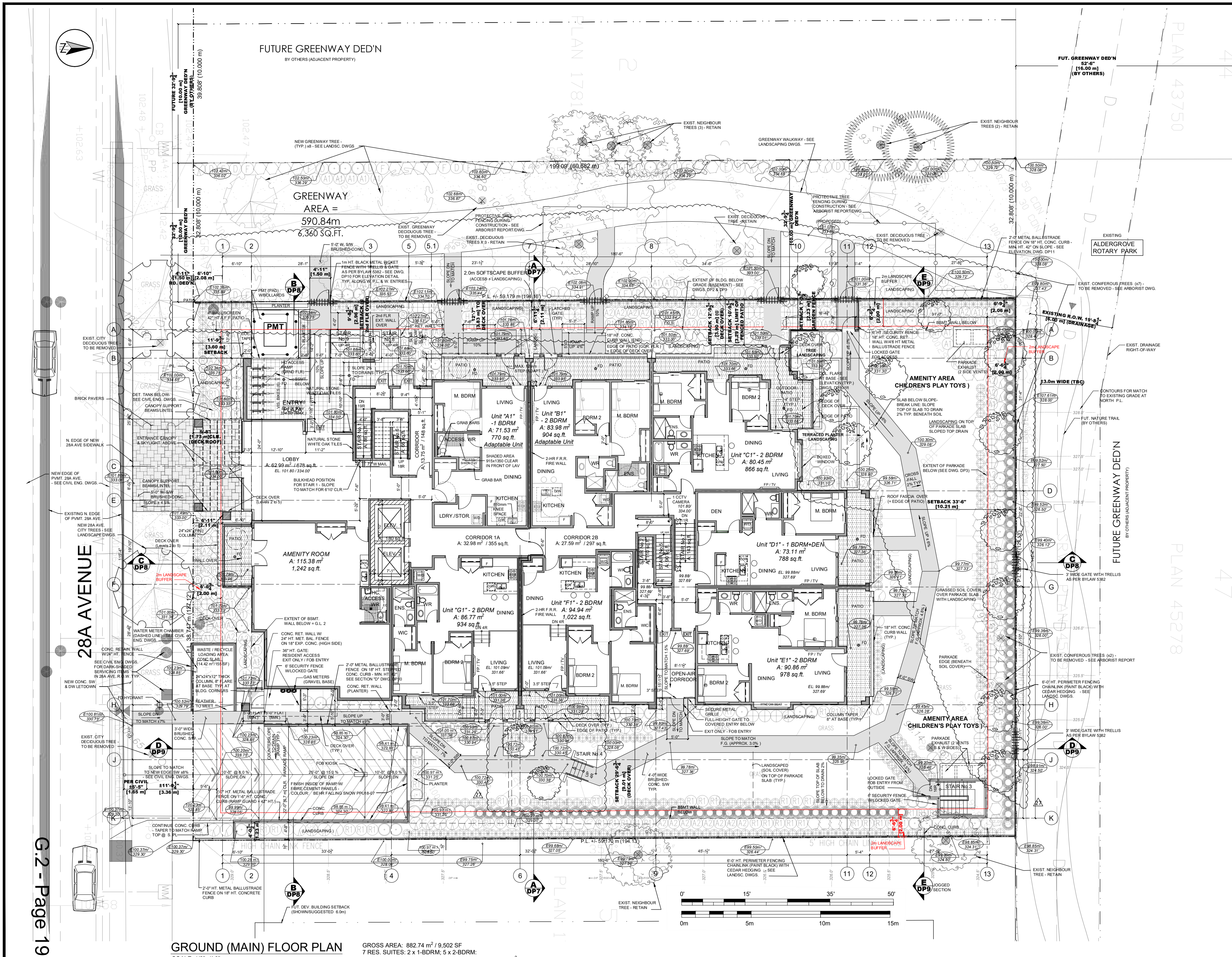
27257-65 - 28A Avenue, Langley, B.C.

Sheet:
P1 (PARKADE) BASEMENT PLAN

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Drawn:	Checked:
KB	DD
Date:	Scale:
21 July 2019	1/8" = 1'-0"

Sheet No:
DP3 9



GROUND (MAIN) FLOOR PLAN

SCALE: 1/8"=1'-0"

GROSS AREA: 882.74 m² / 9,502 SF
7 RES. SUITES: 2 x 1-BDRM; 5 x 2-BDRM;
TOTAL RESIDENTIAL AREA: = 6,320 SQ.FT. / 587.13 m²

27	Amenity-play area/trees, & fence w/arbors (W.P.L.) added 8 Aug.2023
26	Slab-soil-cover wording revised 21 Jun.2023
25	Unit layouts revised for N-end incr. slab drop A-G, 7 Mar.2023
24	Sidewalk & driveway ramp layout & grades 3 Feb.2023
23	Civil servicing underlay updated 18 Jul.2022
22	Landscaping underlay updated 13 Jul .2022
21	Lobby enlarged w/glass canopy; Amenity Rm. doors; 2m buffer redlined 6 Jun.2022
20	Slab dropped; Berm removed; Planters and fencing revised; Stair #1/#9 & HC Access Ramp repositioned; Cameras added 3 Jan.2022
19	PMT added SW corner 20 Sep.2021
18	Re-issued for DP 25 Jun.2021
17	2-Hr F.R.R. wall added GL 7/6 22 Jun.2021
16	Unit F1 & G1 ext. walls extend; F-G-flr areas recalc'd; Fencing revised at parkade ramp; Fence removed at Stair #5/#3; Landsc. updated 14 Apr.2021
15	Drop basement slab (N.Side); Revise ramp area fencing & Landsc.; Add S.wall Lobby door; Add Temp. waste/recycling loading area; Add section marks D-D, E-E, F-F 30 Mar.2021
14	Reissued for DP 30 Nov.2020
13	West Exit; Units D1 & E1 revised 24 Nov.2020
12	Unit E1 layout & area revised 13 Nov.2020
11	Stepped planters replaced with landscaped berm (E & N sides); Finish berm grades added 6 Nov.2020

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10	Rev'd. per updated Landsc. dwgs. 13 Aug.2020
9	Trees updated surv. Isaac-Osman 10 July.2020
8	Greenway landsc. added; Tree prot. fencing; Pathway shape 26 Jun.2020
7	N. & S. PL fence objects removed 24 May.2020
6	Grid 5.1 added 6 Apr.2020
5	Landscaping digital added 24 Mar.2020
4	SW's to 5' wide; Patios- depth; Perimeter fencing; Adaptable Units added 11 Mar.2020
3	NE Corner moved to Level P1; Stair #5 added 2 Mar.2020
	REVIEW/COORDINATION 25 Feb.2020
2	Prelim Design 2 2 Dec.2019
1	Preliminary 15-Sep.2019
	Revisions

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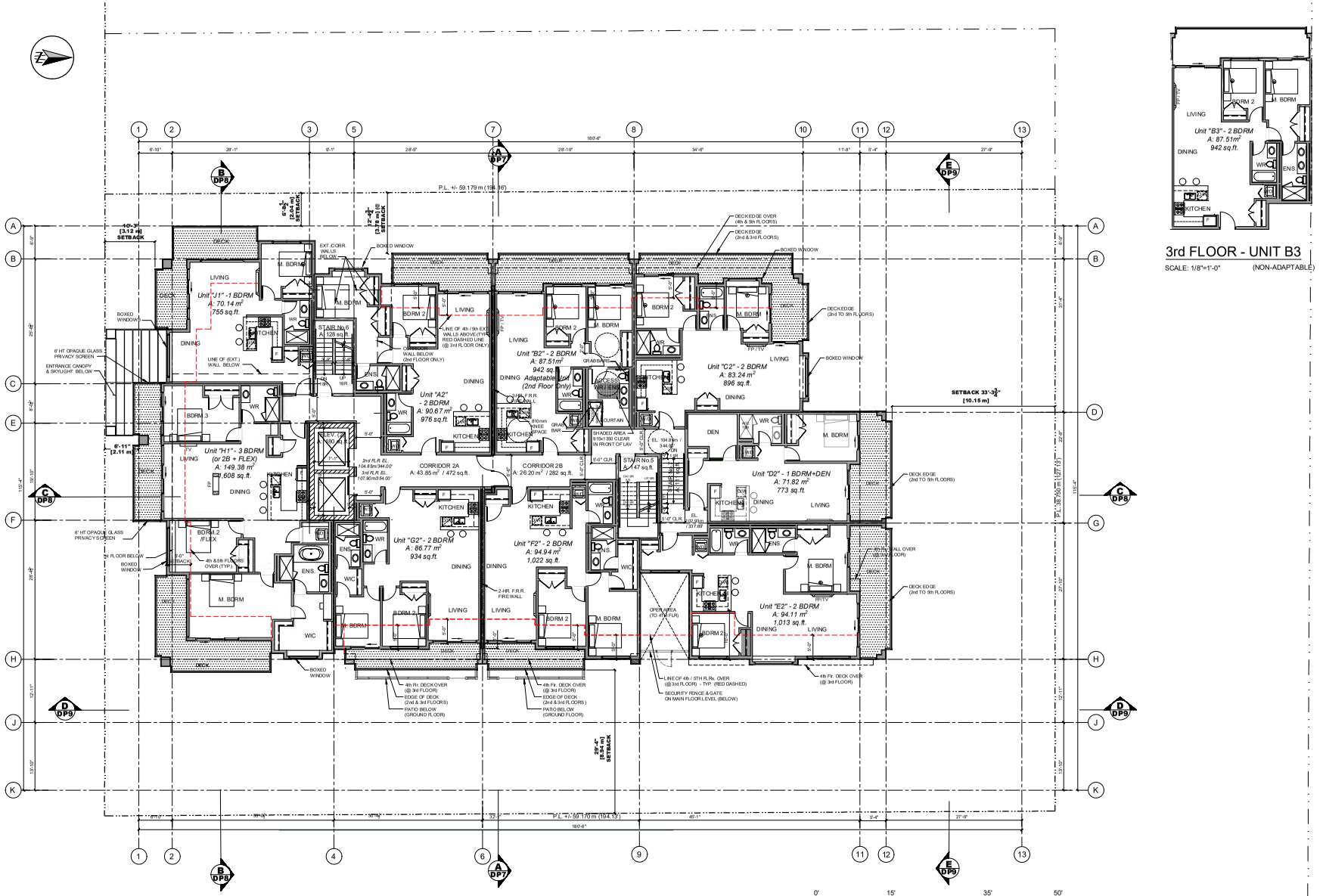
Project:
Multi-Family Residential
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Sheet:
GROUND (MAIN) FLOOR PLAN

G.2

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Drawn:	Checked:
KB	DD
Date: 26 JULY 2019	Scale: 1/8" = 1'-0"
Sheet No: DP4	27



2nd & 3rd FLOOR PLANS

SCALE: 1/8"=1'-0"

FLOOR AREA: 10,193 SQ.FT. / 946.93 m²
10 RES. SUITES: 4 x 1-BDRM; 6 x 2-BDRM (1 ADAPTABLE -- 2nd FLOOR ONLY)
TOTAL RESIDENTIAL AREA: = 8,837 SQ.FT. / 820.96 m²

3rd FLOOR - UNIT B3

SCALE: 1/8"=1'-0" (NON-ADAPTABLE)

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1	South side units layout revised 12 Apr.2023
1	Entrance Canopy below added 6 Jun.2022
1	Re-issued for DP 25 Jun.2021
1	2-Hr F.R.R. wall added GL 7 /6 22 Jun.2021
1	Units F2/G2 Ext. Wall extended; Ext-walls-over line to red 12 Apr.2021
1	Reissued for DP 30 Nov.2020
1	Ext. Wall; Units D2/E2 revised 24 Nov.2020
1	Unit E1 layout & area revised 13 Nov.2020
1	Remove balcony enclosures 10 July.2020
1	Glass Encl. S-corner balconies 12 Mar.2020
1	Adaptable Unit added 11 Mar.2020
1	REVIEW/COORDINATION 25 Feb.2020
1	Preliminary Design 2 2 Dec.2019
1	Preliminary 15-Sep.2019
	Revisions

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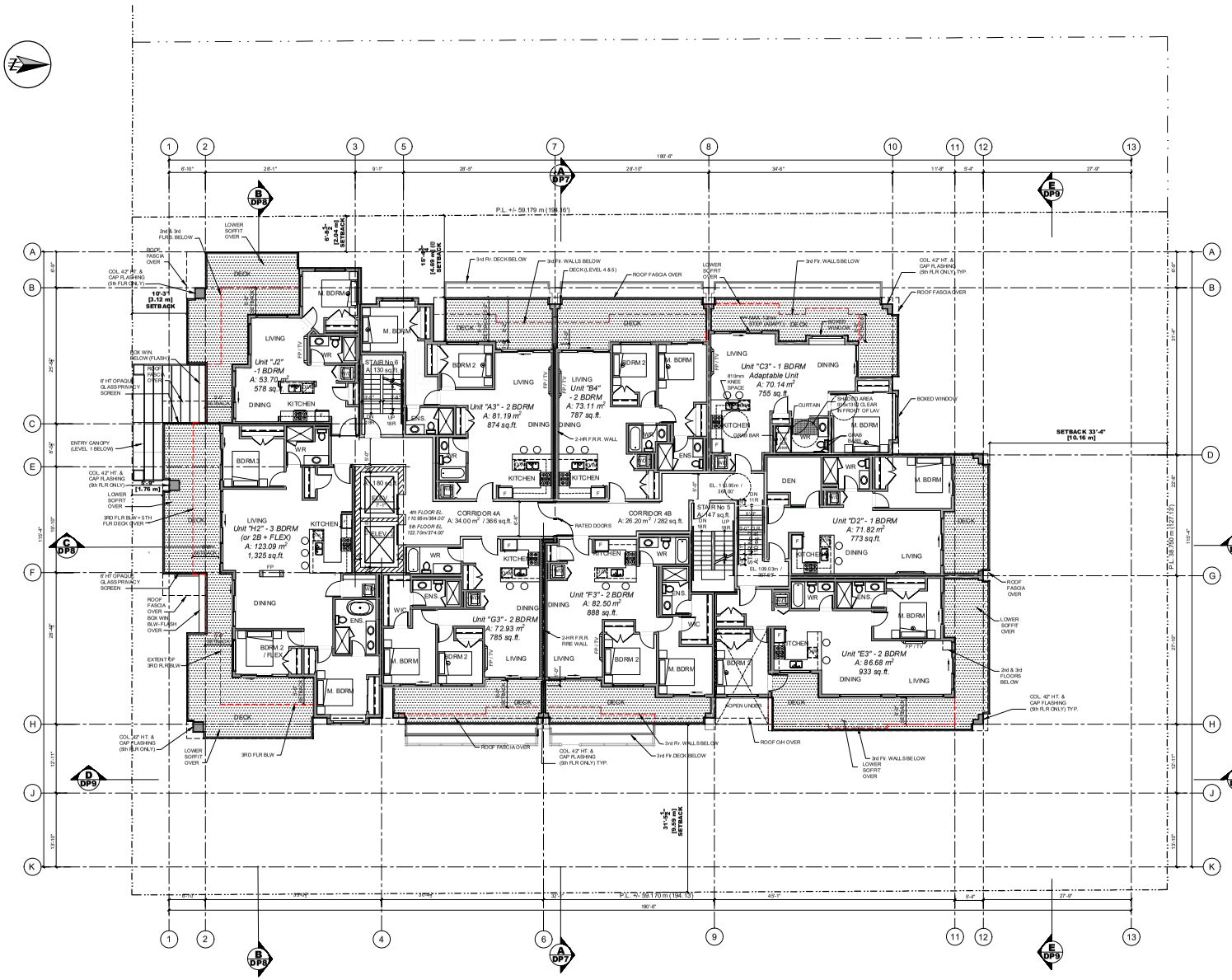
Project:
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Sheet:
2nd & 3rd FLOOR PLANS

G.2

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Drawn	Checked
KB	DD
Date: 8 AUG 2019	Scale: 1/8" = 1'-0"
Sheet No. DP5	13



4TH & 5th FLOOR PLAN

SCALE: 1/8"=1'-0"

AREA: 8,916 SQ.FT. / 828.30 m²

10 RES. SUITES: 5 x 1-BDRM; 5 x 2-BDRM; 2 ADAPTABLE (1 EACH FLOOR)

TOTAL RESIDENTIAL AREA: = 7,553 SQ.FT. / 701.67 m²

0' 15' 35' 50'

0m 5m 10m 15m

South side units layout revised 12 Apr.2023

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7	Layouts C, H, J, K; Setbacks added 7 Mar.2023
6	Re-issued for DP 25 Jun.2021
5	2-Hr F.R.R. wall added GL 7 /6 22 Jun.2021
4	Reissued for DP 30 Nov.2020
3	Ext. Wall; Units D4/D5/E4 revised 24 Nov.2020
2	Unit E1 layout & area revised 13 Nov.2020
1	Remove balcony enclosures 10 July.2020
1	Glass Encl. S-corner balconies 12 Mar.2020
1	Adaptable Unit added 11 Mar.2020
1	REVIEW/COORDINATION 25 Feb.2020
1	Preliminary Design 2 Dec.2019
1	Preliminary (Design 1) 15-Sep.2019
	Revisions

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Project:
Multi-Family Residential
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Sheet:
4th & 5th FLOOR PLAN

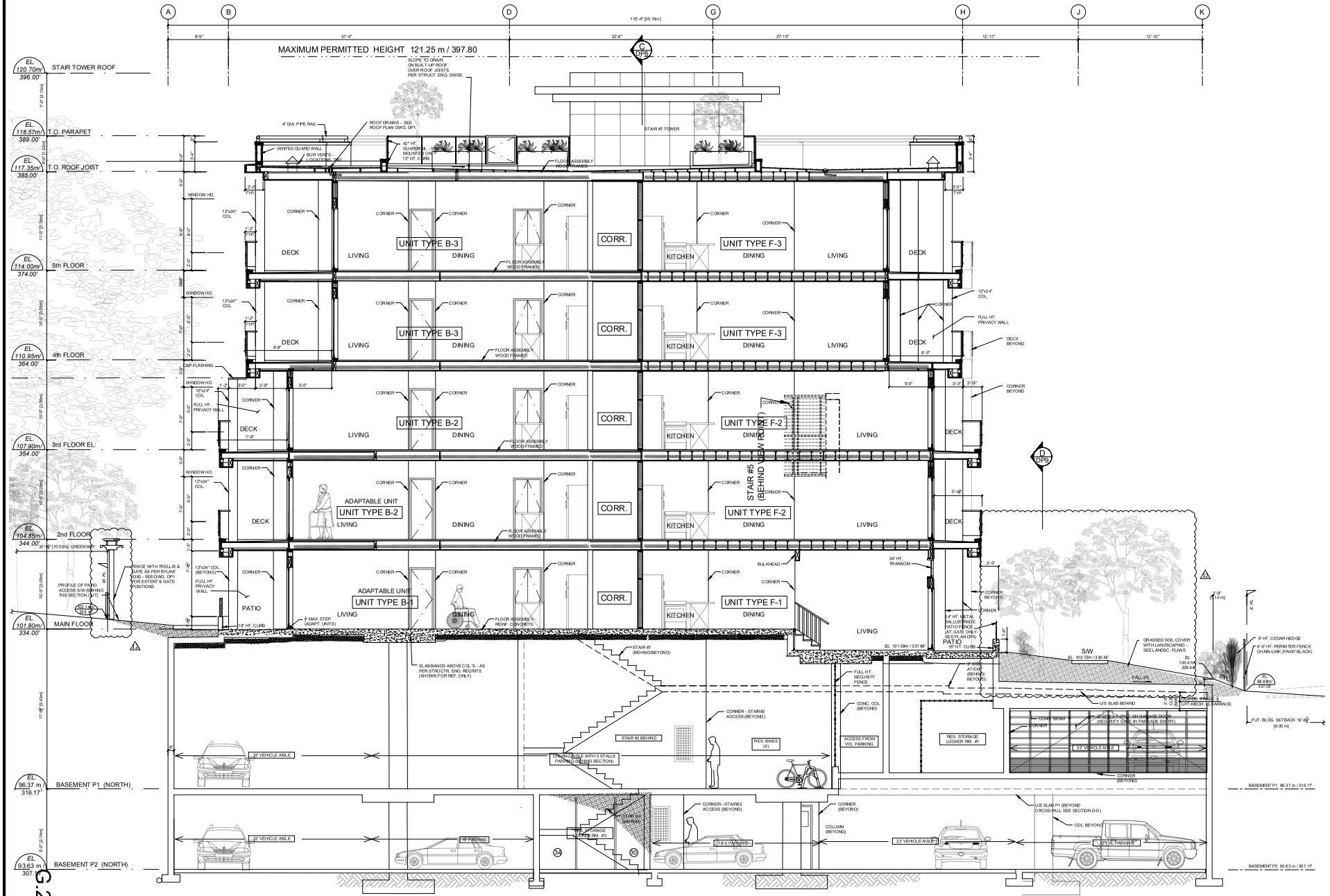
G.2

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Drawn	Checked
KB	DD

Date: 12 AUGUST 2019
Scale: 1/8" = 1'-0"

Sheet No. DP6 12



SECTION A-A: LOOKING NORTH

SCALE: 1/4" = 1'-0"

Fence & ARBOUR-gate added W. side; trees added E. side 4 Aug.2023

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- Slab-soil-cover wording revised 21 Jun.2023
- Level P3 removed 7 Apr.2023
- Unit F1 & slab beyond dropped; Unit B1 to Adapt.; P3 reduced 28 Feb.2023
- Ramp extended (P1 & P2 Slab dropped); P3 added 3 Jan.2022
- Berm lowered 10 Sep.2021
- Re-issued for DP 25 Jun.2021
- Unit F1-2/G1-2 ext. wall extend 14 Apr.2021
- Basement slabs dropped 30 Mar.2021
- Reissued for DP 30 Nov.2020
- Stepped planters replaced with landscaped berm(east side) 6 Nov.2020
- Roof & Lower Soffit overhangs 16-Apr.2020
- Coordination/Review 19-Mar.2020
- Revisions

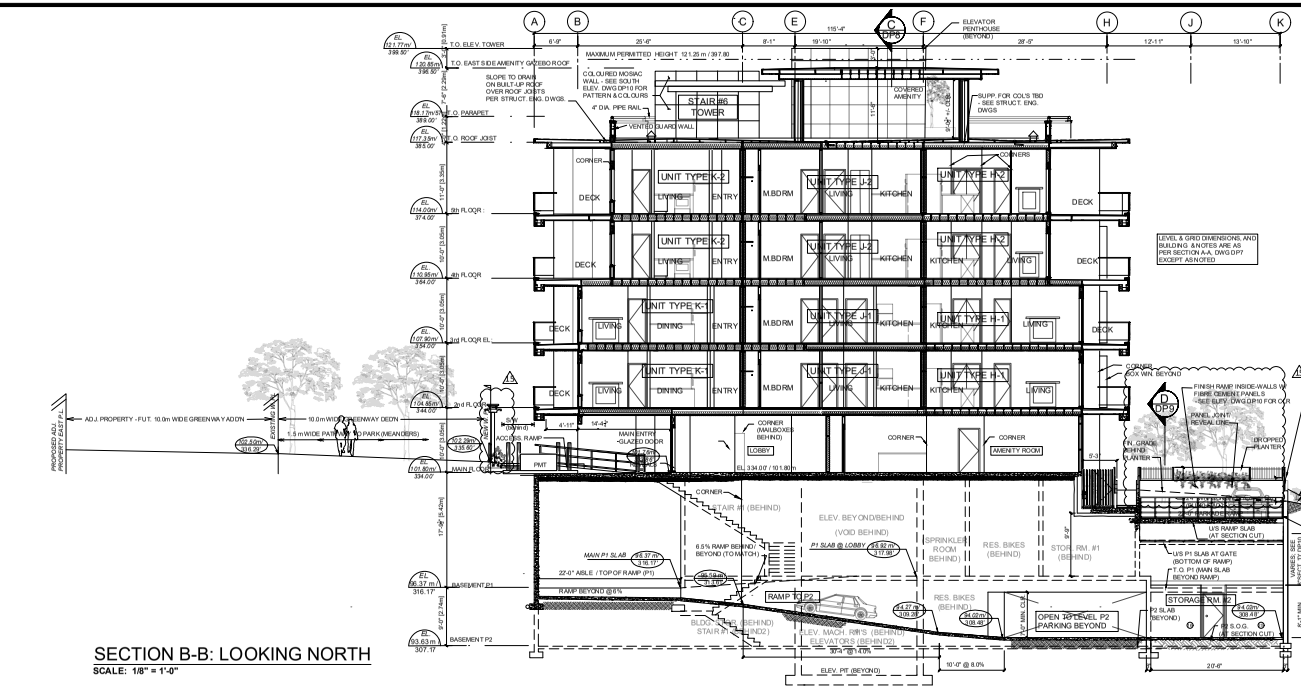
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Project: Multi-Family Residential
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Sheet: SECTION A-A

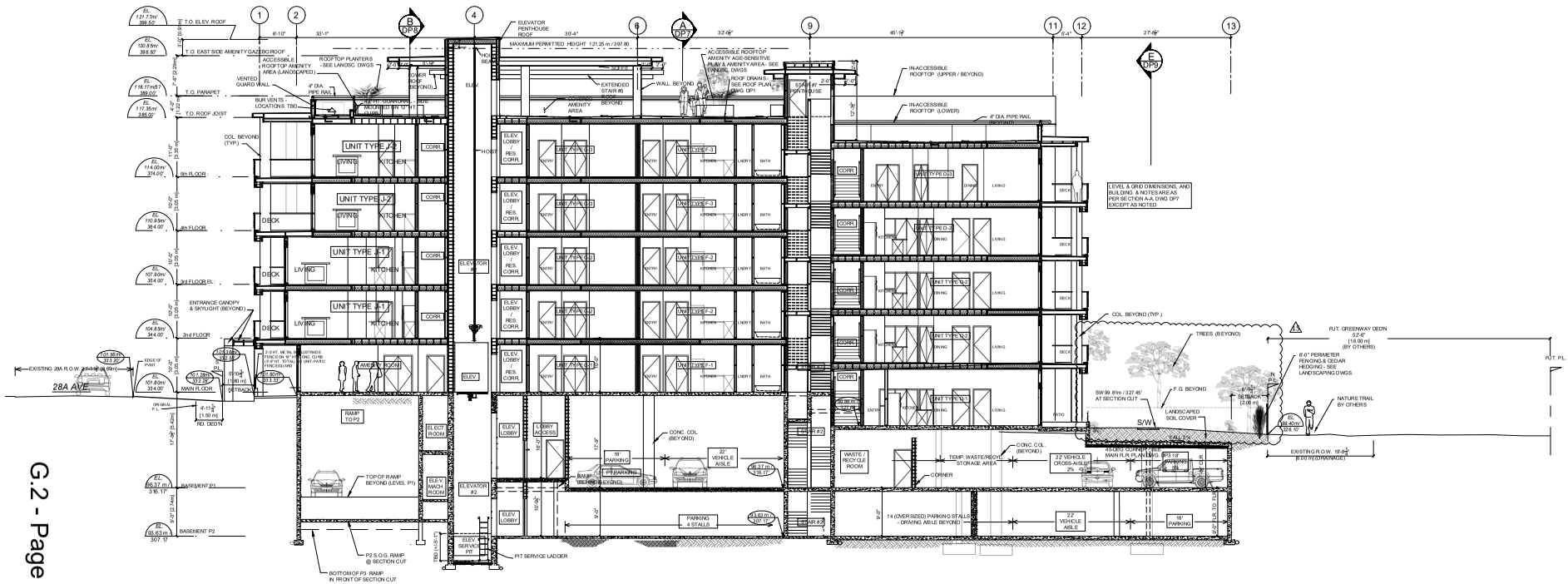
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Drawn	Checked
KB	DD
Date: 19 Mar 2020	Scale: 1/4" = 1'-0"
Sheet No: DP7	12



SECTION B-B: LOOKING NORTH

SCALE: 1/8" = 1'-0"



SECTION C-C: LOOKING WEST

SCALE: 1/8" = 1'-0"

1	Fence & ARBOUR-gate added W. side; trees added E. side 8 Aug.2023
1	Slab-soil-cover wording revised 21 Jun.2023
1	Level P3 removed 7 Apr.2023
1	Levels 4 & 5 ext. walls set in; P3 parking reduced 28 Feb.2023

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1	Entrance canopy added Section C-C 6 Jun.2022
1	Sections B & C P1/P2 dropped; Partial level P3 added 7 Mar.2022
1	Berm lowered 10 Sep.2021
1	Re-issued for DP 25 Jun.2021
1	Fencing at S/W beside Ramp revised Sec. B-B 14 Apr.2021
1	Basement slabs dropped 30 Mar.2021
1	Reissued for DP 30 Nov.2020
1	Stepped planters replaced with landscaped berm (north side) 6 Nov.2020
1	Roof & Lower Soffit overhangs 16-Apr.2020
1	Elev. shaft to masonry 6-Apr.2020
1	Setback dimensions at Sec. C-C 1-Apr.2020
1	Preliminary 18-Mar.2020
1	Revisions

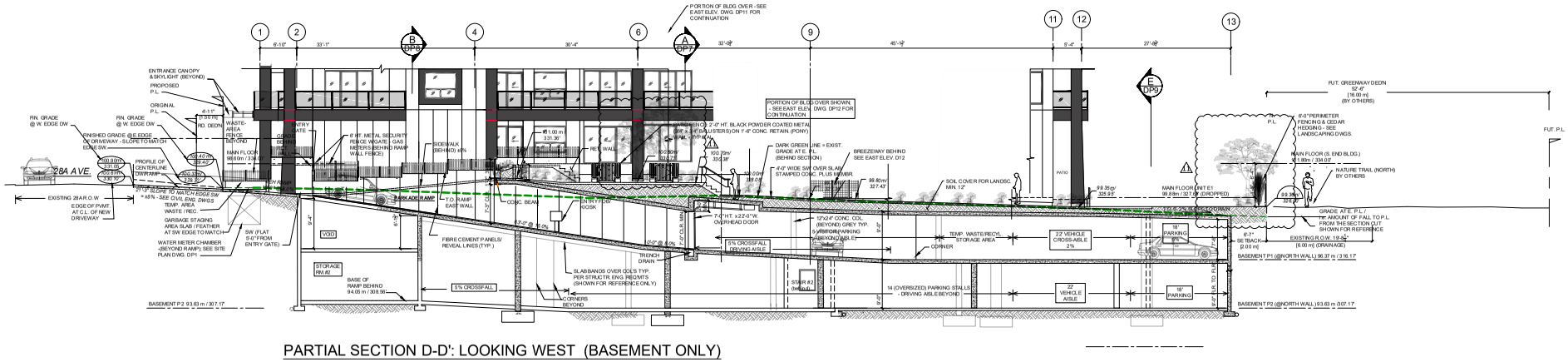
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Project:
Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.

Sheet:
BUILDING SECTIONS B-B & C-C

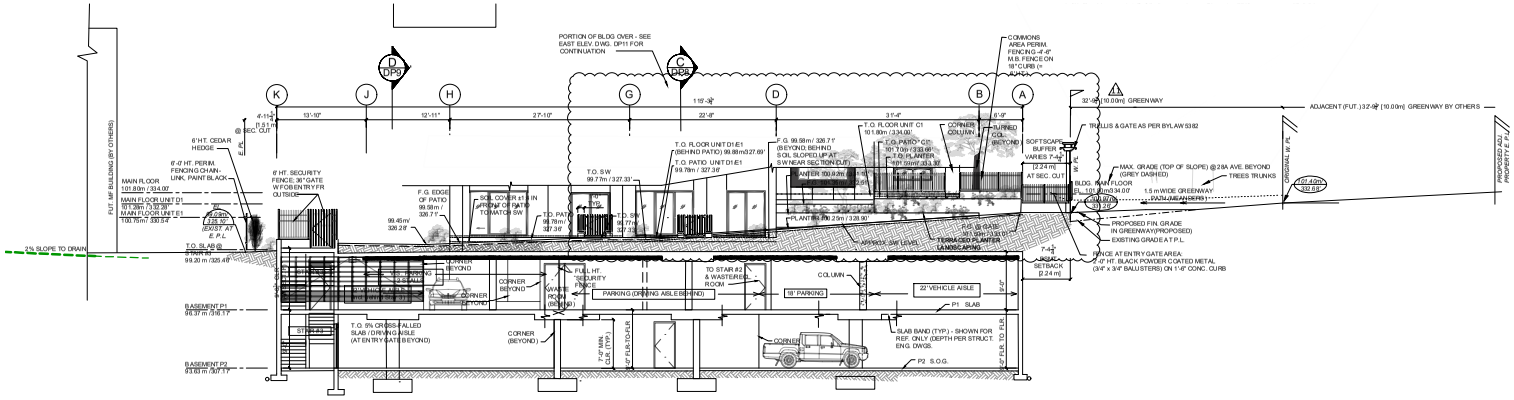
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Drawn: KB	Checked: DD
Date: 5 Mar. 2020	Scale: 1/8"=1'-0"
Sheet No: DP8	15



PARTIAL SECTION D-D': LOOKING WEST (BASEMENT ONLY)

SCALE: 1/8" = 1'-0"



SECTION E-E: LOOKING SOUTH

SCALE: 1/8" = 1'-0"

1	Terraced planters (N. side) & trees added (N & E sides) 8 Aug.2023

David Danyluck Architect
AIBC
108-20460 Douglas Crescent
Langley, B.C.
V3A0C6
604 530-0978
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1	Slab-soil-cover wording revised 21 Jun.2023
1	Level P3 removed 7 Apr.2023
1	Section D & E Sidealk Profiles (N-end unit drop) 7 Mar.2023
1	Entrance canopy added Section D-D 6 Jun.2022
1	Section F removed 7 Mar.2021
1	Slab stepped (dropped N-end); W and N P.L. soil berms removed 3 Jan.2021
1	PMT added Elev. E-E 20 Sep.2021
1	Berm lowered 10 Sep.2021
1	Re-issued for DP 25 Jun.2021
1	Fencing at Ramp revised (E.Elev.) Fencing replaced w/conc. wall & handrail at Stair #5 (N. Elev.) 14-Apr.2021
1	New dwg sheet: add'l sections 30-Mar.2021
	Revisions

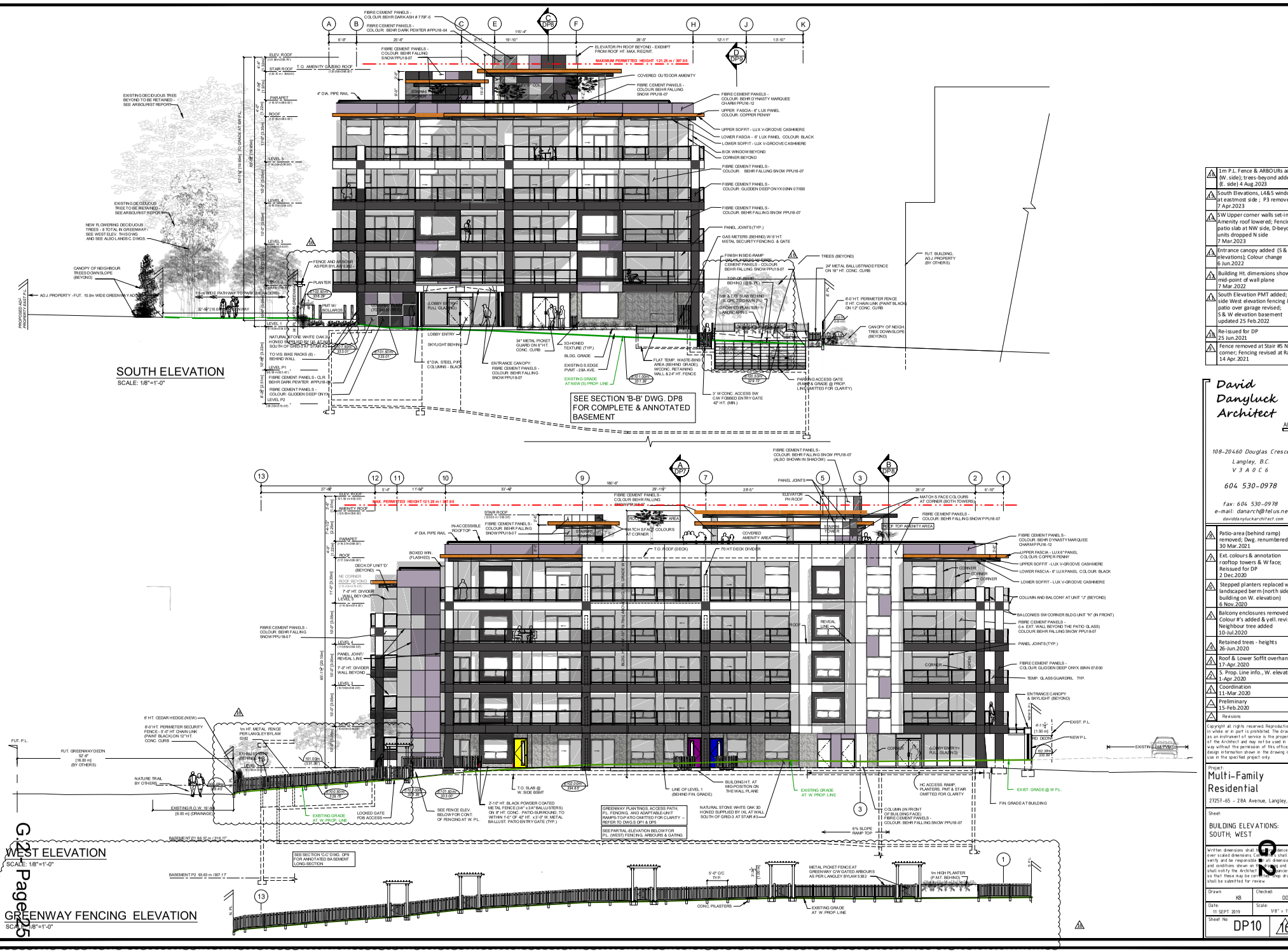
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Project:
Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.

Sheet:
BASEMENT SECTIONS: D-D, E-E, & F-F

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Date: 5 Mar 2020	Scale: 1/8"=1'-0"
Sheet No: DP9	11



1A	1m P.L. Fence & ARBOURs added (W. side); trees-beyond added (E. side) 4 Aug.2023
1A	South Elevations, L4&5 windows at eastmost side ; P3 removed 7 Apr.2023
1A	SW Upper corner walls set-in; Amenity roof lowered; Fencing & patio slab at NW side, D-beyond units dropped N side 7 Mar.2023
1A	Entrance canopy added (S & W elevations); Colour change 6 Jun.2022
1A	Building Ht. dimensions shown mid-point of wall plane 7 Mar.2022
1A	South Elevation PMT added; N. side West elevation fencing & patio over garage revised; S & W elevation basement updated 25 Feb.2022
1A	Re-issued for DP 25 Jun.2021
1A	Fence removed at Stair #5 NE corner; Fencing revised at Ramp 14 Apr.2021

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daviddanyluckarchitect.com

1A	Patio-area (behind ramp) removed; Dwg. renumbered 30 Mar.2021
1A	Ext. colours & annotation rooftop towers & W face; Reissued for DP 2 Dec.2020
1A	Stepped planters replaced with landscaped berm (north side of building on W. elevation) 6 Nov.2020
1A	Balcony enclosures removed; Colour #'s added & y-ell. revised; Neighbour tree added 10-Jul.2020
1A	Retained trees - heights 26-Jun.2020
1A	Roof & Lower Soffit overhangs 17-Apr.2020
1A	S. Prop. Line info., W. elevation 1-Apr.2020
1A	Coordination 11-Mar.2020
1A	Preliminary 15-Feb.2020
1A	Revisions

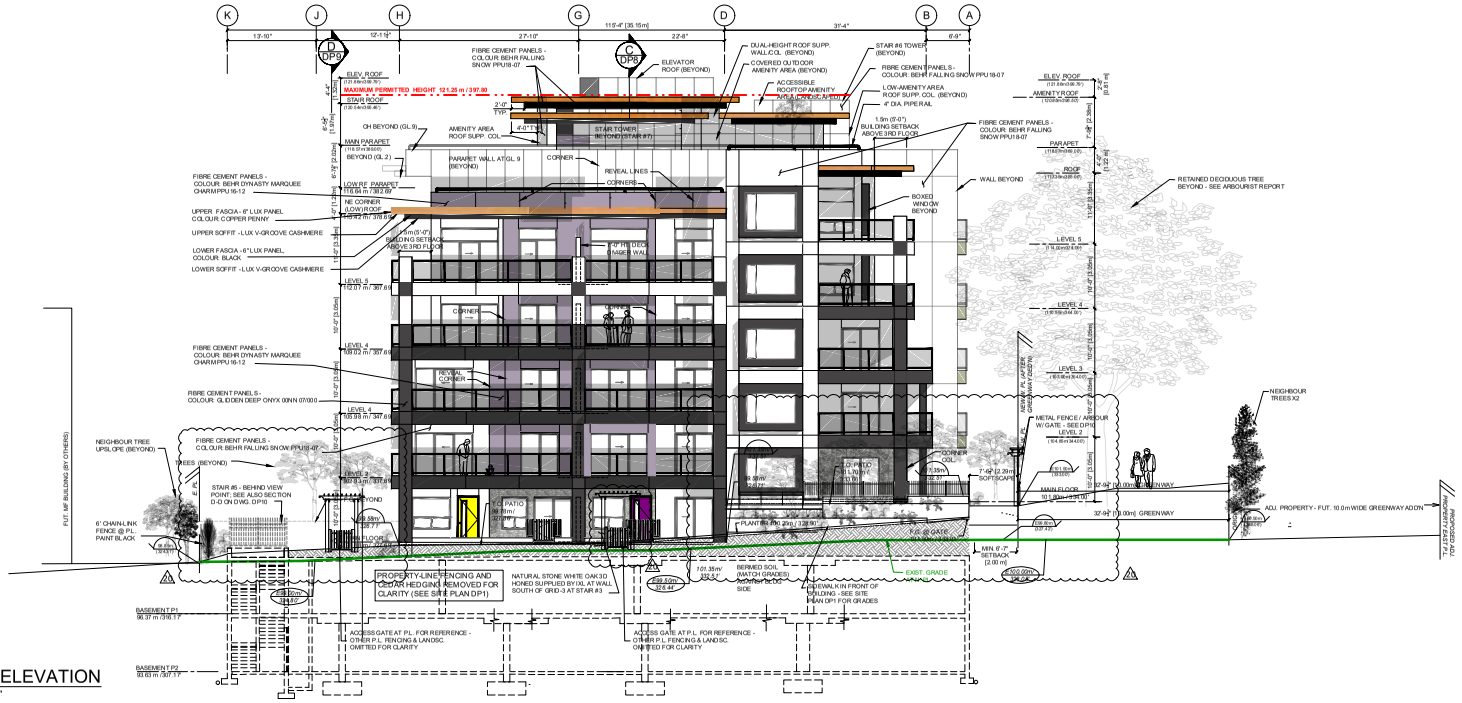
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Project:
Multi-Family Residential
27257-65 - 28A Avenue, Langley, B.C.

Sheet:
BUILDING ELEVATIONS: SOUTH; WEST

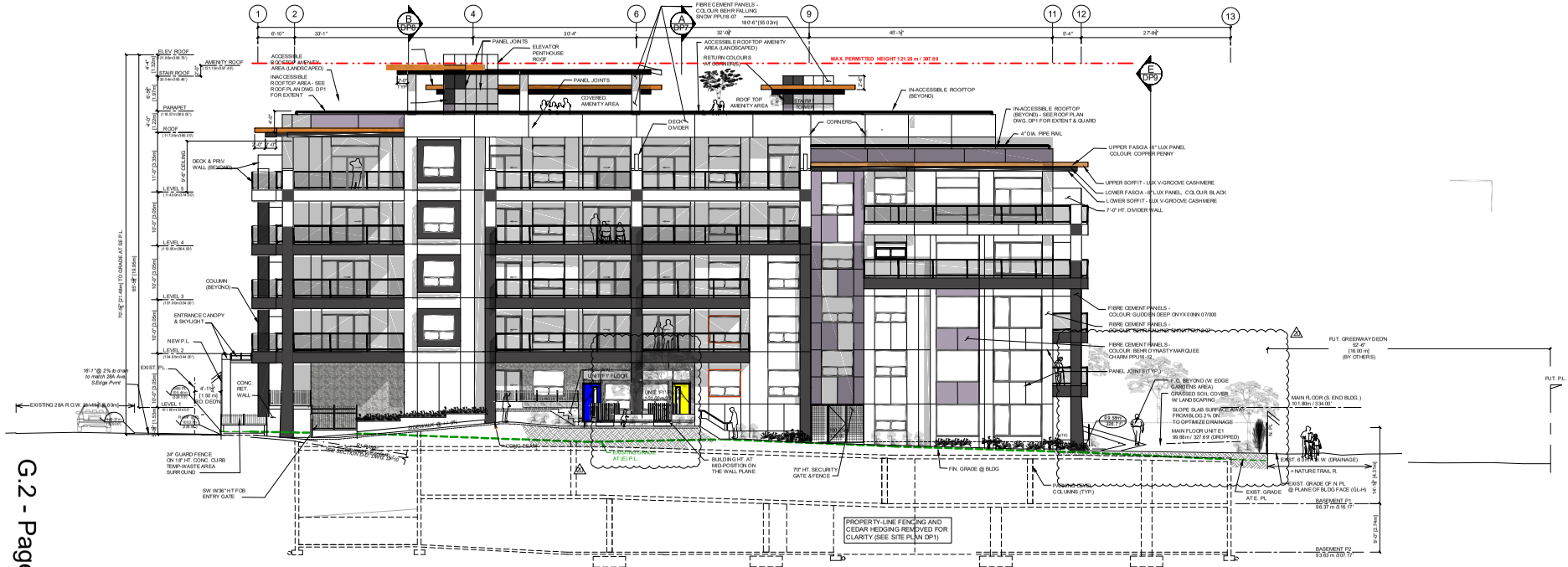
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Date: 11 SEPT 2019	Scale: 1/8" = 1'-0"
Sheet No. DP10	16



NORTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

1	Terraced planters (N. side) & trees added (N & E sides) 8 Aug.2023
1	Slab-soil-cover wording revised 21 Jun.2023
1	E Elev. windows for units H1/H2 11 Apr.2023
1	SE Upper corner walls set-in; Amenity roof lowered; E- & D units dropped N/NE side 7 Mar.2023
1	Entrance canopy added W Elev.; Colour change 6 Jun.2022
1	Building Ht. dimensions shown mid-point of wall plane 7 Mar.2022
1	Perimeter fencing & hedges removed for clarity 24 Feb.2022
1	Slab stepped (dropped N-end); W and N P.L. soil berms removed 29 Dec.2021
1	Re-issued for DP 25 Jun.2021
1	Fence removed at Stair #5 NE corner; Fencing revised at Ramp 14 Apr.2021
1	Basement dropped fully below grade; Drawing renumbered 30 Mar.2021

David Danyluck Architect

AIBC

108–20460 Douglas Crescent
Langley, B.C.
V3A0C6

604 530–0978

fax: 604 530–0978
e-mail: danarch@telus.net
daviddanyluckarchitect.com

1	Annotations rev'd; Wall at Units "E" (W. elevation) Reissued for DP 30 Nov.2020
1	Windows "E"-units (N&E Elev.) 13 Nov.2020
1	Stepped planters replaced with landscaped berm (North & East sides of building) 6 Nov.2020
1	Balcony enclosures removed; Colour #'s added & yell. revised; Neighbour tree added 10-Jul.2020
1	Retained trees - heights 26-Jun.2020
1	Roof & Lower Soffit overhangs 16-Apr.2020
1	Correction to ramp area E.Elev. 1 Apr.2020
1	Coordination 11 Mar.2020
1	Replot / Coordination 4-Mar.2020
1	Preliminary 30-Jan.2020
1	Revisions

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Project:
Multi-Family Residential
27257- 65 - 28A Avenue, Langley, B.C.

Sheet:
BUILDING ELEVATIONS: NORTH; EAST

G.2

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on this drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn	Checked:
KB	DD
Date: 11 SEPT 2019	Scale: 1/8" = 1'-0"
Sheet No: DP11	20

SCHEDULE B

NO.	DATE	REVISIONS
6	AUG/23	REVISED SITE PLAN (VEHICLE CHANGES)
5	MAR/23	REVISED SITE PLAN
4	FEB/23	REVISED SITE PLAN
3	JUN/22	REVISED SITE PLAN
2	APR/21	REVISED SITE PLAN
1	DEC/20	RETAINING WALLS REMOVED

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2S 3J8
PHONE (604) 857-2376

CLIENT
MR. DAVID DANYLUCK
DAVID DANYLUCK ARCHITECT
SUITE #108
20460 DOUGLAS CRESCENT
LANGLEY, B.C.
V3A 0C6

TITLE
PLAN VIEW

LANDSCAPE PLAN
PROPOSED
MULTI-FAMILY DEV.
27257 - 28A AVENUE
LANGLEY, B.C.

SCALE 1:150 | DATE MAR/23
DRAFT | CHK'D
DWL | APP'D
APP'D | AS BUILT

PRINTED | JOB No.
DRAWING No. L-1 (6)

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	
	ACER PALMATUM	JAPANESE MAPLE	9	6 CM. CAL.	AS SHOWN	B. & B.
	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	4	6 CM. CAL.	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	62	#2 POT	85 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	51	#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	68	#3 POT	90 CM. O.C.	
⬡	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	54	#3 POT	90 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	73	#3 POT	90 CM. O.C.	
⊕	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	129	#3 POT	90 CM. O.C.	
⊕	HOSTA (VARIOUS)	HOSTA	25	#3 POT	90 CM. O.C.	
⊕	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	66	#3 POT	90 CM. O.C.	
●	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	300	#3 POT	70 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	95	1.50 METERS	70 CM. O.C.	
⊛	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	24	#3 POT	45 CM. O.C.	

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (OAP DEVELOPMENTS) BYLAW NO. 5903

EXPLANATORY NOTE

Bylaw No. 5903 rezones 0.3 ha (0.7 ac) of land located at 27257 and 27265 – 28A Avenue to Comprehensive Development Zone CD-188 to accommodate 43 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (OAP DEVELOPMENTS) BYLAW NO. 5903

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 (OAP Developments) Bylaw No. 5903".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-188" after the words "Comprehensive Development Zone CD-187"

   b. Adding to Section 110.1 after the words "CD-187" the words "CD-188 – 0.3 ha"

   c. Adding after Section 1087 "Comprehensive Development Zone CD-187" the following as Section 1088 "Comprehensive Development Zone CD-188"

1088 **COMPREHENSIVE DEVELOPMENT ZONE CD-188**

Uses Permitted

1088.1 In the CD-188 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) *apartments*

Density

1088.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-188 shall not exceed 2.0.

Lot Coverage

1088.3 *Buildings* and *structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

1088.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1088.5 The *height* of *buildings* and *structures* shall not exceed 6 storeys or 20 m.

Parking and Loading

1088.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

1088.7 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

1088.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1088.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1088.10 An application for a Development Permit shall be submitted to Council for its consideration 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:

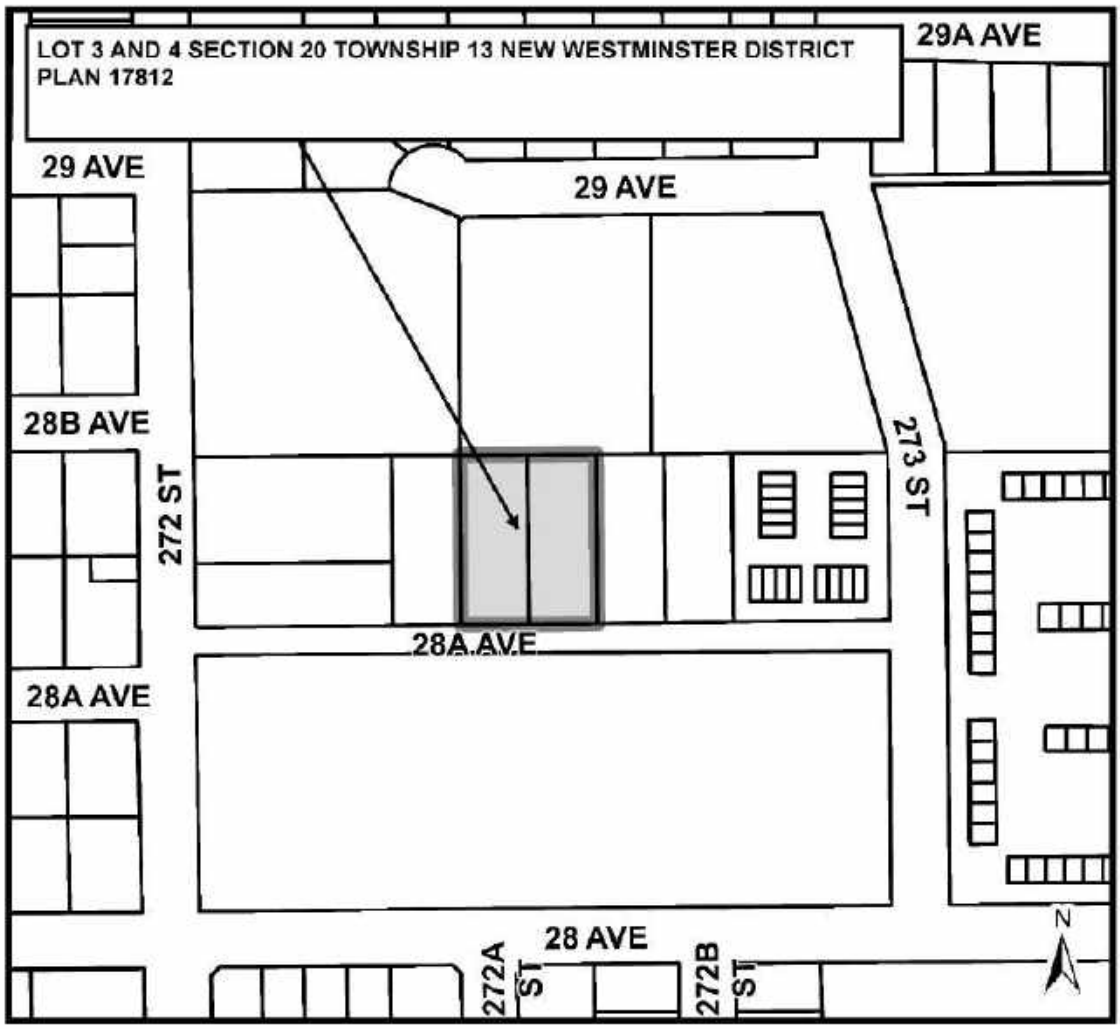
Lot 3 and 4 Section 20 Township 13 New Westminster District Plan 17812

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-188.

NOTICE ADVERTISED the	31, 7	day of	August, September	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023.
READ A THIRD TIME the		day of		, 2023.
ADOPTED the		day of		, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5903



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 - REGULAR MEETING	**REPORT:**	23-177
FROM:	FINANCE DIVISION	**FILE:**	1970-03
SUBJECT:	2024 PERMISSIVE TAX EXEMPTIONS		

RECOMMENDATIONS:

That Council give first, second and third reading to the Permissive Tax Exemption Amending Bylaw No. 5932; and

That Council approve an update to the Permissive Tax Exemption Policy No. 03-087.

EXECUTIVE SUMMARY:

The Township adopted three separate property tax exemption bylaws in 2014 for charitable and not-for-profit organizations (Bylaw 5117), churches (Bylaw 5118), heritage properties (Bylaw 5119) and in 2020 adopted partnering permissive tax exemption (Bylaw 5644). These bylaws must be maintained and updated to ensure continuing compliance with statutory requirements of eligibility and to update existing bylaws when needed with:

- Additions, as new eligible organizations establish themselves in the Township of Langley
- Deletions when properties no longer qualify
- Adjustments to properties to meet policy requirements
- Approval of the current year permissive

PURPOSE:

The purpose of this report is to update Not-For-Profit Tax Exemption Bylaw 2014, No. 5117 and Churches Permissive Tax Exemption Bylaw 2014 No. 5118 and Partnering Permissive Tax Exemption Bylaw 2020 No. 5645 and Council Policy 03-837.

BACKGROUND/HISTORY:

Statutory property tax exemptions are provided under *Community Charter*, Section 220 for properties such as public hospitals, private schools, buildings set apart for public worship and provincial and municipally owned public buildings and land. Council does not have any authority over statutory exemptions.

Permissive property tax exemptions are provided under *Community Charter,* Sections 224, 225 and 226 for not-for-profit and charitable organizations, churches beyond the statutory exemption, partnering, heritage, riparian and other special exemption authority, and revitalization tax exemptions. These permissive exemptions are at the discretion of Council and are subject to Township budgetary constraints. Associated Municipal permissive exemption bylaws must be adopted and forwarded to BC Assessment by October 31 annually.

Through permissive exemptions from property taxes, Council supports organizations that provide services that fulfill some basic need, improve the life of Langley residents and are compatible with or are complementary to services offered by the Township.

The Township adopted three separate permissive property tax exemption bylaws in 2014 for charitable and not-for-profit organizations, churches, and heritage properties. These bylaws need to be maintained to ensure continuing compliance with statutory requirements of eligibility. Each of these bylaws requires removal of properties no longer meeting permissive exemption requirements, adjusting properties for changes and finally, adding new organizations meeting requirements.

The *Community Charter* requires Municipalities develop and disclose objectives regarding the use of permissive tax exemptions through a permissive tax exemption policy. It is the Province's objective that the policy for making decisions about permissive tax exemptions promote consistency and certainty to prospective applicants and allow the public to have input.

In 2019, Council approved an update to the Permissive Tax Exemption Policy 03-087 that came into effect in 2021, instituting a limit of $75,000 on permissive property tax exemptions for Not-for-Profit organizations. Based on Council direction, there is a proposed change to the Policy to exempt Provincial public hospital parking lots from this clause. Attached to this report is the revised Township Council Policy 03-837 regarding permissive tax exemptions.

In accordance with Section 227 of the *Community Charter*, public notification of the estimated value of each new exemption must be advertised for two consecutive weeks in a local newspaper. Advertising takes place September 7 and September 14, 2023.

DISCUSSION/ANALYSIS:

The 2024 permissive tax exemption applications were reviewed according to criteria established by Council policy.

Attachment A identifies one new recommendation, remove two parcels, and recommendations for approval for existing Not-for-Profits; and
Attachment B identifies one new recommendation for approval for Churches and Places of Worship, and
Attachment C identifies recommendation for approval for the Partnering agreement; and
Attachment D identifies there are no changes to the Heritage properties.

Applicable Policies:

Subject to the *Community Charter*, Section 224, the Township of Langley provides an exemption from property taxation annually to not-for-profit organizations and community

facilities serving the Township and its residents. The criteria for permissive tax exemptions are described in Policy 03-837 as per Attachment E.

Legislation:

The Province considers the authority to grant permissive tax exemptions a policy tool available to Municipalities to promote or achieve specific goals.

Community Charter, Section 224 states that a Council may, by bylaw in accordance with this section, exempt land or improvements, or both, from municipal portion of property taxes.

Council is not obliged to grant all permissive tax exemptions that are eligible under the Section 224 and 225 of the *Community Charter*. Council has the option to decide which permissive tax exemptions they will support based on various considerations such as budgetary constraints, alignment of community values and so forth.

Financial Implications:

Permissive tax exemptions are an exemption from paying property taxes for the successful applicants.

The Township supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Langley residents and are compatible with or are complementary to services offered by the Township.

The approximate value of a 1% property tax increase in 2024 is equal to approximately $1.6 to $1.7 million.

The table below compares the estimated value of permissive tax exemptions recommended for 2024 with those exemptions granted for 2023.

Value of Permissive Tax Exemptions	**Actuals 2023**	**Estimated 2024 before additions and deletions**
Places of Worship	$765,478	$803,752
Not-For-Profit Organizations	$608,449	$638,871
Heritage properties	$21,417	$22,488
Partnering Property	$1,516	$1,592
TOTAL	$1,396,860	$1,466,703

This table provides a summary of property changes and the related values

Reconciliation of Changes (In estimated 2023 dollars)	Places of Worship	Not-For-Profit	Heritage Properties	Partnering Property	TOTAL
Estimated 2024 taxes before changes	$803,752	$638,871	$22,488	$1,592	$1,466,703
Proposed additions	$5,688	$2,501			$8,189
Proposed adjustments					$0
Proposed deletions		-$4,195			-$4,195
Estimated Final 2024 taxes after changes	$809,440	$637,177	$22,488	$1,592	$1,470,697

Respectfully submitted,

Kim Kenward
MUNICIPAL COLLECTOR
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

Attachment A – Not-For-Profit
Attachment B – Churches and Places of Worship
Attachment C – Partnering Agreement
Attachment D – Heritage
Attachment E – Policy 03-837

ATTACHMENT A – Not-For-Profit

Name	Folio	Address	2024 Estimated Municipal Tax Exemption
New Recommendation for 2024			
BC Farm Museum 100% exempt	0552511002	9119 King St	2,501
Recommended for Approval for 2024			
Critter Care Wildlife Society 100% exempt	0002311117	481 216 St	2,712
City of Surrey 100% exempt	0006411117	20575 0 Ave	29.297
Pacific Riding for Developing Abilities 100% exempt	0014811117	1088 208 St	6,304
Fernridge Community Hall 100% exempt	0026711112	2389 200 St	4,445
Langley Rod and Gun Club 45% of Class 6 and Class	0054411117	3854 208 St	13,408
Brookswood Senior Citizens 100% exempt	0072011006	19899 36 Ave	11,275
Langley Players Drama Club 100% exempt	0075211114	4307 200 St	2,448
Inclusion Langley Society 100% exempt	0078117006	19669 44 B Ave	2,107
Langley Elks Lodge #259 Foundation 37.5 %	0078412017	6 4044 200B St	3,760
Langley Riders Society 100% exempt	0083911111	4303 208 St	7,597
Canadian Museum of Flight 100% exempt	0101612006	5333 216 St	2,956
Langley Lions Society 100% exempt	0203911115	9402 208 St	2,706
Campbell Valley House of Hope 100% exempt	0236811116	460 216 St	13,416
Langley Animal Protection Society 100% exempt	0362111117	26220 56 Ave	26,665
Inclusion Langley Society 100% exempt	0372511112	24156 56 Ave	4,067
Nicomekl Enhancement Society 100% exempt	0384011005	5263 232 St	7,074
Murrayville Community Hall 100% exempt	0386211115	21667 48 Ave	4,027
Murrayville Community Hall – parking lot 100% exempt	0386311114		5,185
Aldergrove Festival Days Society 100% exempt	0445911112	6795 256 St	1,979
Harmsworth Community Association 100% exempt	0453111114	7170 232 St	2,743

The National Trust for Land & Culture (BC) Society 100% exempt	0461111000	6764 224 St	8,822
Langley Rugby Club 100% exempt	0769923068	21280 Crush Cres	5,355
BC Farm Museum 100% exempt	0552111006	9142 Queen St	21,915
BC Farm Museum 100% exempt	0552611118	9131 King St	18,062
Fort Langley Community Improvement Society 100% exempt	0571511119	9167 Glover Rd	25,623
The Happy Herd Farm Sanctuary Society – Exempt 3 acres of land only.	0589514001	1920 269A St	2,501
Salvation Army Gateway of Hope 100% exempt	0598211008	3111 272 St	16,501
Aldergrove Old Age Pensioner's Association 100% exempt	0614911113	3015 273 St	8,579
Aldergrove Veterans & Seniors Society 100% exempt	0616611111	27247 Fraser Hwy	5,283
Langley Memorial Hospital 100% exempt	0758212007	Lot 4 - 221A St	86,249
Langley Memorial Hospital 100% exempt	0758211080	Lot 2 - 221A St	11,874
Scouts Canada 100% exempt	0758714091	20315 16 Ave	36,156
Langley Association for Community Living 100% exempt	0759822089	23535 44 Ave	17,776
Wagner Hills Farm Society Class 1 – 100% exempt	0764111043	8061 264 St	11,882
Milner Community Association 100% exempt	0764130095	6716 216 St	2,343
Inclusion Langley Society 100% exempt	0764528022	5171 221A St #103	7,005
Inclusion Langley Society 100% exempt	0764529049	5171 221A St #203	4,716
Inclusion Langley Society 100% exempt	0764529058	5171 221A St #202	7,549
Greater Vancouver Regional District - Pacific Parklands 100% exempt	0764827066	104 Ave	6,386
Flip City Gymnastics 100% exempt	0765411038	#4 20279 97 Ave	8,602
Flip City Gymnastics 100% exempt	0765411047	#5 20279 97 Ave	7,452
Flip City Gymnastics 100% exempt	0765411056	#6 20279 97 Ave	7,452
Flip City Gymnastics 100% exempt	0765411065	#7 20279 97 Ave	8,602

Governing Council of the Salvation Army – Class 6 100% exempt	0766113000	19733 96 Ave	5,849
Willoughby Community Hall 100% exempt	0766114036	20809 83 Ave	15,772
Langley Gymnastics Foundation 100% exempt	0766735044	180 - 7888 200 St	27,556
Basketball BC 100% exempt	0766735062	210 - 7888 200 St	2,618
Pacificsport Foundation 100% exempt	0767225085	225 - 7888 200 St	1,109
Spartans Foundation 100% exempt	0767315086	232&234-7888 200 St	343
BC Amateur Softball Association 100% exempt	0767834042	201-8889 Walnut Gr Dr	1,997
Langley BMX - Only 1.83 Acres of land value = 9.25%	1084011117	20699 42 Ave	589
Girl Guides of Canada 100% exempt	0767816053	25199 76 Ave	142
Fort Langley Lions Club 100% exempt	1565311112	23022 88 Ave	1,958
Langley Quarter Midget Association 100% exempt	6585111000	26965 8 Ave	6,043
Aldergrove (Pacific #265) Legion 100% exempt	0591711115	26607 Fraser Hwy	19,671
Encompass Support Services Society Class 6 100% exempt	0768811092	6275 - 203 Street	5,231
Horse Council of BC Class 6 - 50% exempt	0610011110	27336 Fraser Hwy	3,846
Langley Good Times Cruise In – 100%	0598511005	27173 Fraser Hwy	4,292
Aldergrove Food Bank 1958 SF exempt	0758723054	27522 Fraser Hwy	3,966
Langley Community Service Society - 5227 SF exempt	0758723036	6470 201 St	11,034
Inclusion Langley Society 100% exempt	0758434063	21743 47B Ave	2,702
Meals on Wheels - 100% Land & building.	0771113082	2900 272 St	33,286
Remove for 2024			
Sources community Resources Society Moved from this location	0758422021	207 & 208 20445 62 Ave	(761)
Phelp Community Society Not using the property, to help with community. No application received.	7290511119	3758 248 St	(3434)

ATTACHMENT B – Places of Worship

Places of Worship	Folio	Address	2024 Estimated Municipal Tax Exemption
New Recommendation for 2024			
Vancouver Hallelujah Community Church 2848 Square Feet Exempt	0627912007	120- 20385 64 Ave	5,688
Recommended for Approval			
Aldergrove United Church	0610011110	27336 Fraser Hwy	2,254
Aldergrove Vineyard Fellowship	0758723054	27522 Fraser Hwy	2,678
Anglican Church Anglican Synod Office	7550311118	9160 Church St	1,909
Apostolic Faith Mission	0084911119	4035 207 St	3,856
Apostolic Church of God	0301011116	24497 Fraser Hwy	2,447
BC Conf Mennonite Brethren Churches - South Langley Mennonite Brethren	0020113002	20098 22 Ave	10,622
Brookswood Baptist Church	0063911006	20581 36 Ave	6,245
Christ Covenant Church	0463511119	6866 Glover Rd	17,499
Christian & Missionary Alliance-Canadian Pacific District / Aldergrove	0281511008	26291 28 Ave	20,086
Christian & Missionary Alliance-Canadian Pacific District / Mountain View	0145811119	7640 200 St	30,058
Christians' Gospel Society	0768532036	21586 44 Ave	4,115
Christians Life Assembly	0766825036	21277 56 Ave	79,104
Christians' Gospel Society	0323412008	22678 48 Ave	3,652
Christians' Gospel Society	0765830013	20620 36 Ave	20,450
Church of Jesus Christ of Latter-Day Saints	0170912008	20030 82 Ave	20,001
Church of Jesus Christ of Latter-Day Saints	0769713035	20370 82 Ave	53,476
Congregation of The Assembly of Christians	0590114021	26580 29 Ave	3,007
Fort Langley Evangelical Free Church	0561511110	8870 Glover Rd	7,117
Harvest Baptist Church	0321313002	22594 Old Yale Rd	3,495
Hebron Presbyterian Church	2475311113	6656 Glover Rd	12,024
Holy Nativity Antiochian Orthodox Church	0768811074	4828 216A St	1,645
Immanuel Lutheran Church	0617611011	3232 272 St	12,162
Kalgidhar Darbar Sahib Society	0633411118	5998 264 St	2,403
Langley Christian Assembly Society	0759013042	4775 221 St	8.915
Langley Immanuel Christ Ref Church	0389611008	21713 50 Ave	10,559
Life Tabernacle of Langley	0076911017	4447 200 St	3,845
Pentecostal Assemblies of Canada-Living Waters Church	0571311111	9095 Glover Rd	2,449
Living Word Fellowship	0604911007	2623 272 St	5,199
Mennonite Church BC	0085712000	20997 40 Ave	4,455
North Langley Community Church	0765829061	21015 96 Ave	27,057

North Langley Community Church	0412116017	24687 56 Ave	6,124
Parish of St Dunstan	0281111119	3025 264 St	25,691
Priestly Society of St Pius X	0323511008	22630 48 Ave	2,585
Riverside Calvary Church	0758016041	20178 96 Ave	11,982
Roman Catholic Archbishop of Vancouver	0606111000	2826 272 St	3,895
Roman Catholic Archbishop of Vancouver - St Nicholas Parish	0758226056	20644 88 Ave	39,282
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Saint Herman of Alaska Orthodox Church Archdiocese of Canada	0137516007	7221 198B St	5,710
Seventh-Day Adventist Church (BC Conference) Korean	0351111003	4057 248 St	2,716
Seventh-day Adventist Church	0334511112	23589 Old Yale Rd	23,589
Shepherd of The Valley Lutheran Church	0769321011	20097 72 Ave	9,679
Southridge Fellowship Baptist Church	0758819095	22756 48 Ave	42,611
The Trustees of The Congregation of The United Church	0559411115	Parking Lot	4,987
Trustees Free Reformed Church	0767011083	20757 80 Ave	37,632
Trustees of Aldergrove Congregation of Jehovah's Witnesses	0765826019	26640 32 Ave	4,739
Northwest Langley Baptist Church	0193911118	20025 91A Ave	23,396
Trustees of Murrayville Congregation of Jehovah's Witnesses	0098711111	21465 Old Yale Rd	3,299
Trustees of The Congregation of Langley Presbyterian Church	0090616007	20867 44 Ave	7,715
Trustees of The Congregation of The Canadian Reformed Church of Aldergrove	0589714009	2469 267 St	7,045
Trustees of The Congregation of The Canadian Reformed Church of Langley	0760332044	21804 52 Ave	22,514
Trustees of The Congregation of The Canadian Reformed Church	0146811019	7949 202A St	18,878
Trustees of The Congregation of United Church of Langley	0758820029	21562 Old Yale Rd	731
Trustees of The Walnut Grove Congregation of Jehovah's Witnesses	0126811011	20241 68 Ave	11,784
Truth Tabernacle of Greater Vancouver BC - Mailed application	0599311112	3025 271 St	2,889
United Churches of Langley	0559411008	9025 Glover Rd	3,531
United Churches of Langley Parking Lot	0098111117	Parking Lot	4,678
Vietnamese Unified Buddhist (Hoa-Nghiem) Congregation)	0257711113	2013 248 St	2,529
Walnut Grove Baptist Church	0197221016	20784 93 Ave	12,542
Walnut Grove Lutheran Church of Langley BC	0176413009	20530 88 Ave	13,494
Willoughby Christian Reformed Church Langley	0141511111	20525 72 Ave	37,354
Wind Word Ministries	0627912007	26460 52 Ave	2,814

ATTACHMENT C – Partnering Agreement

Name	Folio	Address	2024 Estimated Municipal Tax Exemption
Tourism Langley - 694 and 2 parking stalls exempt	0769336096	50-5385 216 St	1,592

ATTACHMENT D - Heritage

Name	Folio	Address	2024 Estimated Municipal Tax Exemption
Township of Langley Matheson Residence	0132812009	19893 64 Ave	1,108
Township of Langley Robert & Mary Harrower Residence	0316111113	21920 Old Yale (AKA 21864)	2,190
Township of Langley Moir Residence	0463111113	6840 Glover Road	1,740
Township of Langley Dixon House and Barn	0478011112	6120 Glover Road	370
Township of Langley FJ Hart Building / BC Telephone Company Exchange	0597611096	3190 271 St	3,454
Township of Langley Canadian Northern Railway 'Langley Station'	0751811007	23245 Mavis Ave	10,704
Township of Langley Sperling Methodist (later United) Church & Hall	1494511113	7206 240 St	2,921

Township of Langley

Est. 1873

COUNCIL POLICY

Subject:	**PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION**	**Policy No:**	**03-837**
		Approved by Council:	**2006-05-13**
		Revised by Council:	**2019-04-01**
		Revised by Council:	**2019-07-22**
			2020-10-05

1. Purpose

1.1 The Community Charter Sections 224, 225 and 226 grants Council the discretion to provide permissive exemptions from property taxes for Charitable and Not-for-profit organizations in accordance with regulations set out in those sections and subject to the Township's budgetary constraints.

1.2 The purpose of this policy is to set the parameters under which Council will consider applications for permissive exemptions from property taxes for organizations which are eligible for such exemptions under the Community Charter Sections 224, 225 and 226. The parameters will provide fair, consistent treatment and consideration for all applicants providing charitable and not-for-profit services for the benefit of Township of Langley residents.

2. Background

2.1 Statutory property tax exemptions are provided under *Community Charter* Section 220 for properties such as schools, public hospitals, buildings set apart for public worship and provincial and municipally owned public buildings and land. Council does not have any authority over these statutory exemptions.

2.2 Permissive property tax exemptions are provided under *Community Charter* Sections 224, 225 and 226 for not-for-profit and charitable organizations. These permissive exemptions are at the discretion of Council and are subject to the Township's budgetary constraints.

2.3 Council supports, through permissive property tax exemptions, organizations which provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complementary to services offered by the Township.

2.4 Due to budgetary constraints, Council has limited the Township's support to those organizations which meet the parameters set out in this policy. In addition, effective 2021, Council has instituted a limit of $75,000[1] (escalated annually) on permissive property tax exemptions for Not-for-Profit organizations. Effective 2023, exempt from this clause are public hospital parking lots.

[1] Permissive Tax Exemptions are a calculation based on assessed values provided by BC Assessment and property tax rates determined by the Township to apply to all property of a given class. For this reason, the actual exemption granted, that is limited, is unlikely to be exactly equal to $75,000.

3. Policy

3.1 General Eligibility for Permissive Exemptions

Council will only consider applications for permissive tax exemptions from charitable and not-for-profit organizations which are in good standing with their respective establishing and governing bodies.

Permissive tax exemptions previously granted by Council are subject to an annual review to ensure that they continue to qualify for an exemption based on the most current available information at the time of the review.

All applications must be consistent with the Township of Langley policies, plans, by-laws and regulations.

Churches/places of worship, not-for-profit and charitable organization are responsible to apply annually through the Township of Langley online Permissive Tax Exemption application process. Applicants should monitor the Township website under the Permissive Exemption section for information on when the applications are open. It is the responsibility of the applicant to ensure they complete the permissive application annually and submit all the required documentation. Applications not completed in full, missing documentation or applications not received on time, may lose their exemption for the following year. Application must be received by May 31 annually.

Council may designate only a portion of land/improvements as exempted where the following circumstances exist:

a) A portion of the land/improvements is used by private sector and/or organization not meeting Council's exemption criteria.
b) The applicant already receives a grant from the municipality, provincial or federal government.
c) The applicant meets all eligibility criteria, however Council may at its discretion grant a partial exemption.

Council may impose conditions on the exempted land/improvements with the applicant organization, including but not limited to:

a) Registration of a covenant restricting use of the property.
b) An agreement committing the organization to immediately disclose any substantial increase in the organizations' revenue or anticipated revenue.
c) Requiring repayment of monies equal to the foregone tax revenue.

3.2 Buildings for Public Worship

Lands Used or Occupied by a Church as Tenant or Licensee

Under Section 224(2)(g), Council may exempt the land or improvements used or occupied by a religious organization as tenant or licensee for the purpose of public worship or for the purposes of a church hall, which council considers necessary to land or improvements so used or occupied.

Township will consider providing exemptions for the land, improvements and surrounding area used for parking for the church or church hall under this category with the following conditions:

- Lease agreement requiring direct payment of property taxes to the Township of Langley.
- Owner to complete Statutory Declaration agreeing to Council Policy and Guidelines.

No permissive tax exemptions will be considered for sub leasing of areas within the footprint and surrounding areas considered for exemption. Any areas used for caretaker's accommodation, church manse, care homes, retirement homes, commercial activities, will NOT be considered for permissive exemption.

Buildings for Public Worship

Buildings for public worship and the footprint of land on which they stand automatically receive a statutory exemption under Section 220.

Under Section 224(2)(f) in relation to property that is exempt under Section 220, Council may exempt an area of land surrounding the exempt building; a hall that Council considers is necessary to the exempt building and the land on which the hall stands; and an area of land surrounding a hall that has been exempted.

Township will only consider exempting the surrounding area for the exempted Church or Place of Worship

- For Properties up to one (1) hectare in size, all such land shall be exempt
- For Properties that exceed one (1) hectare in size, the area of land shall be exempted up to one (1) hectare or eight (8) times the mandatory exempted footprint (area) of the Church or Place of Worship buildings and halls, whichever is greater
- A Property adjacent to and owned by the Church or Place of Worship that is developed as a parking lot for the Church or Place of Worship, may be considered for exemption up to one (1) hectare as long as the area is used for the sole purpose of parking for the Church or Place of Worship services
- Where there is a residence located on the same Property as a Church or Place of Worship in Schedule 'A' the residence and any ancillary buildings and the land upon which the residence and ancillary buildings actually stands, as well as any area of land deemed to be associated with the use and enjoyment of the residential and ancillary buildings, shall be assessed and taxed as residential property.

  Any areas used for caretaker's accommodation, church manse, care homes, retirement homes, commercial activities, will NOT be considered for permissive tax exemption.

3.3 <u>Not-For-Profit, Charitable Organizations and Community Halls</u>

Under Section 224(2)(a)(i), Council may exempt land and/or improvements that are owned or held by a charitable, philanthropic organization or other not-for-profit organization and the Council considers are used for a purpose that is directly related to the purposes of the organization.

The Township will only consider exempting land and/or improvements that are owned or held by not-for-profit organizations which are supported in whole or in part by public funds and used exclusively for charitable or philanthropic purposes. The permissive exemption has an upper limit of $75,000 (escalated annually) beyond which, assessments would become taxable, unless the property is used for provincial public hospital parking. To qualify for an exemption under this section, the applicants must demonstrate that the services of their organization are open to and used predominantly by Township of Langley residents.

3.4 Care Homes, Private Hospitals/Institutions, Daycares

Under Section 224(2)(a & j), Council may exempt land or improvements owned or held by a person or organization and operated as a private hospital licensed under the Hospital Act or as a licensed community care facility, or registered assisted living residence, under the Community Care and Assisted Living Act. Township will not consider providing any exemptions under these sections for the following reasons:

- These services are the responsibility of senior government. There are Provincial and Federal programs in place to assist these organizations and the services that they provide are the responsibility of these senior governments.
- Council would like to ensure that Township of Langley residents are not overtaxed by the increasing number of regional and broader organizations located in the Township of Langley and receiving exemption from taxation.

3.5 Heritage/ Partnering

Under Section 225(2)(a)(b), Council may provide a tax exemption for eligible partnering property, is owned by a person or public authority providing a municipal service under a partnering agreement; council considers will be used in relation to the service being provided under the partnering agreement; heritage property, being property that is protected heritage property; subject to a heritage revitalization agreement under section 966 of the Local Government Act; subject to a covenant under section 219 of the Land Title Act that relates to the conservation of heritage property; or if the exempted heritage property is a building or other improvement so affixed to the land as to constitute real property, an area of land surrounding that improvement.

Township will consider providing property tax exemptions for the revitalization of eligible heritage properties as an incentive to encourage the preservation, rehabilitation or restoration of heritage resources in the Township.

Eligible heritage properties include protected heritage properties under section 967 of the Local Government Act, properties included on a schedule of protected heritage property in a heritage conservation area under section 970.1(3)(b) of the Local Government Act, property subject to a heritage revitalization agreement under Section 966 of the Local Government Act, or properties subject to a covenant under section 219 of the Land Title Act related to the conservation of heritage property.

3.6 Revitalization Tax Agreements

Under Section 226, Council may consider revitalization tax exemptions to encourage revitalization in the Township. Such exemptions must be in accordance with a revitalization program bylaw which provides details of the program. There also must be an agreement with the property owner detailing any requirements and conditions Council stipulates. Finally, once all the revitalization program bylaw and owner agreement requirements and conditions are met a revitalization tax exemption certificate must be issued for the property.

Township of Langley does not currently have any revitalization tax agreements in place but would consider providing revitalization tax exemptions on an individual basis.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION AMENDING BYLAW NO. 5932

EXPLANATORY NOTE

Section 220 of the *Community Charter* provides for a mandatory tax exemption for buildings set apart for public worship.

Section 224 (2) (f), (g) and (h) of the *Community Charter* provide for a permissive tax exemption for the surrounding lands to these exempt buildings.

Section 225(2) (a) of the *Community Charter* allows eligible partnering properties to be considered for exemption.

Section 225 (3) of the *Community Charter* authorizes exemption of eligible heritage property from taxation, including the building, improvement and surrounding lands.

Bylaw No. 5932 provides for amendments to the following Permissive Tax Exemption Bylaws:

Charitable and Not-For-Profit Bylaw 2014 No. 5117 as in Schedule A.

Churches Permissive Tax Exemption Bylaw 2014 No. 5118 as in Schedule B.

Partnering Agreement Tax Exemption Bylaw 2020 No. 5645 as in Schedule C.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION AMENDING BYLAW NO. 5932

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 “Permissive Tax Exemption Amending Bylaw No. 5932”.

2. The “Charitable and Not-For-Profit Bylaw 2014 No. 5117” as amended is further amended to include Schedule A.

3. The “Churches Permissive Tax Exemption Bylaw 2014 No. 5118” as amended is further amended to include Schedule B.

4. The “Partnering Agreement Permissive Tax Exemption Bylaw 2020 No. 5645 is amended to include Schedule C.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

SCHEDULE A – Not-For-Profit

Name	Folio	Address	2024 Estimated Municipal Tax Exemption
New Recommendation for 2024			
BC Farm Museum 100% exempt	0552511002	9119 King St	2,501
Recommended for Approval for 2024			
Critter Care Wildlife Society 100% exempt	0002311117	481 216 St	2,712
City of Surrey 100% exempt	0006411117	20575 0 Ave	29.297
Pacific Riding for Developing Abilities 100% exempt	0014811117	1088 208 St	6,304
Fernridge Community Hall 100% exempt	0026711112	2389 200 St	4,445
Langley Rod and Gun Club 45% of Class 6 and Class	0054411117	3854 208 St	13,408
Brookswood Senior Citizens 100% exempt	0072011006	19899 36 Ave	11,275
Langley Players Drama Club 100% exempt	0075211114	4307 200 St	2,448
Inclusion Langley Society 100% exempt	0078117006	19669 44 B Ave	2,107
Langley Elks Lodge #259 Foundation 37.5 %	0078412017	6 4044 200B St	3,760
Langley Riders Society 100% exempt	0083911111	4303 208 St	7,597
Canadian Museum of Flight 100% exempt	0101612006	5333 216 St	2,956
Langley Lions Society 100% exempt	0203911115	9402 208 St	2,706
Campbell Valley House of Hope 100% exempt	0236811116	460 216 St	13,416
Langley Animal Protection Society 100% exempt	0362111117	26220 56 Ave	26,665
Inclusion Langley Society 100% exempt	0372511112	24156 56 Ave	4,067
Nicomekl Enhancement Society 100% exempt	0384011005	5263 232 St	7,074
Murrayville Community Hall 100% exempt	0386211115	21667 48 Ave	4,027
Murrayville Community Hall – parking lot 100% exempt	0386311114		5,185
Aldergrove Festival Days Society 100% exempt	0445911112	6795 256 St	1,979
Harmsworth Community Association 100% exempt	0453111114	7170 232 St	2,743

The National Trust for Land & Culture (BC) Society 100% exempt	0461111000	6764 224 St	8,822
Langley Rugby Club 100% exempt	0769923068	21280 Crush Cres	5,355
BC Farm Museum 100% exempt	0552111006	9142 Queen St	21,915
BC Farm Museum 100% exempt	0552611118	9131 King St	18,062
Fort Langley Community Improvement Society 100% exempt	0571511119	9167 Glover Rd	25,623
The Happy Herd Farm Sanctuary Society – Exempt 3 acres of land only.	0589514001	1920 269A St	2,501
Salvation Army Gateway of Hope 100% exempt	0598211008	3111 272 St	16,501
Aldergrove Old Age Pensioner's Association 100% exempt	0614911113	3015 273 St	8,579
Aldergrove Veterans & Seniors Society 100% exempt	0616611111	27247 Fraser Hwy	5,283
Langley Memorial Hospital 100% exempt	0758212007	Lot 4 - 221A St	86,249
Langley Memorial Hospital 100% exempt	0758211080	Lot 2 - 221A St	11,874
Scouts Canada 100% exempt	0758714091	20315 16 Ave	36,156
Langley Association for Community Living 100% exempt	0759822089	23535 44 Ave	17,776
Wagner Hills Farm Society Class 1 – 100% exempt	0764111043	8061 264 St	11,882
Milner Community Association 100% exempt	0764130095	6716 216 St	2,343
Inclusion Langley Society 100% exempt	0764528022	5171 221A St #103	7,005
Inclusion Langley Society 100% exempt	0764529049	5171 221A St #203	4,716
Inclusion Langley Society 100% exempt	0764529058	5171 221A St #202	7,549
Greater Vancouver Regional District - Pacific Parklands 100% exempt	0764827066	104 Ave	6,386
Flip City Gymnastics 100% exempt	0765411038	#4 20279 97 Ave	8,602
Flip City Gymnastics 100% exempt	0765411047	#5 20279 97 Ave	7,452
Flip City Gymnastics 100% exempt	0765411056	#6 20279 97 Ave	7,452
Flip City Gymnastics 100% exempt	0765411065	#7 20279 97 Ave	8,602

Governing Council of the Salvation Army – Class 6 100% exempt	0766113000	19733 96 Ave	5,849
Willoughby Community Hall 100% exempt	0766114036	20809 83 Ave	15,772
Langley Gymnastics Foundation 100% exempt	0766735044	180 - 7888 200 St	27,556
Basketball BC 100% exempt	0766735062	210 - 7888 200 St	2,618
Pacificsport Foundation 100% exempt	0767225085	225 - 7888 200 St	1,109
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SCHEDULE B – Places of Worship

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Pentecostal Assemblies of Canada-Living Waters Church	0571311111	9095 Glover Rd	2,449
Living Word Fellowship	0604911007	2623 272 St	5,199
Mennonite Church BC	0085712000	20997 40 Ave	4,455
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Priestly Society of St Pius X	0323511008	22630 48 Ave	2,585
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Roman Catholic Archbishop of Vancouver - St Nicholas Parish	0758226056	20644 88 Ave	39,282
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Seventh-day Adventist Church	0334511112	23589 Old Yale Rd	23,589
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The Trustees of The Congregation of The United Church	0559411115	Parking Lot	4,987
Trustees Free Reformed Church	0767011083	20757 80 Ave	37,632
Trustees of Aldergrove Congregation of Jehovah's Witnesses	0765826019	26640 32 Ave	4,739
Northwest Langley Baptist Church	0193911118	20025 91A Ave	23,396
Trustees of Murrayville Congregation of Jehovah's Witnesses	0098711111	21465 Old Yale Rd	3,299
Trustees of The Congregation of Langley Presbyterian Church	0090616007	20867 44 Ave	7,715
Trustees of The Congregation of The Canadian Reformed Church of Aldergrove	0589714009	2469 267 St	7,045
Trustees of The Congregation of The Canadian Reformed Church of Langley	0760332044	21804 52 Ave	22,514
Trustees of The Congregation of The Canadian Reformed Church	0146811019	7949 202A St	18,878
Trustees of The Congregation of United Church of Langley	0758820029	21562 Old Yale Rd	731
Trustees of The Walnut Grove Congregation of Jehovah's Witnesses	0126811011	20241 68 Ave	11,784
Truth Tabernacle of Greater Vancouver BC - Mailed application	0599311112	3025 271 St	2,889
United Churches of Langley	0559411008	9025 Glover Rd	3,531
United Churches of Langley Parking Lot	0098111117	Parking Lot	4,678
Vietnamese Unified Buddhist (Hoa-Nghiem) Congregation)	0257711113	2013 248 St	2,529
Walnut Grove Baptist Church	0197221016	20784 93 Ave	12,542
Walnut Grove Lutheran Church of Langley BC	0176413009	20530 88 Ave	13,494
Willoughby Christian Reformed Church Langley	0141511111	20525 72 Ave	37,354
Wind Word Ministries	0627912007	26460 52 Ave	2,814

Schedule C – Partnering Agreement

Name	Folio	Address	2024 Estimated Municipal Tax Exemption
Tourism Langley - 694 and 2 parking stalls exempt	0769336096	50-5385 216 St	1,592

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 11, 2023 – REGULAR MEETING	**REPORT:**	23-169
FROM:	MUNICIPAL ADMINISTRATION	**FILE:**	BA000041
SUBJECT:	ZONING BYLAW AMENDMENT FOR ON-SITE AMENITY AREAS		

RECOMMENDATION:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (On-Site Amenity Areas) No. 5913.

EXECUTIVE SUMMARY:

At its Regular Meeting on January 30, 2023, Council directed staff to prepare a report outlining amendments to the Age Friendly Amenity Area requirements in Section 111.5 of the Zoning Bylaw for Council's consideration. The proposed amendments to the Zoning Bylaw (Bylaw No. 5913) include:

- maximum area thresholds for each amenity area
- removal of sole discretion delegation
- addition of cash-in-lieu provisions
- addition of indoor amenity space requirements for apartments, townhouses, and seniors housing, with provisions for a proportion to be used for commercial child care
- exclusion of floorspace for indoor amenity space where density is measured by floor space ratio
- amendments to the amount of total on-site amenity space including an increase for apartments and decrease for townhouses to align with regional trends and improve livability
- addition of dimensional minimums to ensure utility for users
- provisions for outdoor Age Friendly Amenity Areas to be provided above grade

Bylaw No. 5913 is consistent with the Official Community Plan. In lieu of a Public Hearing, public notice has been provided as per Development Application Procedures Bylaw No. 5760.

PURPOSE:

To propose amendments to Section 111.5 of the Township's Zoning Bylaw 1987 No. 2500 regarding Age Friendly Amenity Areas in response to Council's direction at the January 30, 2023 Regular Meeting.

BACKGROUND/HISTORY:

On August 29, 2005, Council adopted Bylaw No. 4395 which added new requirements for Child Friendly Amenity Areas in multi-family and residential Comprehensive Development zones to the Zoning Bylaw. In 2017, Zoning Bylaw 1987 No. 2500 Amendment Bylaw 2017 No. 5248 was adopted to revise the terminology from "Child Friendly Amenity Area" to "Age Friendly Amenity Area" to reflect spaces designed for use by residents of all ages. The amendments also provide for flexibility and equivalency to be considered to allow more effective design solutions.

Recognizing the evolution of residential development forms, densities and economics over time, Council passed a motion on January 30, 2023 providing the following direction:

"Therefore be it resolved that Council hereby directs staff to prepare a report to Council with the necessary bylaw amendment(s) for Council to consider updates to Age Friendly Amenity Area requirements:

- *(a) with a proposed maximum area, based on a Floor Space Ratio (FSR) or a functional equivalent;*
- *(b) without sole discretion delegation;*
- *(c) an increased range of cash-in-lieu provisions that can be considered on a per site basis, as may be appropriate; and*
- *(d) a portion can potentially be located indoors."*

DISCUSSION/ANALYSIS:

A review of on-site common amenity requirements in the Township and select municipalities in BC informed the directions proposed in Bylaw No. 5913. Of municipalities that have on-site amenity space provisions and/or requirements, it is common to include both outdoor and indoor space exempting indoor space from floor area where density is calculated by floor space ratio. Some municipalities include cash-in-lieu provisions typically where a minimum space threshold is achieved.

Proposed Maximum Area

Where amenity space is based on a per unit requirement, large developments may reach an amenity space threshold. Amenity space above the threshold may exceed expectations based on market demand. Provision of underutilized space is not an intended outcome of amenity space requirements in the Township's Zoning Bylaw. As proposed, Bylaw No. 5913 reduces the per unit amenity space requirements from 3 m^2 to 1 m^2 per unit where a threshold maximum area of 558 m^2 (6006 ft^2) is reached. The threshold would be reached for developments with 186 or more units.

Sole Discretion Delegation

Council direction includes the removal of sole discretion delegation. The proposed bylaw amendments include the requirement that on-site amenities shall "be acceptable to the Township." Within the municipal context, this statement refers to the approval of the Director of Development Services or designate.

Cash-in-lieu Provisions

Cash-in-lieu provisions allow flexibility on development sites with constraints and cash can be used for the Township to construct additional amenities in lieu of those that would be provided on site. There is more than one approach to the collection of cash-in-lieu of on-site amenities within Metro Vancouver such as a Council Policy or Official Community Plan policies. Bylaw No. 5913 includes cash-in-lieu provisions within the Zoning Bylaw for ease of implementation. The dollar value per square metre for outdoor space is based on the approximate cost per square metre for a pocket park in the Township. The dollar value per square metre for indoor space is based on the hard cost of construction for the applicable building type as reported in recent pro forma analyses conducted by a land economist for the Township.

Indoor Common Amenity Area

Indoor amenity space is an important aspect of livability for residents of multiple-attached and seniors housing, providing all-season opportunities for recreation and social gatherings. There are various programming options that can accommodate market demand including multi-purpose rooms, lounges, game rooms and exercise centres.

The City of Surrey is the only municipality of those considered to include provisions for indoor amenity space to be used for commercial child care. This approach incentivizes the creation of much needed child care spaces, which are an amenity for residents of a development, neighbourhood and community in general. This can simultaneously contribute to the first priority of the Child Care Action Plan: "increase the number of licensed child care spaces". As such, Bylaw No. 5913 includes provisions for a proportion of indoor common amenity area to be used for commercial child care.

An exemption from floor area for density calculations ensures a seamless transition between past and current practice in the Township, where density has most often been determined by a units per acre measurement and has recently changed to floor space ratio for apartments in Willoughby. With units per acre, indoor amenity space has no effect on density because indoor amenity space is not considered to be a unit.

Additional Amendments

Bylaw No. 5913 proposes additional changes to the base common amenity area requirements to align with regional trends and improve livability for future residents. The total amount of required amenity space for townhouses is proposed to be changed from 8 m^2 per unit to 6 m^2 per unit. With some of this space being indoors, future residents will have amenity space that can be used in all seasons. This change will also open valuable site area that can accommodate private ground-oriented outdoor space associated with individual townhouse units, potentially accommodating larger trees between townhouse buildings. Recognizing that apartment residents require amenity space to a similar extent as townhouse residents, the total required amenity space for apartments is increased to from 4 m^2 to 6 m^2 per unit, with half this space indoors. These changes are subject to nuances described in the "Proposed Maximum Area" section above.

Bylaw No. 5913 includes provisions for outdoor Age Friendly Amenity Spaces to be located above grade on common decks or balconies, which can encourage greening on roofs and opportunities to take advantage of view corridors. It also includes dimensional minimums to ensure utility of spaces, ensuring that they are not disproportionately long compared to their width, for example.

Conclusion:

As per Section 464(2) of the Local Government Act, Bylaw No. 5913 does not require a Public Hearing as it is consistent with the Official Community Plan. Section 467 of the Local Government Act and Development Procedures Bylaw No. 5760 require public notice where a Public Hearing is waived therefore, public notice has been provided.

Respectfully submitted,

Aaron Penner
COMMUNITY AND POLICY PLANNER
for
MUNICIPAL ADMINISTRATION DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ZONING BYLAW 1987 NO. 2500

AMENDMENT (ON-SITE AMENITY AREAS) BYLAW NO. 5913

EXPLANATORY NOTE

Bylaw No. 5913 amends Section 111.5 – Age Friendly Amenity Area to include indoor common amenity area requirements, change outdoor common amenity area requirements and add cash-in-lieu provisions.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ZONING BYLAW 1987 NO. 2500

AMENDMENT (ON-SITE AMENITY AREAS) BYLAW NO. 5913

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 (On-Site Amenity Areas) Bylaw No. 5913".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (a) Adding to Section 102 – Definitions after the definition of "Adult Retail Store" the following:

   "AGE-FRIENDLY AMENITY AREA" means a common outdoor area located within a development site either at grade or on an uncovered above grade deck, accessible to all residents of a site including residential rental tenants, that is equipped with children's play components, seating, lighting, a mixture of hard and soft surfaces, and decorative landscaping, and may include various seating and informal gathering spaces, garden plots, and natural play materials such as rocks, logs, and water.

   (b) Adding the following to the definition of "Floor Space Ratio" in Section 102:

   d) those areas used as indoor *common amenity areas* are excluded from floor area.

   (c) Renaming Section 111.5 from "Age Friendly Amenity Area" to "On-Site Amenity Areas";

   (d) Replacing Section 111.5 with the following:

   1) Each development that includes *townhouse*, *manorhome*, *apartment,* or *seniors' housing dwelling units,* or a combination thereof, with more than four (4) *dwelling units*, shall provide an *age-friendly amenity area(s)* in accordance with the following:
      a) a minimum of 3 m^2 per *dwelling unit;*
      b) a minimum of one (1) *age-friendly amenity area* per *seniors' housing* development, which need not include children's play components.
   2) In addition to the per *dwelling unit* requirements in Section 111.5 1), each *age-friendly amenity area* shall:
      a) be a minimum contiguous size of 70 m^2;
      b) not be located within required *lot line* setbacks;
      c) have a width no less than one quarter of the length;
      d) be designed such that no dimension is less than 6.0 metres and no slope is greater than 5%; and
      e) be designed to a standard acceptable to the Township.

3) Each development that includes *townhouse*, *apartment,* or *seniors' housing dwelling units,* or a combination thereof, with more than four (4) *dwelling units*, shall provide an indoor *common amenity area(s)* as follows:
   a) 3m^2 per *dwelling unit* for the first 186 *dwelling units* (up to 558 m^2);
   b) 1 m^2 per *dwelling unit* for those beyond the first 186 *dwelling units*;
   c) designed to a standard acceptable to the Township.
4) up to 1.5 m^2 per *dwelling unit* of indoor *common amenity area(s)* provided may be used for *group children's daycare.*
5) Cash may be provided in lieu of the requirements of Sections 111.5 1) and 3) where *age-friendly amenity area(s)* and indoor *common amenity area(s)* comprise the following areas:

	First 186 *dwelling units*	*Dwelling units* exceeding 186
Age-friendly amenity area	1.5 m^2 per *dwelling unit*	0.5 m^2 per *dwelling unit*
Indoor *common amenity area*	1.5 m^2 per *dwelling unit*	0.5 m^2 per *dwelling unit*

6) Where cash is provided in lieu of a portion of *age-friendly amenity areas* and/or indoor *common amenity areas,* the area for which cash is paid in lieu shall be determined by subtracting the area provided from the area required as per Sections 111.5 1) and 3), but in no case shall actual *age-friendly amenity areas* and indoor *common amenity areas* be less than the area as determined by Section 111.5 5), and the cash amounts shall be as follows:

	Townhouse and *Manorhome*	*Apartment* up to 12 *storeys*	*Apartment* greater than 12 *storeys*
Age-friendly amenity area	$1000 per m^2	$1000 per m^2	$1000 per m^2
Indoor *common amenity area*	*Townhouse*: $2600 per m^2 *Manorhome*: N/A	$3000 per m^2	$3800 per m^2

NOTICE WAS ADVERTISED	31, 7	day of	August, September	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FIRE HALL LOAN AUTHORIZATION

BYLAW NO. 5880

EXPLANATORY NOTE

Bylaw No. 5880 authorizes the Township of Langley to borrow $25.25 million towards the estimated cost of the construction of Fire Hall capital project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FIRE HALL LOAN AUTHORIZATION

BYLAW NO. 5880

WHEREAS it is deemed desirable and expedient to construction of Fire Hall #5 servicing the Township of Langley.

AND WHEREAS the *Community Charter*, Section 179 authorizes local governments to borrow money for any purpose of a capital nature.

AND WHEREAS the estimated cost of the Fire Hall Capital Project thereto is equal to the sum of $25.25 million (Twenty-five million two hundred fifty thousand dollars) which is the amount of debt created by this bylaw.

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 “Fire Hall Loan Authorization Bylaw No. 5880”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Fire Hall Capital Project generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a. To borrow upon the credit of the Municipality a sum not exceeding $25,250,000 (Twenty-five million two hundred fifty thousand dollars).

    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with construction of the said Fire Hall Capital Project.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

READ A FIRST TIME the	01	day of	May	, 2023
READ A SECOND TIME the	01	day of	May	, 2023
READ A THIRD TIME the	01	day of	May	, 2023
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	06	day of	June	, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

FIRE HALL LOAN AUTHORIZATION, BYLAW NO. 5880

I, Suzanne Little, Deputy Corporate Officer for the Corporation of the Township of Langley, hereby certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the *Fire Hall Loan Authorization, Bylaw No. 5880*, as follows:

Estimated number of electors:	96,390
Number of valid, accepted elector response forms submitted prior to the deadline, August 31, 2023, 4:30pm:	92
Percentage of estimated electors who submitted valid elector response forms:	Less Than 1%

In accordance with sections 84 and 86 of the *Community Charter*, the approval of the electors was obtained to proceed with the *Fire Hall Loan Authorization, Bylaw No. 5880*, the borrowing of funds to undertake construction of a fire hall in the Brookswood neighborhood.

Declared at the Corporation of the Township of Langley, British Columbia
This 6th day of September, 2023.

Suzanne Little
Deputy Corporate Officer

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(1102827 BC LTD. AND 1117488 BC LTD.) BYLAW NO. 5824

EXPLANATORY NOTE

Bylaw No. 5824 authorizes the closure and highway dedication removal from a 299.5 square metre portion of 82 Avenue at 212 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(1102827 BC LTD. AND 1117488 BC LTD.) BYLAW NO. 5824

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 “Highway Closing and Dedication Removal (1102827 BC Ltd. and 1117488 BC Ltd.) Bylaw No. 5824”.

2. That portion of 82 Avenue lying in Section 25 Township 8 NWD shown outlined in heavy black line on Reference Plan EPP125260 prepared by Jason C. Hamel, BCLS, a copy of which is attached hereto as Schedule “A”, and more particularly described as:

   i. all that portion of Parcel A containing 299.5 square metres and originally dedicated road on Plan 68078

   shall be closed to traffic.

3. The dedication as highway shall be removed from that 299.5 square metre portion of 82 Avenue.

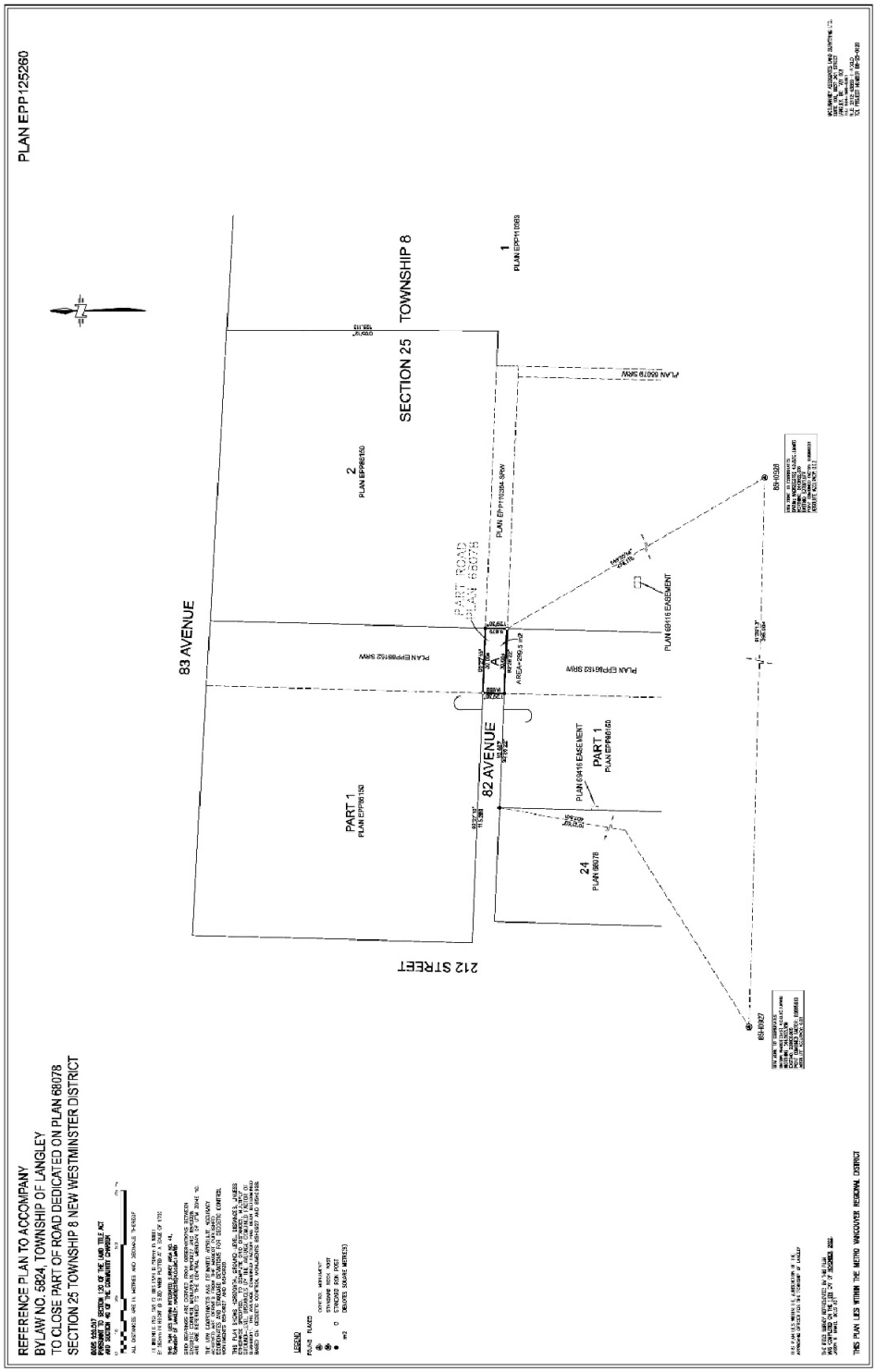
4. The Township Clerk is hereby authorized to sign the plan(s) of survey and any such other instrument(s) as may be required to carry into effect the closure and dedication removal described in this Bylaw.

READ A FIRST TIME the	10	day of	July	, 2023
READ A SECOND TIME the	10	day of	July	, 2023
READ A THIRD TIME the	10	day of	July	, 2023
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE	19	day of	July	, 2023
ADOPTED the		day of		, 2023

Mayor

Township Clerk

SCHEDULE "A"


PLAN EPP125280
REFERENCE PLAN TO ACCOMPANY
BYLAW NO. 5824, TOWNSHIP OF LANGLEY
TO CLOSE PART OF ROAD DEDICATED ON PLAN 68078
SECTION 25 TOWNSHIP 8 NEW WESTMINSTER DISTRICT
SECTION 25
TOWNSHIP 8
83 AVENUE
82 AVENUE
212 STREET
PART 1
PLAN EPP86150
2
PLAN EPP86150
1
PLAN EPP110993
24
PLAN 68078
PART ROAD
PLAN 68078
PLAN EPP110384 SRW
PLAN EPP86152 SRW
PLAN EPP86153 SRW
PLAN 68116 EASEMENT
PLAN 68116 EASEMENT
PART 1
PLAN EPP86150
PLAN 68078 SRW
AREA=295.3 m²
LEGEND
PLAN MARKER
STANDARD IRON POST
STANDARD IRON PIN
STANDARD BOX POST
SQUARE MONUMENT
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (M-3 MANAGEMENT INC. / LUGG) BYLAW 2021 NO. 5686

EXPLANATORY NOTE

Bylaw 2021 No. 5686 rezones land in the 7400 Block of 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to permit development of 9 single family and 36 semi-detached lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (M-3 MANAGEMENT INC. / LUGG) BYLAW 2021 NO. 5686

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 (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

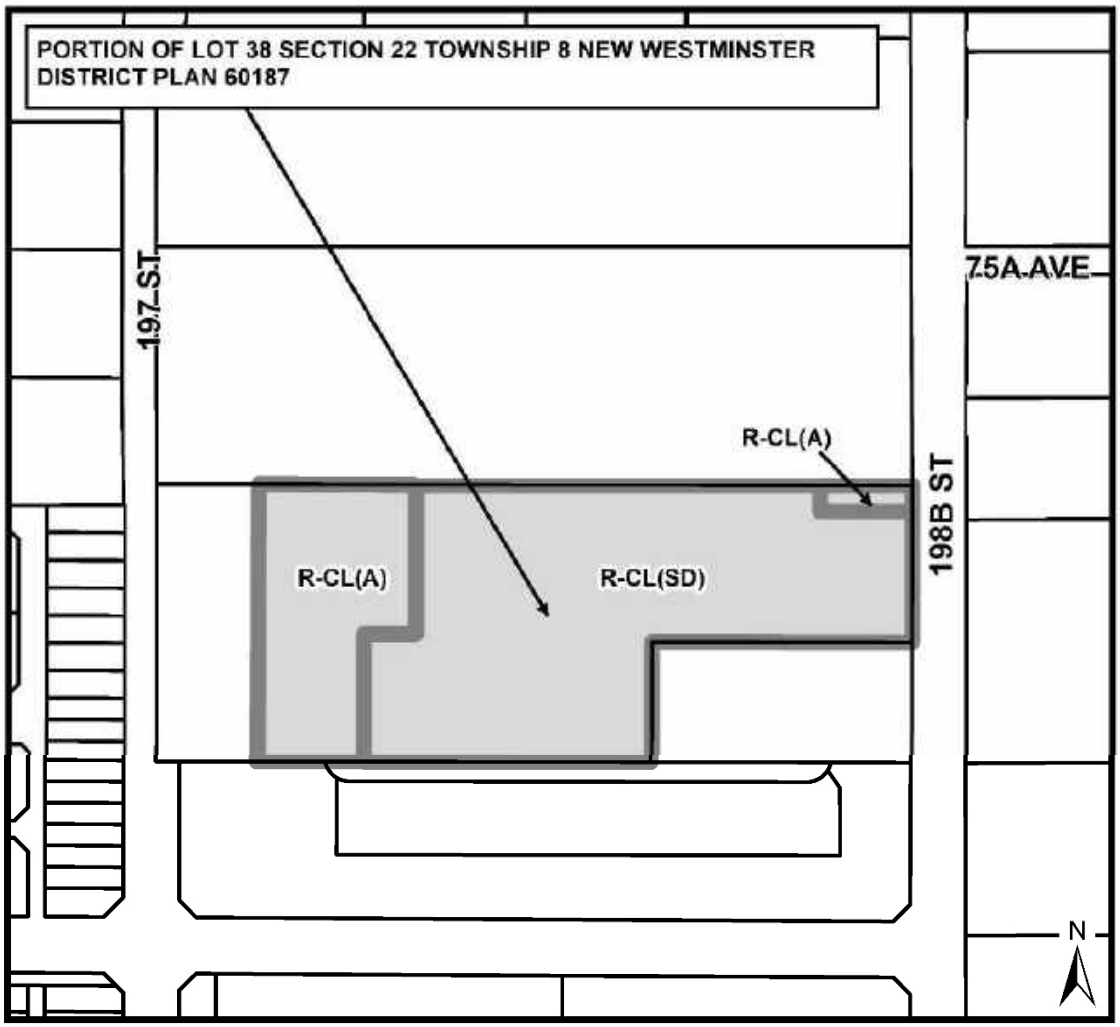
   Portion of Lot 38 Section 22 Township 8 New Westminster District Plan 60187

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(A) and R-CL(SD).

READ A FIRST TIME the	31	day of	May	, 2021.
READ A SECOND TIME the	31	day of	May	, 2021.
NOTICE WAS ADVERTISED the	3, 10	day of	June	, 2021.
READ A THIRD TIME the	14	day of	June	, 2021.
ADOPTED the		day of		, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5686



ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101171

This Permit is issued this _____day of _____, 2021 to:

1. NAME: M-3 Management Inc.

   ADDRESS: 18484 – 72 Avenue
   Surrey, BC V4N 1M9

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 38 Section 22 Township 8 New Westminster District Plan 60187
CIVIC ADDRESS:	7400 Block of 197 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 as follows:

   a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
   c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
   d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

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 _____, 2021

Attachments:

SCHEDULE A Required Streamside Protection and Enhancement Areas
SCHEDULE B Proposed Streamside Protection and Enhancement Areas

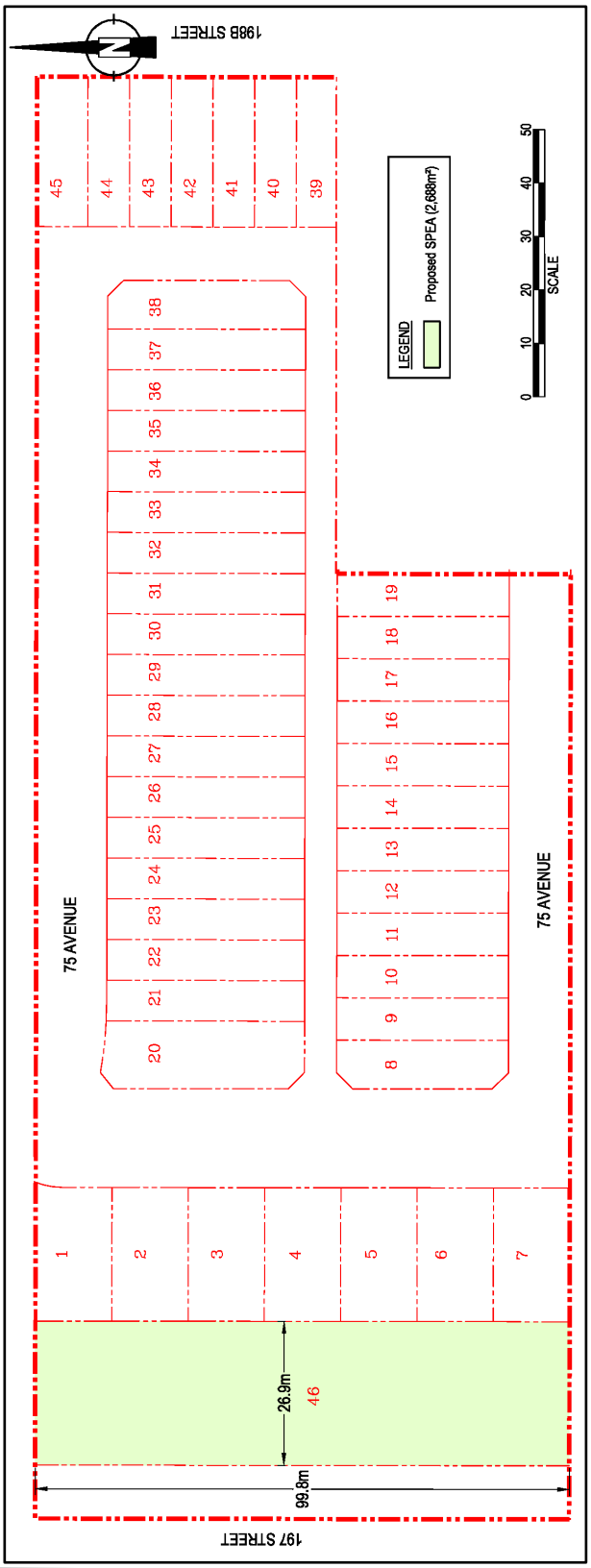
SCHEDULE A



Township of Langley
Est. 1873

REQUIRED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

SCHEDULE B



Township of Langley
Est. 1873

PROPOSED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101211

This Permit is issued this _____ day of _____, 2021 to:

1. NAME: M-3 Management Inc.

   ADDRESS: 18484 - 72 Avenue
   Surrey BC, V4N 1M9

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 38 Section 22 Township 8 New Westminster District Plan 60187

   CIVIC ADDRESS: 7400 Block of 197 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 as follows:

   a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A);
   b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
   c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
   d. Payment of supplemental development permit application fees prior to issuance.

   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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. On-site landscaping to be secured by letter of credit at building permit stage;
   c. Completion of a subdivision consistent with the rezoning bylaw; and
   d. Payment of 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 _____, 2021.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 12, 2023 - REGULAR MEETING	**REPORT:**	23-99
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-23-0066
SUBJECT:	REZONING APPLICATION NO. 100723 AND CANNABIS RETAIL SALES ENDORSEMENT APPLICATION NO. 000025 (NAGRA / 2426 – 200 STREET)		

PROPOSAL:

Application to amend Service Station Zone C-6 to add "Cannabis Retail" as a permitted use on a portion of a 0.42 ha (1.04 ac) property located at 2426 – 200 Street.

RECOMMENDATION SUMMARY:

That Council give first, second, and third reading to Bylaw No. 5876 subject to two (2) development prerequisites being satisfied prior to final reading and consider the cannabis retail sales endorsement request.

RATIONALE:

The proposed development is consistent with the Brookswood-Fernridge Community Plan and the Cannabis Retail Sales Policy 07-410.

RECOMMENDATIONS:

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Nagra) Bylaw No. 5876 amending the Service Station Zone C-6 to permit cannabis retail sales as a permitted use on a portion of a 0.42 ha (1.04 ac) property located at 2426 – 200 Street subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Confirmation of "fit and proper" stage completed by the Provincial Liquor and Cannabis Regulation Branch;
2. Registration of a 4.5 m wide statutory right-of-way over the west side of the subject property for the purposes of future greenway; and

That Council, at time of final reading of Rezoning Bylaw No. 5876, 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 Sarbjit Nagra to locate a non-medical cannabis retail store at 2426 – 200 Street 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, 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:

Krahn Engineering Ltd. has applied on behalf of the owner to amend Service Station Zone C-6 to permit cannabis retail sales on a site-specific basis at 2426 – 200 Street.

The proposed zoning amendment complies with the site's Commercial Village land use designation in the Brookswood-Fernridge Community Plan which permits retail uses (among others). The proposal also complies with Cannabis Retail Sales Policy 07-410 (Attachment C), specifically the locational criteria included in the policy as the proposed location is not within 200 m of an existing school, park, recreation centre, or another cannabis retail store including those located in adjacent municipalities. There are currently no other cannabis retail stores in the Brookswood-Fernridge area.

Staff recommend that Council support the rezoning application subject to the completion of two (2) development prerequisites as it complies with the Brookswood-Fernridge Community Plan and Cannabis Retail Policy 07-410.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5876.

REFERENCE:

Owner:	Sarbjit Nagra 11808 – 98A Avenue Surrey, BC V3V 2L3
Agent:	Krahn Engineering Ltd. 400, 34077 Gladys Avenue Surrey, BC V2S 2E8
Legal Description:	Lot 2 Section 23 Township 7 New Westminster District Plan 12496
Location:	2426 – 200 Street
Area:	0.42 ha (1.04 ac)
Existing Zoning:	Service Station Zone C-6
Brookswood-Fernridge Community Plan:	Commercial Village

BACKGROUND/HISTORY:

- On March 9, 2020, Council adopted Cannabis Retail Sales Policy 07-410 which outlines the criteria to be considered by Council as part of site-specific rezoning applications for cannabis retail stores (Attachment C).
- 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, Murrayville, Willowbrook, and Carvolth within Willoughby.
- To date, Council has approved three applications: one in Carvolth within Willoughby, a second in Aldergrove, and a third in Willowbrook.
- Council is currently considering draft neighbourhood plans for the Brookswood-Fernridge Community Plan area – the draft plans received first and second reading on May 8, 2023 and a Public Hearing occurred on May 29, 2023.

DISCUSSION/ANALYSIS:

- The subject property is currently zoned Service Station Zone C-6, designated Commercial Village in the Brookswood-Fernridge Community Plan, and designated Commercial Village in the draft Fernridge Neighbourhood Plan.
- Krahn Engineering Ltd. has applied on behalf of the owner to amend Service Station Zone C-6 to permit cannabis retail sales on a site-specific basis at 2426 – 200 Street.
- The proposed site plan (Attachment D) indicates the cannabis retail store is proposed to replace a 79 m^2 (848 ft^2) restaurant portion of an existing 237 m^2 (2,548 ft^2) building that also accommodates a service station with convenience store.
- The proposed floor plan (Attachment E) indicates the retail area is located in the southwesterly portion of the unit while the staff and “back of house” area is located in the north and southeasterly portions of the unit.
- The proponent has submitted a letter of intent in support of the application that provides information related to the proposed use at the subject location (Attachment F).

- Section 9.1(1) of the Brookswood-Fernridge Community Plan states: "*Prior to the adoption of a rezoning bylaw in the Brookswood-Fernridge Community Plan area, a neighbourhood plan for the area shall be prepared and adopted by Council".*
- Staff note that the subject application is a site-specific use amendment proposed to be accommodated in an existing building and as such may be considered to proceed prior to the adoption of a neighbourhood plan.
- The proposed rezoning complies with the Council adopted Cannabis Retail Sales Policy No. 07-410 and is consistent with the Brookswood-Fernridge Community Plan and the draft Fernridge Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Brookswood-Fernridge Community Plan Designation	Existing Zoning
North:	A property with an existing single family dwelling	Rowhouse/Townhouse	Suburban Residential Zone SR-2
South:	A property with an existing commercial use	Commercial Village	Commercial Zone C-2
East:	A property with an existing single family dwelling	Commercial Village	Suburban Residential Zone SR-2
West:	200 Street, beyond which is a property with an existing single family dwelling	Commercial Village and Rowhouse/Townhouse	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5876 proposes to amend Service Station Zone C-6 to permit cannabis retail on a site-specific basis at 2426 – 200 Street.
- The definition of "Cannabis Retail" per the Zoning Bylaw *"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."*

RCMP Comments:

RCMP comments were received stating no objection to the proposed non-medical cannabis retail store and are included as Attachment G to this report.

Policy Considerations:

The proposed site-specific zoning amendment to accommodate a cannabis retail use on a portion of the subject site complies with Cannabis Retail Sales Policy 07-410 and is consistent with the Brookswood-Fernridge Community Plan. Accordingly, staff recommend that Council give first, second, and third reading to Bylaw No. 5876.

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. 5876.

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 Sarbjit Nagra to locate a non-medical cannabis retail store at 2426 – 200 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, 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."*

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Brookswood-Fernridge Community Plan Map
ATTACHMENT C	Policy 07-410 Cannabis Retail Sales
ATTACHMENT D	Site Plan Submitted by the Applicant
ATTACHMENT E	Floor Plan Submitted by the Applicant
ATTACHMENT F	Letter of Intent Submitted by the Applicant
ATTACHMENT G	RCMP Comments

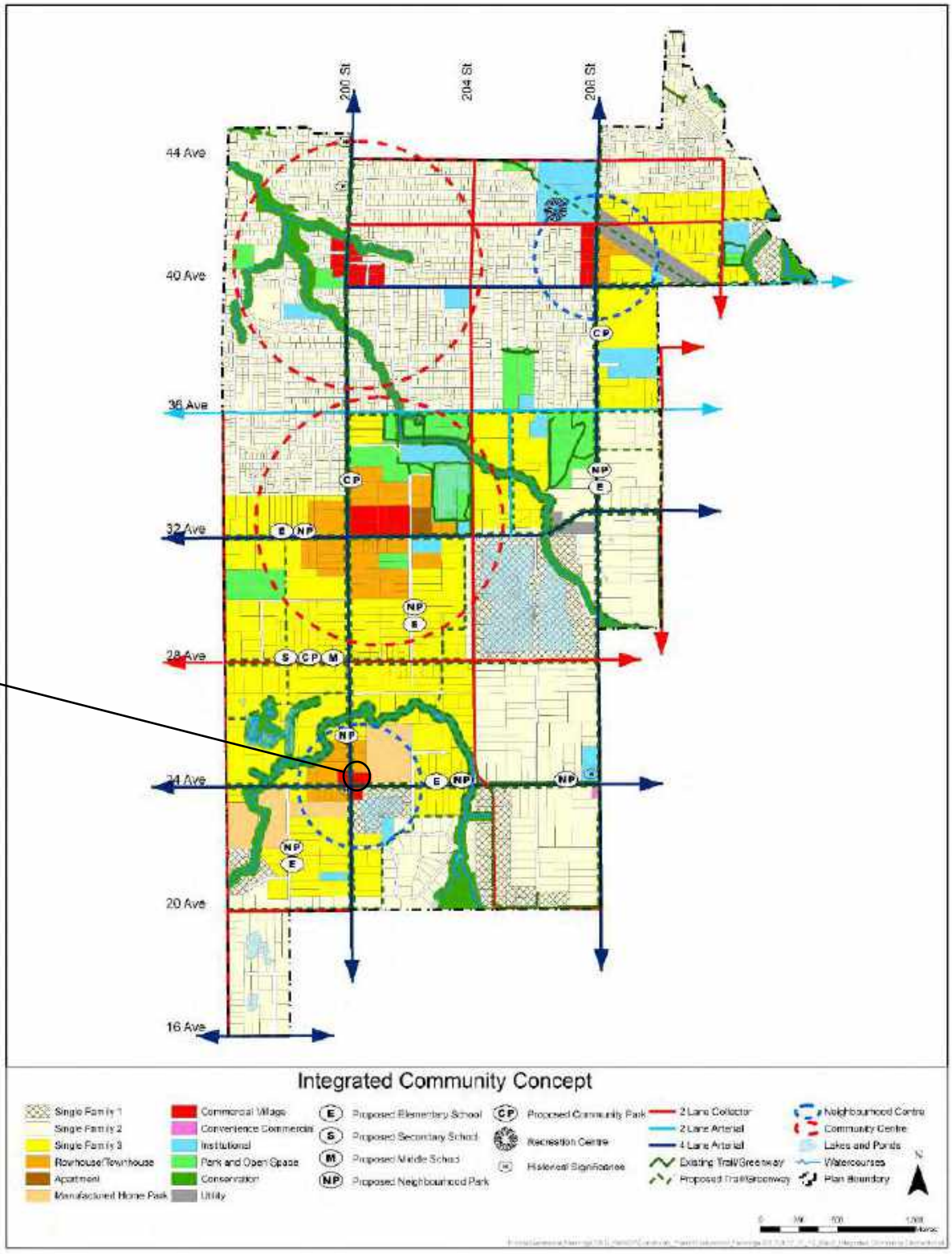
ATTACHMENT A



AERIAL CONTEXT MAP

ATTACHMENT B

SUBJECT



Township of Langley
Est. 1873

ATTACHMENT C

COUNCIL POLICY

Subject: Cannabis Retail Sales

Policy No:	**07-410**
Approved by Council:	**2020-03-09**
Revised by Council:	**2023-01-30**

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, Carvolth within Willoughby, Murrayville, and Willowbrook.

5.3 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:

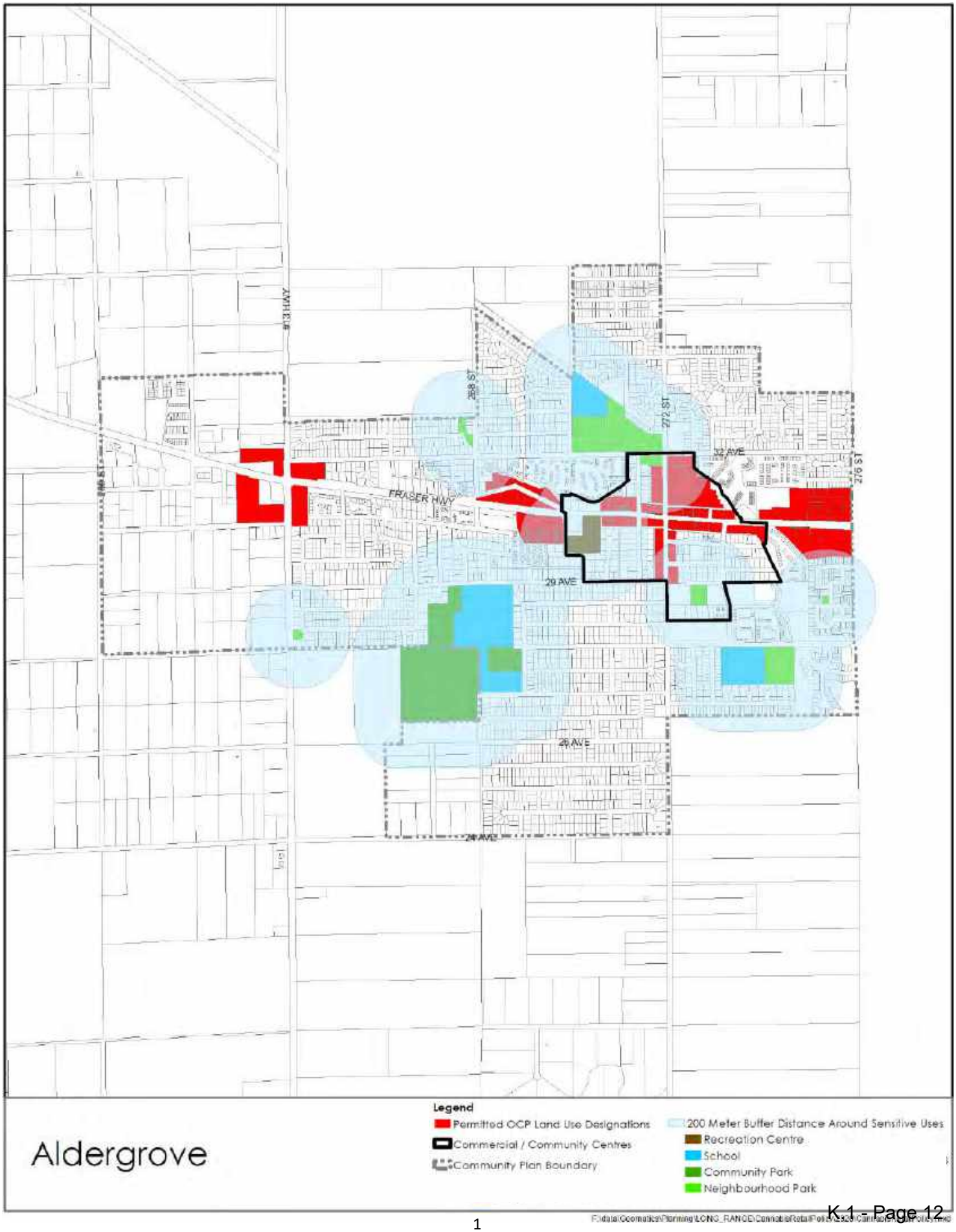
8.1.1 the Township's views on all of the following matters:

- the proposed location of the cannabis retail store and compatibility with surrounding land uses,
- the general impact on the community, and

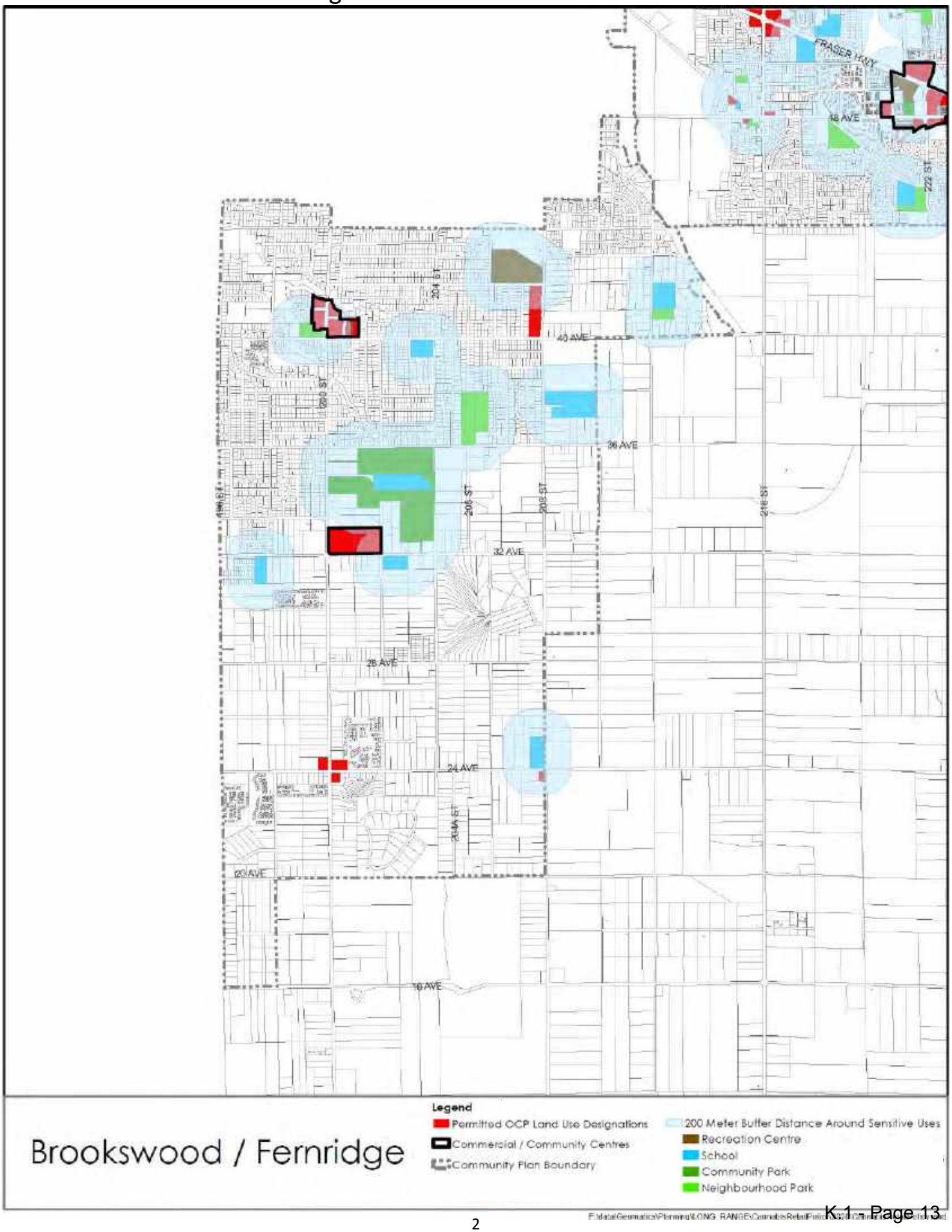
8.1.2 the views of Township residents on the application and a description of the method used to gather those views

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.

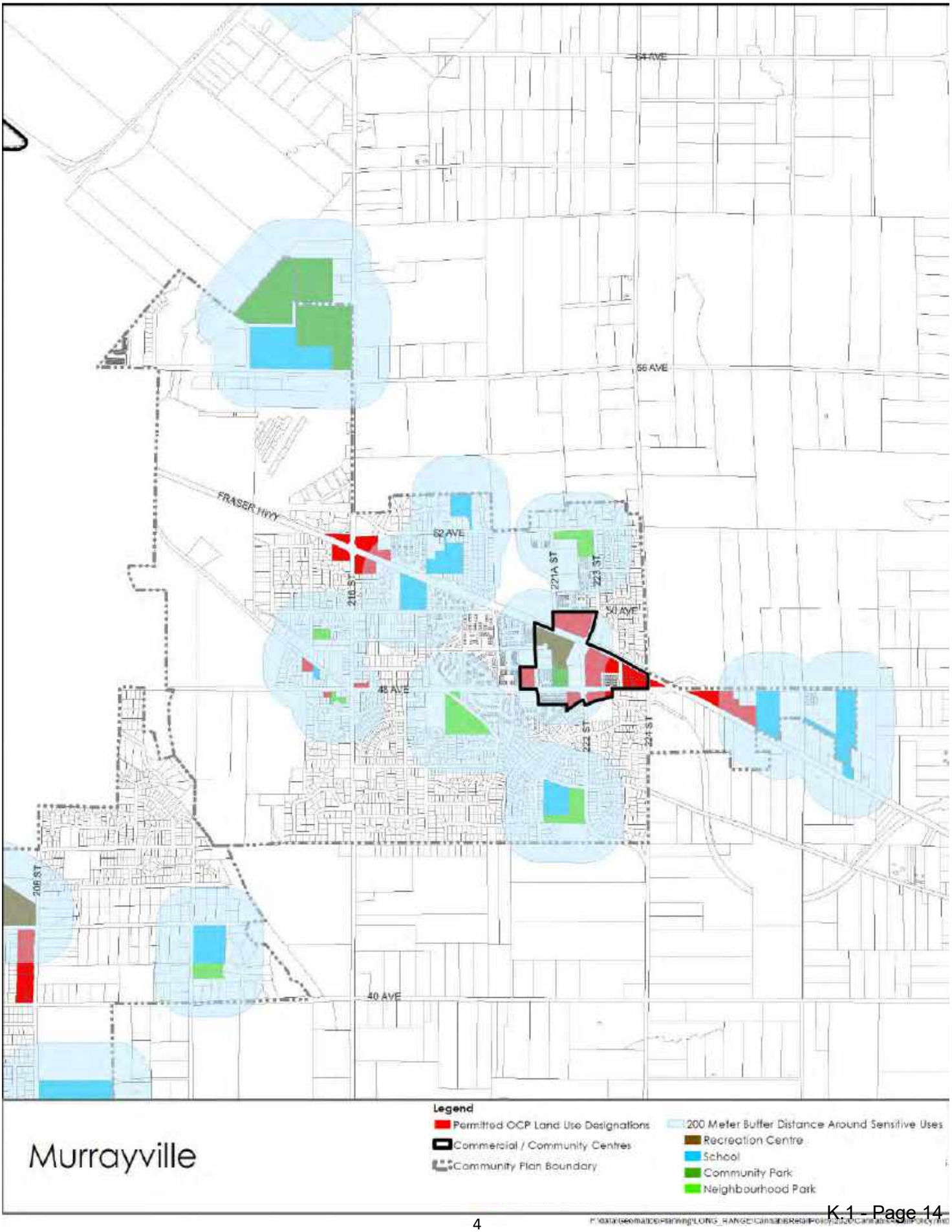
Schedule 1: Permitted OCP Land Use Designations



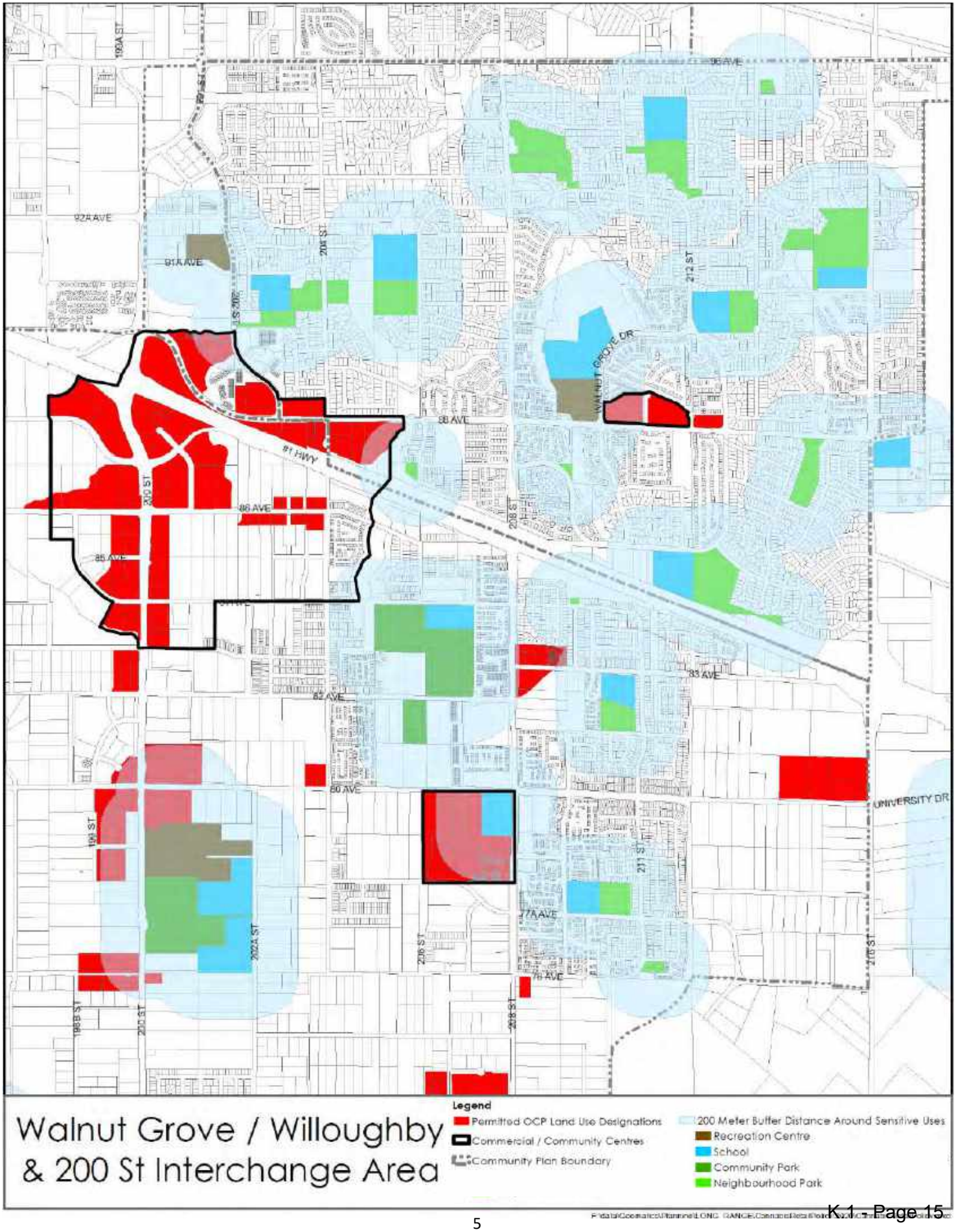
Permitted OCP Land Use Designations



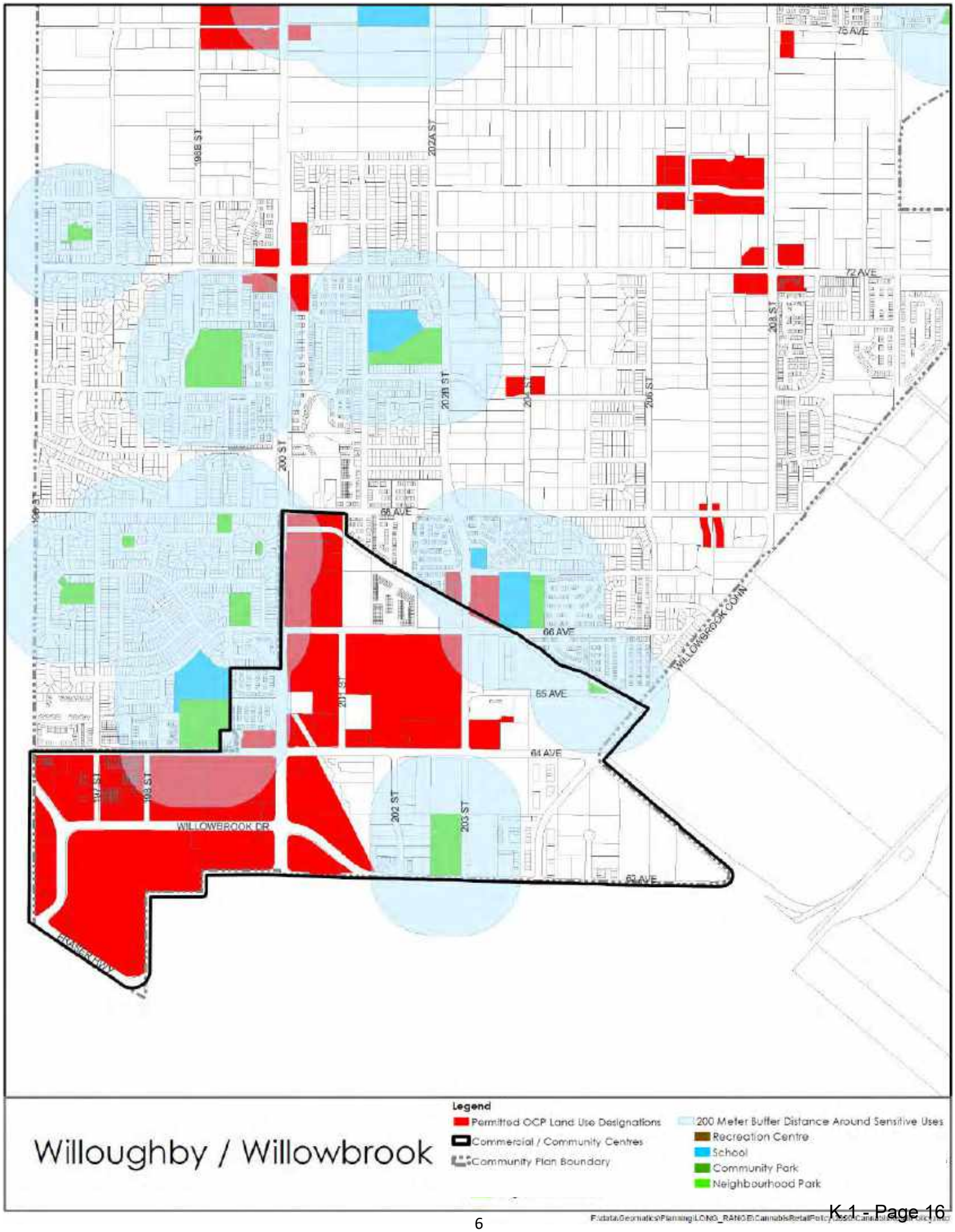
Permitted OCP Land Use Designations

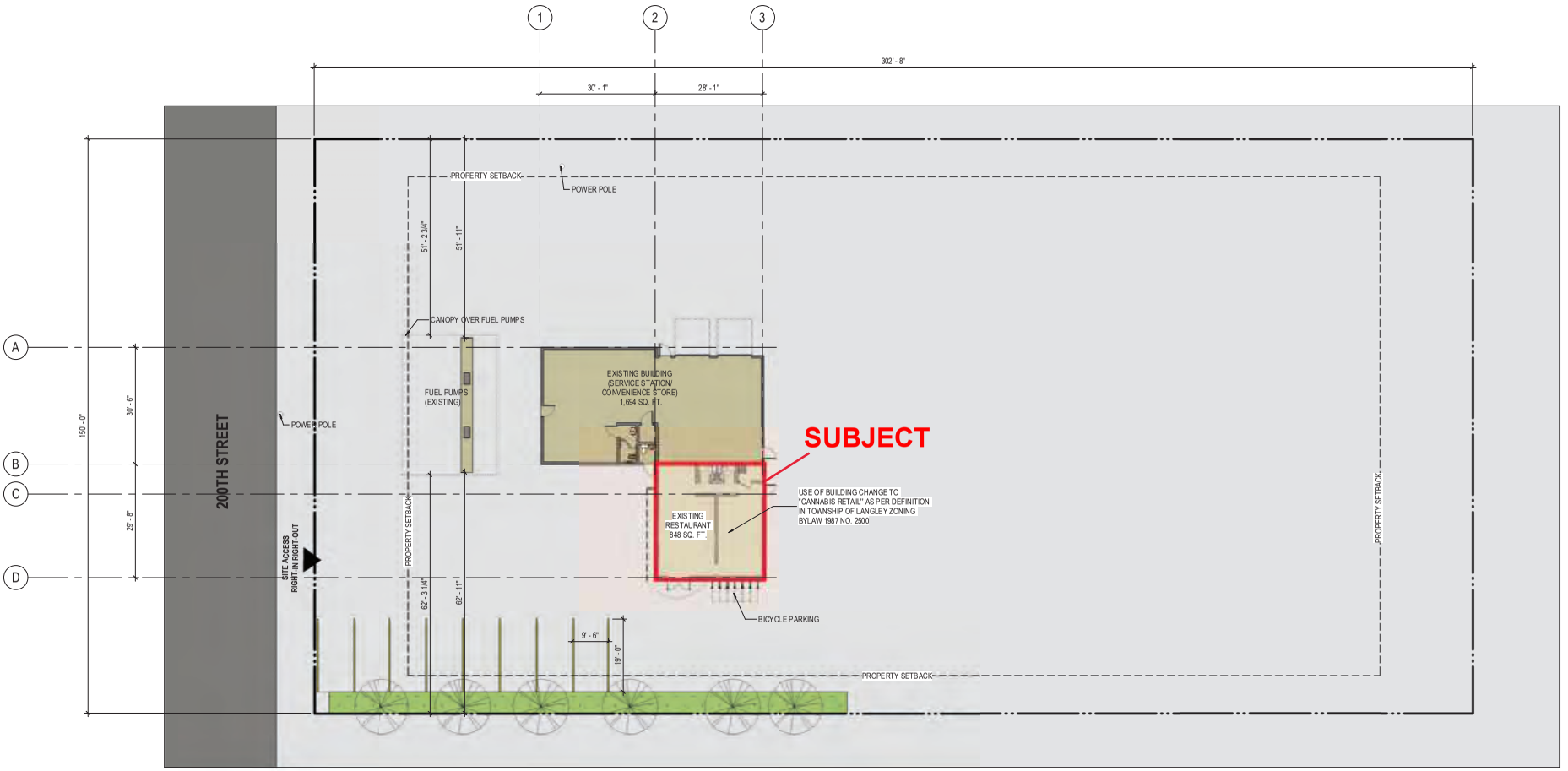


Permitted OCP Land Use Designations



Permitted OCP Land Use Designations





1 SITE PLAN

SCALE: 1/16" = 1'-0"

ZONING BY-LAW ANALYSIS

PROJECT SUMMARY

APPROVAL FOR CHANGE OF USE ONLY.
NO ALTERATION TO SITE DEVELOPMENT WHICH IS TO REMAIN AS IS.
PROPOSED USE IS COMPLIANT WITH C-6 ZONING ALLOANCE FOR 'CANNABIS RETAIL'.

PROJECT DATA

CIVIC ADDRESS: 2426 200TH ST. LANGLEY. BC V2Z 1X1
LEGAL ADDRESS: LOT 2, SECTION 23, TOWNSHIP 7, NEW WEST DISTRICT, PLAN NWP12496 PART SW1/4
ZONING: SERVICE STATION ZONE C-6
BUILDING USE: CANNABIS RETAIL
LOT SIZE: 45,400 SQ. FT

1. ZONING:
SERVICE STATION ZONE C-6

2. SITE AREA:

4,217.80 m² | 0.42 hectare | 45,400.00 ft² | 1.04 acres

3. SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONS

SITE AREA		PROP. SITE COVERAGE	BUILDING AREA		MAXIMUM SITE COVERAGE		
4,217.80 SQ M	45,400 SQ FT	5.62%	237.11 SQ M	2,552.22 SQ FT	40%	1,687.12 SQ M	18,160 SQ FT

4. BUILDING HEIGHT:
MAXIMUM HEIGHT: 29.5'Z (9.00m)
PROPOSED HEIGHT: 13.4'Z (4.10m)

5. BUILDING SETBACKS:
REQUIRED:
FRONT YARD (WEST): 24.60' (7.50m)
SIDE YARD (NORTH): 9.84' (3.00m)
SIDE YARD (SOUTH): 9.84' (3.00m)
REAR YARD (EAST): 24.60' (7.50m)

PROPOSED:
FRONT YARD (WEST): 55.5' (16.91)
SIDE YARD (NORTH): 54.0' (16.45m)
SIDE YARD (SOUTH): 185.6' (56.57m)
REAR YARD (EAST): 35.5' (10.82m)

As per Bylaw 1987 No. 2500.104.4.7) Motor vehicle fuel dispensers, pump islands, compressed air connections and other equipment accessory to a motor vehicle service station shall be sited not less than 5 metres from all lot lines. Canopies shall be sited not less than 3 metres from all lot lines: **COMPLY**

6. LANDSCAPING REQUIREMENTS:
LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH SECTION 111

7. PARKING AND LOADING:

CANNABIS RETAIL (AS PER BYLAW 2500.107.3.C.xiii):

1 SPACE PER 215.27 SF (20.00 SM) OF GROSS FLOOR AREA:
EV CHARGING REQUIEMENTS - N/A
GROSS FLOOR AREA - 157.37 SQ.M / 1,694 SQ.FT
TOTAL STALLS REQUIRED FOR CANNABIS RETAIL USE ONLY : 8

1 CAN BE DESIGNATED AS SMALL CAR - 2.44m x 4.88m

PARKING STALLS FOR PERSONS WITH DISABILITIES: **NOT APPLICABLE.**

8. OFF-STREET BICYCLE PARKING:

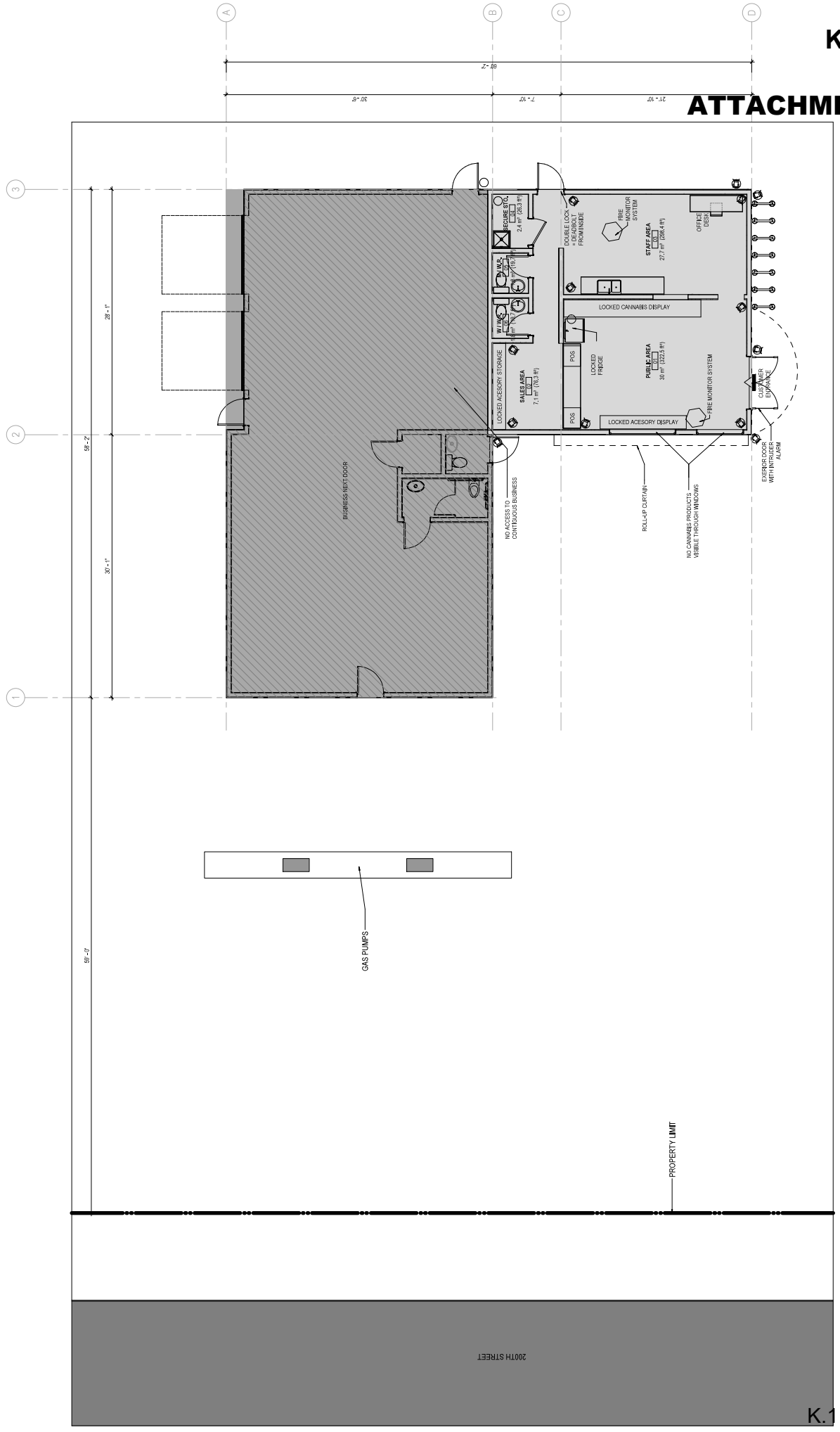
FOR CANNABIS RETAIL (AS PER BYLAW 1987 NO. 2500.107.12.2.C.i):

6 VISITOR BICYCLE SPACES.

ATTACHMENT D

K.1

ATTACHMENT E



ATTACHMENT F

Letter of Intent

Description

The proposed cannabis dispensary would be operated by 1264201BC Ltd dba 4Twenty Cannabis, a non-medical cannabis retail brand which currently operates two store in Vancouver located at 3441 Kingsway and 1747 Nanaimo. The proposed cannabis retail store will be selling non-medical marijuana to individuals nineteen and older. The applicant has a Cannabis retail licenses from the Liquor Cannabis Regulation Branch (LCRB) in good standing.

Hours of Operations

The cannabis retail store will have hours of 10am-8pm as it begins operations, the maximum hours allowed by the LCRB are 9am-11 pm

Name of Operator

Legal owner of the Store – 1264201BC Ltd
DBA – 4Twenty Cannabis
Owner – Narinder Karbar, BCom, CPA
Contact – 604-835-4202
Email: nar@the4twenty.ca

The owner has over 15 years of experience in retail pharmacy (including THE PHARMACY LANGLEY in Langley City) and complying with similar provincial regulations. The owner has experience with operating 2 Cannabis stores in Vancouver. The store would be operated under a Cannabis Retail license provided by the Liquor and Cannabis Regulation Branch (LCRB).

Customer Service Area

The establishment will be serving the needs of the Brookswood-Fernridge area, the community is supportive of this application. This application will also reduce traffic that currently has to go all the way to the Cannabis store at the 88thave/200th Street interchange (a 20minutes + drive). This location is discreet and the only folks that will be visiting this location will be customers of the store. The store is setback from the road nearly 75 feet, and the door to enter faces south. The store location has been vacant and left derelict for 5+ years. The exterior of the building has already been painted and will be brought up to standard once the application is approved.

ATTACHMENT G

Folder No: RZ100723 / CR000025

Project No: 07-23-0066

Project Name: NAGRA

Civic Address: 2426 – 200 Street

PID: 006-985-157

Community/Neighbourhood Plan Area: Brookswood-Fernridge

Land Use Designation (Permitted Density if Applicable): Commercial Village

Police Suggestions

This is Cst. KIM with the Langley RCMP Community Liaison. Thanks for bringing this matter to our attention. I reviewed the attached floor plan from your previous email and also, attended the location to have a better understanding of the property surroundings.

At this point, we do not have any concern for the public safety on this application but I do have a few suggestions to the property owner to improve the security measure of the property/store in order to prevent the future crime. As you can see from the photographs below, the store has two large windows (on west side) and an entrance with two windows (on south side) which appeared to be vulnerable to a break and enter.





My suggestion would be: 1. Installing security gate behind the windows/ entrance and 2. Putting security bollards in front of the windows/ entrance.

As you can see from the below photographs of the parking lot/ outside property, there is not much of source of lights noted.







My suggestion would be: 1. Have more source of lights, and 2. Security cameras with signage.

This is all the suggestions I have at this point but if you have any other question, comment, or concern please feel free to contact me via email. (kyungjin.kim@rcmp-grc.gc.ca)

Thank you,

Cst. KIM
Langley RCMP Community Liaison Officer

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (NAGRA) BYLAW NO. 5876

EXPLANATORY NOTE

Bylaw No. 5876 amends Service Station Zone C-6 to permit cannabis retail as a site-specific permitted use on a portion of 2426 – 200 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (NAGRA) BYLAW NO. 5876

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 (NAGRA) Bylaw 2023 No. 5876”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:

   a) Amending Section 606.1 Uses Permitted in the Service Station Zone C-6 by adding the following:

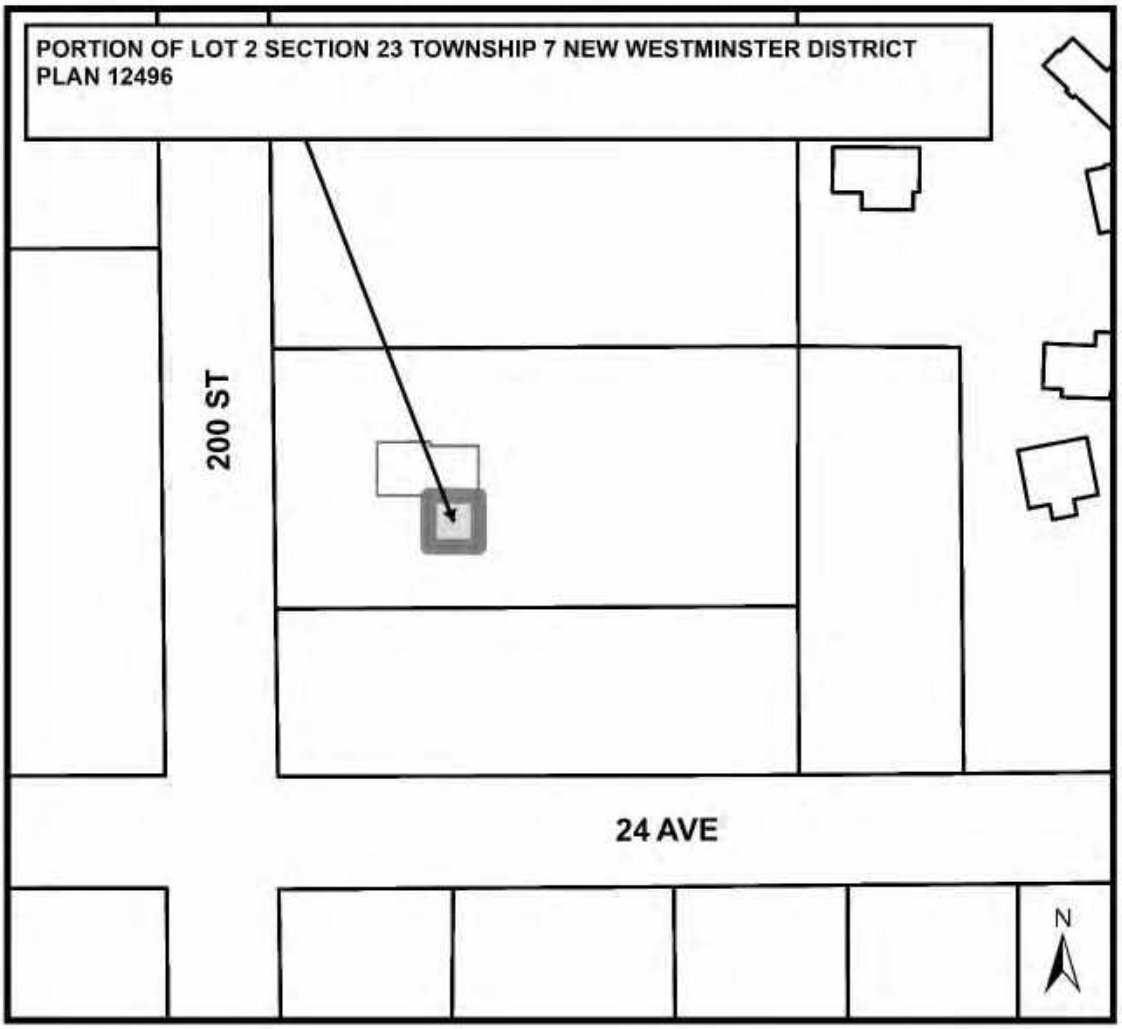
      cannabis retail on a portion of Lot 2 Section 23 Township 7 New Westminster District Plan 12496

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Service Station Zone C-6.

NOTICE WAS ADVERTISED the	1 & 8	day of	June	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5876



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 12, 2023 – REGULAR MEETING	**REPORT:**	23-106
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-27-0081
SUBJECT:	REZONING APPLICATION NO. 100478 AND DEVELOPMENT PERMIT APPLICATION NO. 100896 (1135881 BC LTD. / KASIAN ARCHITECTURE / 3321 – 200 STREET AND 19882 AND 19944 – 33A AVENUE)		

PROPOSAL:

Application to rezone approximately 1.87 ha (4.63 ac) of land located at 3321 – 200 Street and 19882 and 19944 – 33A Avenue to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 and issue a Development Permit to facilitate development of 37 townhouses, 60 apartment units, and 3,157 m^2 (33,982 ft^2) of ground floor commercial space.

RECOMMENDATION SUMMARY:

That Council consider the rezoning application and select one of the following:

a) Defer consideration of Bylaw No. 5874 pending adoption of the draft Booth Neighbourhood Plan; or
b) That Council give first, second, and third reading to Bylaw No. 5874 subject to 10 development prerequisites being satisfied prior to final reading; and authorize issuance (at time of final reading of Bylaw No. 5874) of Development Permit No. 100896.

RATIONALE:

The proposed development complies with the overall objectives of the 1987 Brookswood / Fernridge Community Plan and prior Council direction provided at the May 8, 2017 Regular Meeting.

RECOMMENDATIONS:

That Council consider the rezoning application and select one of the following:

a) Defer consideration of Bylaw No. 5874 pending adoption of the draft Booth Neighbourhood Plan; or
b) Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1135881 BC Ltd.) Bylaw No. 5874 rezoning 1.87 ha (4.63 ac) of land located at 3321 – 200 Street and 19882 and 19944 – 33A Avenue to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 to facilitate the development of 37 townhouses, 60 apartment units, and 3,157 m^2 (33,982 ft^2) of ground floor commercial space, subject to the following development prerequisites being satisfied to the acceptance of the Township 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;

2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the south half of 33A Avenue and the west half of 200 Street (including 4.5 m greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the 1987 Brookswood Community Plan;
3. Dedication and construction of a 4.5 m wide greenway on the west side of 200 Street;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Compliance with 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. Subdivision of the properties into two lots separating the Community Commercial Zone C-2 lot from the Comprehensive Development Zone CD-182 lot;
8. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
    c. Identifying a minimum of 5% of townhouse units and 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    d. Registration of a reciprocal access easement;
    e. Prohibiting vehicular access to 200 Street;
9. Compliance with the requirements of the applicable Community Amenity Contributions Policy, and 5% Neighbourhood Park Land Acquisition Policy;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Brookswood-Fernridge Greenway Amenity Policy (if adopted / applicable) Development Works Agreement (DWA), and Latecomer charges; and

That should Council elect to advance Rezoning Bylaw No. 5874 authorize issuance of Development Permit No. 100896 at time of final reading 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy, and Age Friendly Amenity Area requirements;
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
d. All rooftop mechanical equipment to be screened from view; and
e. All refuse areas to be located in an enclosure and screened.

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 a 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.

EXECUTIVE SUMMARY:

1135881 BC Ltd. has applied to rezone approximately 1.87 ha (4.63 ac) of land located at 3321 – 200 Street and 19882 and 19944 – 33A Avenue, to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 with an accompanying Development Permit to facilitate development of 37 townhouses, 60 apartment units, and 3,157 m^2 (33,982 ft^2) of ground floor commercial space.

On May 8, 2017 (through its consideration of the Brookswood / Fernridge Community Plan Update Report) Council confirmed that in-stream applications received before May 16, 2017 could continue to be reviewed and considered in the context of the 1987 Brookswood / Fernridge Community Plan. The subject application is considered to be an in-stream application as it was received on April 26, 2017.

On May 8, 2023 Council was presented draft amendments to the Brookswood-Fernridge Community Plan and associated Neighbourhood Plans for consideration of first and second reading, with the subsequent Public Hearing held on May 29, 2023. The proposed land use designation in the draft Booth Neighbourhood Plan for the subject properties are Single Family 3 and Rowhouse / Townhouse. The applicant is aware of the proposed updates to the Plan and has requested that this application be advanced to Council for consideration prior to completion of the plan update based on the prior Council resolution and 1987 Community Plan.

As the project is consistent with the 1987 Brookswood / Fernridge Community Plan and Council's 2017 resolution, the applicant is requesting to advance Rezoning Bylaw No. 5874 for Council's consideration prior to the adoption of the updated Booth Neighbourhood Plan. Given that the application is consistent with the 1987 Plan and prior Council resolution, but inconsistent with the proposed updated Booth Neighbourhood Plan, staff recommend that Council either defer consideration of the application until completion of the plan update or give first, second, and third reading to Bylaw No. 5874 (subject to 10 development prerequisites).

PURPOSE:

The purpose of this report is to advise and provide Council with options with respect to Rezoning Bylaw No. 5874 and Development Permit No. 100896.

REFERENCE:

Owner:	1135881 BC Ltd. 4379 – West 16 Avenue Vancouver, BC V6R 3E6
Legal Description:	Lot 10 Except: Firstly: Parcel "A" (Exp Plan 16172) Secondly: Part (0.756 Ac Portion) Shown on Plan 28322 Thirdly: Part Subdivided by Plan 37124, Section 27 Township 7 NWD Plan 7916; Lot 30 Except: Parcel "A" (Exp Plan 50965) Section 27 Township 7 NWD Plan 37124; Parcel A (Exp Plan 50965) Lot 30 Section 27 Township 7 NWD Plan 37124
Location:	3321 – 200 Street and 19882 and 19944 – 33A Avenue
Area:	1.87 ha (4.63 ac)
1987 Brookswood / Fernridge Community Plan:	Commercial (3321 – 200 Street); and Residential Multi-Family One (19882 and 19944 – 33A Avenue)
Development Permit Area (1987 CP)	Area 'B' Commercial (3321 – 200 Street); and Area 'C' Multi-Family (19882 and 19944 – 33A Avenue)
2017 (Current) Brookswood / Fernridge Community Plan:	Single Family 3; and Rowhouse / Townhouse
Development Permit Area (2017 CP)	DPA 'A' Residential; and DPA 'D' Energy and Water Conservation and Reduction of Greenhouse Gas Emissions
Draft Booth NP (2023)	Single Family 3 and Rowhouse / Townhouse
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Community Commercial Zone C-2 and Comprehensive Development Zone CD-182

BACKGROUND/HISTORY:

The current Brookswood - Fernridge Community Plan that was adopted on October 23, 2017 designates the site as Single Family 3 fronting 33A Avenue and Rowhouse / Townhouse the remainder of the site.

On May 8, 2017 (through its consideration of the Brookswood / Fernridge Community Plan Update Report) Council confirmed that in-stream applications, received before the May 16, 2017

Brookswood / Fernridge Community Plan Open House, could continue to be reviewed and considered in the context of the 1987 Brookswood / Fernridge Community Plan. The subject application is considered to be an in-stream application as it was received on April 26, 2017 and is therefore considered an in-stream application. As such, the applicant has requested to proceed with the subject application consistent with the 1987 plan in advance of the plan update for the Booth Neighbourhood Plan.

DISCUSSION/ANALYSIS:

- The 1987 Brookswood / Fernridge Community Plan designates the site Commercial and Residential Multi-Family One, whereas the 2017 Brookswood / Fernridge Community Plan designates the site Single Family 3 and Rowhouse / Townhouse.
- The proposed development of 37 townhouses, 60 apartment units, and 3,157 m^2 (33,982 ft^2) of ground floor commercial is consistent with the 1987 Brookswood / Fernridge Plan and based on the direction provided by Council on May 8, 2017 for in-stream applications.
- The three mixed use buildings are proposed to be 3-storeys in height, located on the eastern portion of the site fronting 200 Street and 33A Avenue, with commercial uses on the ground floor and 2-storeys of apartments above.
- The townhouses are proposed to be located on the western portion of the site and be 2-storeys in height to match the existing context of the single family homes on the north side of 33A Avenue.
- The proposed land use designation in the draft Booth Neighbourhood Plan are Single Family 3 and Rowhouse / Townhouse.

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
North:	33A Avenue, beyond which are four properties with existing single family dwellings.	Single Family 2	Residential Zone R-1E
South:	Two properties, one of which has an active application (ToL Project No. 07-27-0083) for 156 townhouse units (application contingent on advancement of yet to be completed Booth Neighbourhood Plan).	Rowhouse / Townhouse	Suburban Residential Zone SR-2
East:	200 Street, beyond which are three properties, one with an existing single family dwelling, the remaining two properties are vacant.	Rowhouse / Townhouse and Commercial village	Suburban Residential Zone SR-2
West:	A property with an existing single family dwelling.	Rowhouse / Townhouse	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5874 proposes to rezone the site to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182.
- The project complies with the provisions of the site's proposed Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 zoning in terms of siting, site coverage, height, use, and density.

Development Permit:

The subject property is located in Development Permit Area "B" Commercial and "C" Multi-Family in the 1987 Brookswood / Fernridge Community Plan. Proposed Development Permit No. 100896, attached to this report, includes renderings, site plans, building elevations, and tree and landscaping plans.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Units	**Rate**	**Total**
Townhouses	37	$14,400 / unit	$532,800
Low Rise Apartments	60	$11,000 / unit	$660,000
Total			**$1,192,800**

Staff note that on May 8, 2023, Council was presented draft amendments to the Brookswood-Fernridge Community Plan for consideration of first and second reading. The amendments also propose changes to the CAC policy that may increase the rates of this project from $14,400 to $16,400 for townhouses and from $11,000 to $13,500 for low rise apartment units, for a total of $1,470,000. Should the amendments to the CAC policy be granted final reading, the application will be subject to the revised rates.

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	**Significant Trees Retained**	**Replacement Trees Required**	**Replacement Trees Provided**	**Street Trees Provided**	**Total Trees Post Development**
112	6	52	84	28	118

The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed rezoning and development permit application will facilitate the development of 37 townhouses, 60 apartment units, and 3,157 m^2 (33,982 ft^2) of commercial space. The proposed development is in compliance with the provisions of the proposed Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 in terms of siting, site coverage, parking, height, use, and density.

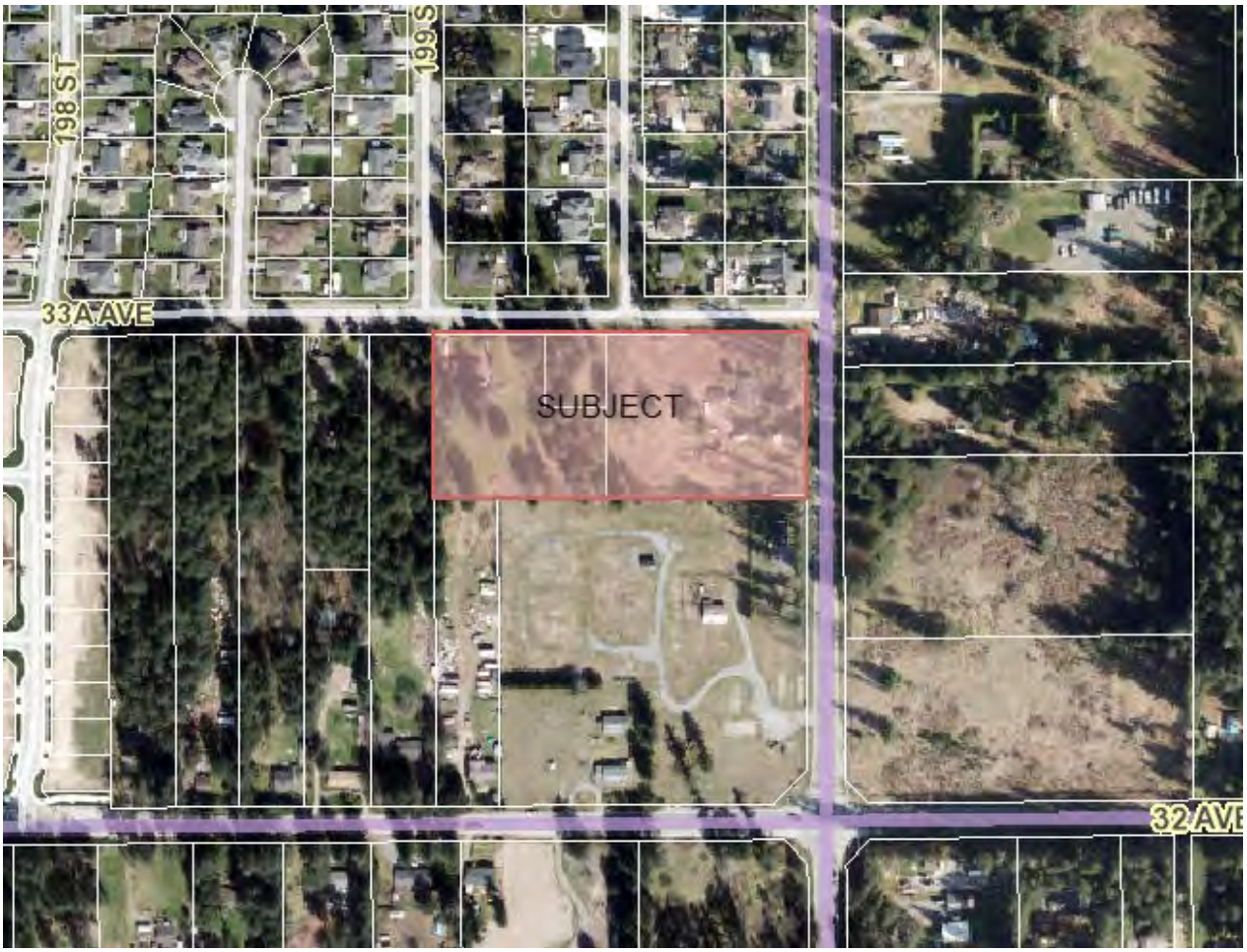
As the project is consistent with the 1987 Brookswood / Fernridge Community Plan and Council's 2017 resolution, the applicant is requesting to advance Rezoning Bylaw No. 5874 for Council's consideration prior to the adoption of the updated Booth Neighbourhood Plan. Given that the application is consistent with the 1987 Plan and prior Council resolution, but inconsistent with the proposed updated Booth Neighbourhood Plan staff recommend that Council either defer consideration of the application until completion of the plan update or give first, second, and third reading to Bylaw No. 5874 (subject to 10 development prerequisites) and authorize issuance (at time of final reading (should Council elect to advance the application) of Bylaw No. 5874) of accompanying Development Permit No. 100896.

Respectfully submitted,

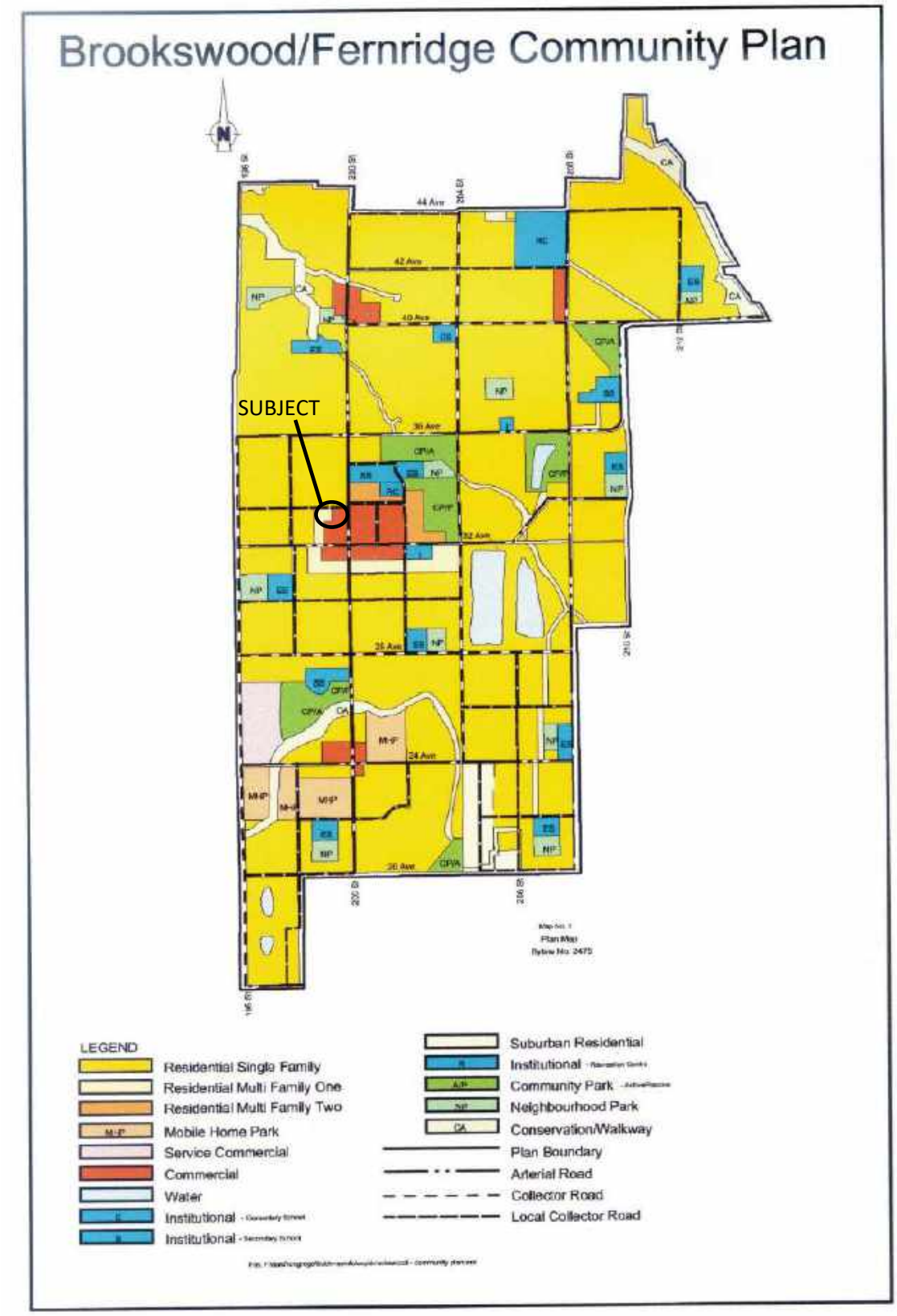
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Photo
ATTACHMENT B	1987 Brookswood / Fernridge Community Plan Map
ATTACHMENT C	Zoning Map
ATTACHMENT D	Rendering
ATTACHMENT E	Site Plan
ATTACHMENT F	Development Permit No. 100896

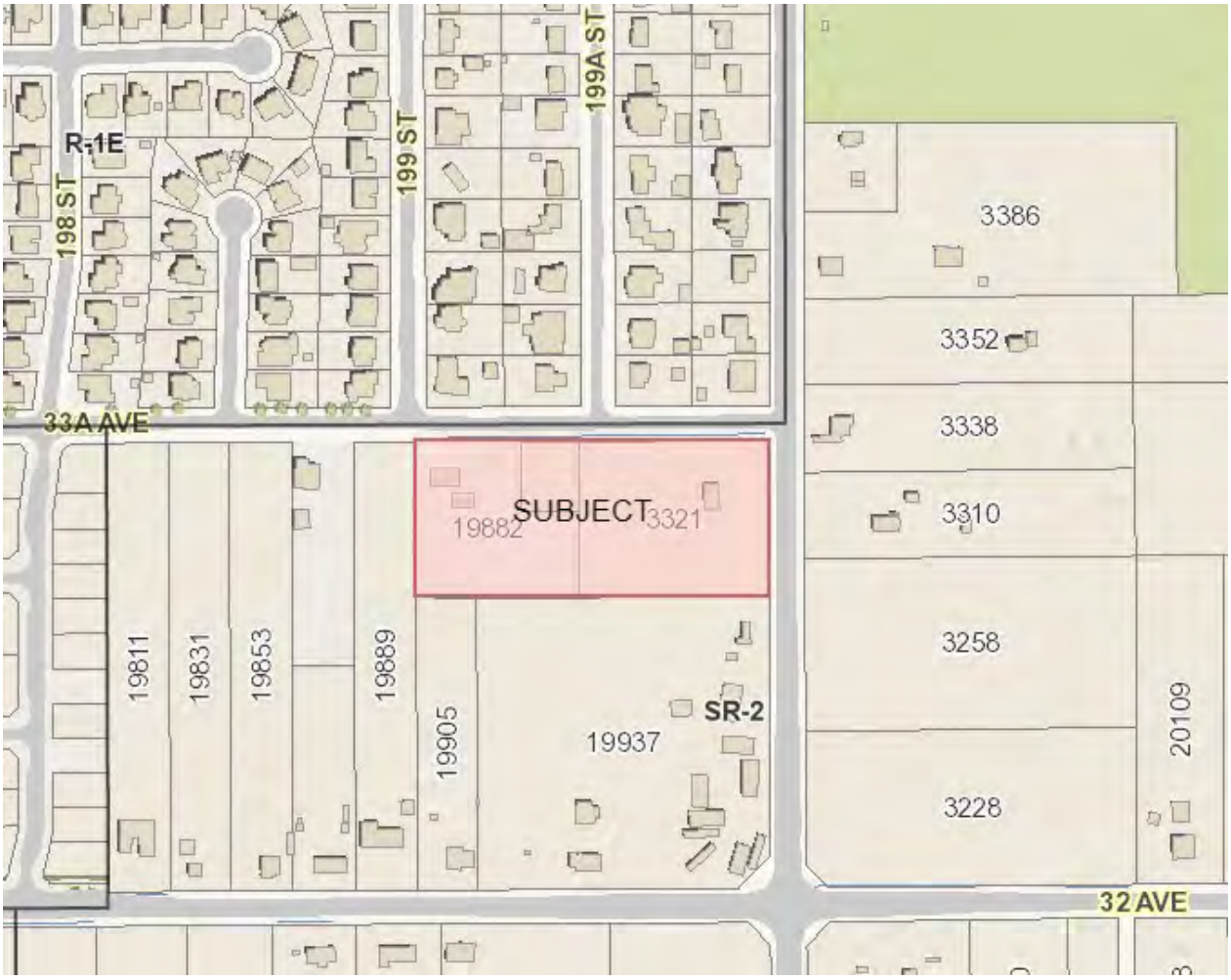
ATTACHMENT A



ATTACHMENT B



ATTACHMENT C

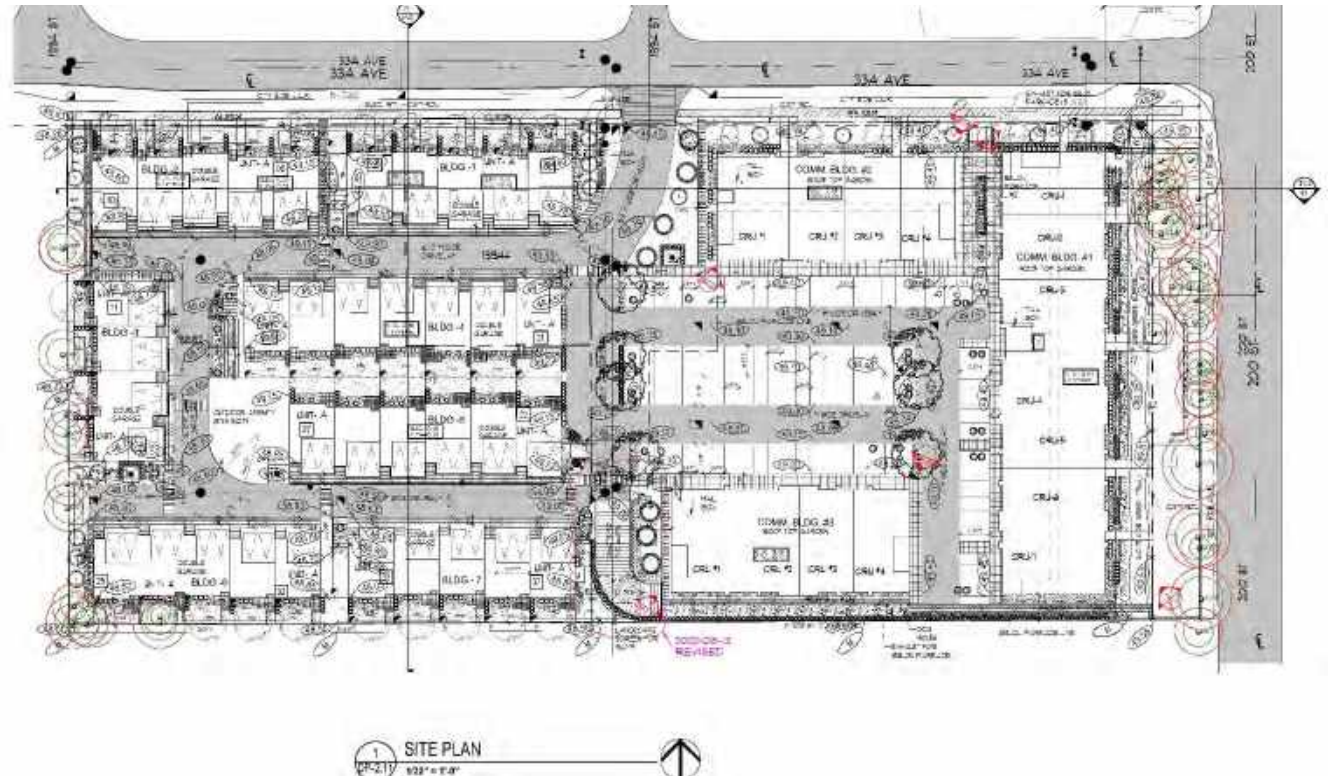


ATTACHMENT D





ATTACHMENT E



THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT F

Development Permit No. 100896

This Permit is issued this _____ day of _____, 2023 to:

1. NAME: 1135881 BC Ltd.

   ADDRESS: 4379 – West 16 Avenue
   Vancouver, BC V6R 3E6

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 10 Except: Firstly: Parcel "A" (Exp Plan 16172) Secondly: Part (0.756 Ac Portion) Shown on Plan 28322 Thirdly: Part Subdivided by Plan 37124, Section 27 Township 7 NWD Plan 7916;

   Lot 30 Except: Parcel "A" (Exp Plan 50965) Section 27 Township 7 NWD Plan 37124;

   Parcel A (Exp Plan 50965) Lot 30 Section 27 Township 7 NWD Plan 37124

   CIVIC ADDRESS: 3321 – 200 Street and 19882 and 19944 – 33A Avenue

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 as follows:

   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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy, and Age Friendly Amenity Area requirements;
   c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
   d. All rooftop mechanical equipment to be screened from view; and
   e. All refuse areas to be located in an enclosure and screened.

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 a 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;

   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 _____, 2023.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscaping Drawings

NOTE :- Sign Type A : Back lit cut out letters in panel integrated into storefront

Sign Type B : Individual letters installed over store fronts

Sign Type C : Signage panels on fabric awnings.



1 DP-1.01 3D VIEW-1

2022-08-13 REVISED



2022-08-13 REVISED

2 DP-1.01 3D VIEW-2

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6	2022-08-13	ISSUED FOR DP REVISION	
5	2021-10-30	ISSUED FOR DP REVISION	
4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-02-24	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

3321 COMMERCIAL / TOWNHOUSES

3321-200TH STREET, 19882, 19944-33A AVE, LANGLEY, BC.

DRAWING TITLE

3D VIEWS - COMMERCIAL BUILDING 1

DRAWING ISSUE

ISSUED FOR DP REVISION

SCHEDULE K.2

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE	REVIEWED
		SD

DRAWING NO. DP-1.01 REVISION 6

NOTE :- Sign Type A : Back lit cut out letters in panel integrated into storefront
Sign Type B : Individual letters installed over store fronts
Sign Type C : Signage panels on fabric awnings.



2022-08-13
REVISED

1 DP-1.02 3D VIEW-1



2 DP-1.02 3D VIEW-2

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3	2020-02-24	ISSUED FOR DP REVISION	
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PROJECT

3321 COMMERCIAL / TOWNHOUSES

3321-200TH STREET, 19882, 19944-33A AVE, LANGLEY, BC.

DRAWING TITLE

3D VIEWS - COMMERCIAL BUILDING 2

DRAWING ISSUE

ISSUED FOR DP REVISION

K.2

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE	REVIEW SD

DRAWING NO. DP-1.02

REVISION 6

NOTE :- Sign Type A : Back lit cut out letters in panel integrated into storefront
Sign Type B : Individual letters installed over store fronts
Sign Type C : Signage panels on fabric awnings.



2022-08-13
REVISED

1 DP-1.03 3D VIEW-1



2 DP-1.03 3D VIEW-2

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PROJECT

3321 COMMERCIAL / TOWNHOUSES

3321-200TH STREET, 19882, 19944-33A AVE, LANGLEY, BC.

DRAWING TITLE

3D VIEWS - COMMERCIAL BUILDING 3

DRAWING ISSUE

ISSUED FOR DP REVISION

K.2

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE	REVIEWED SD

DRAWING NO. DP-1.03

REVISION 6



1 DP-1.10 3D View 1



2 DP-1.10 3D View 3

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PROJECT

3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

3321-200th STREET, 19882,19944-33A AVE, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

3D VIEWS - BUILDING 1

DRAWING ISSUE

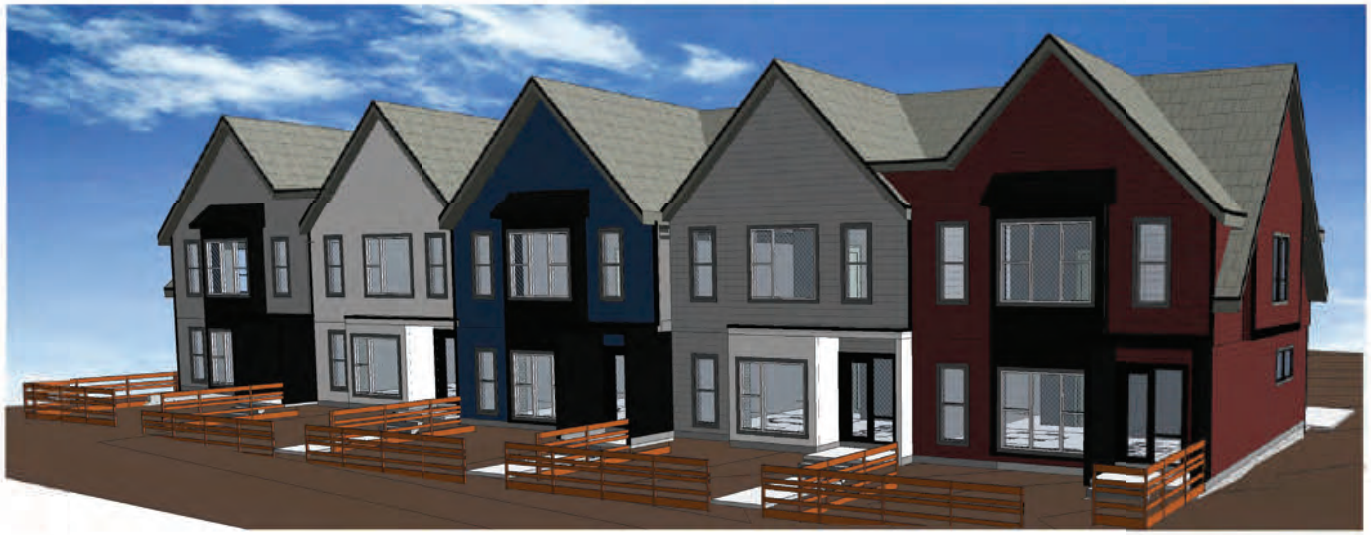
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PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE	REVIEW SD

DRAWING NO. DP-1.10

REVISION 6



1 DP-1.20 3D View 1



3 DP-1.20 3D - 2

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PROJECT

3321 COMMERCIAL &
RESIDENTIAL DEVELOPMENT

3321-200th STREET, 19882,19944-33A AVE, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

3D VIEW - BUILDING 2

DRAWING ISSUE

ISSUED FOR DP REVISION

K.2

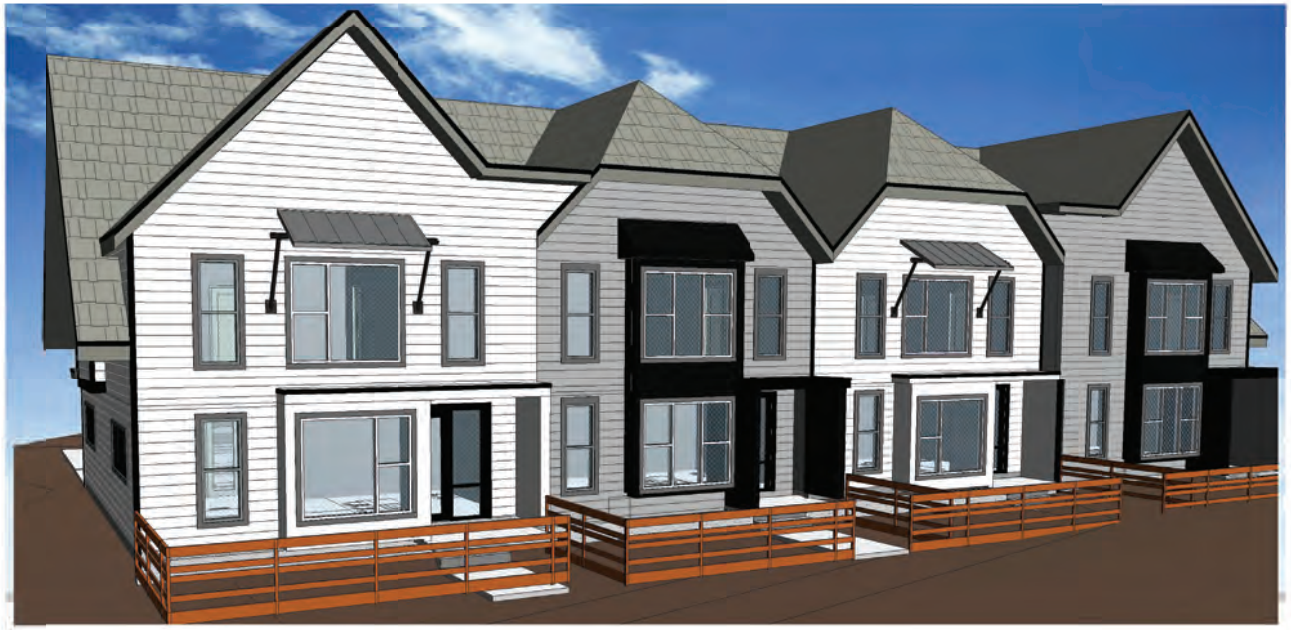
PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE	REVIEWED SD

DRAWING NO. DP-1.20

REVISION 6



1 DP-1.30 3D View 1



2 DP-1.30 3D View 2

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3	2020-02-24	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

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DRAWING TITLE

3D VIEW - BUILDING 3

DRAWING ISSUE

ISSUED FOR DP REVISION

K.2

PROJECT NO.	PLOT DATE	DRAWN
Project Number	2022-08-13	AK
	SCALE	REVIEW SD

DRAWING NO. DP-1.30 REVISION 6



1 DP-1.40 3D View 1



2 DP-1.40 3D View 2

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6	2022-08-13	ISSUED FOR DP REVISION	
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DRAWING TITLE

3D VIEW - BUILDING 4

DRAWING ISSUE

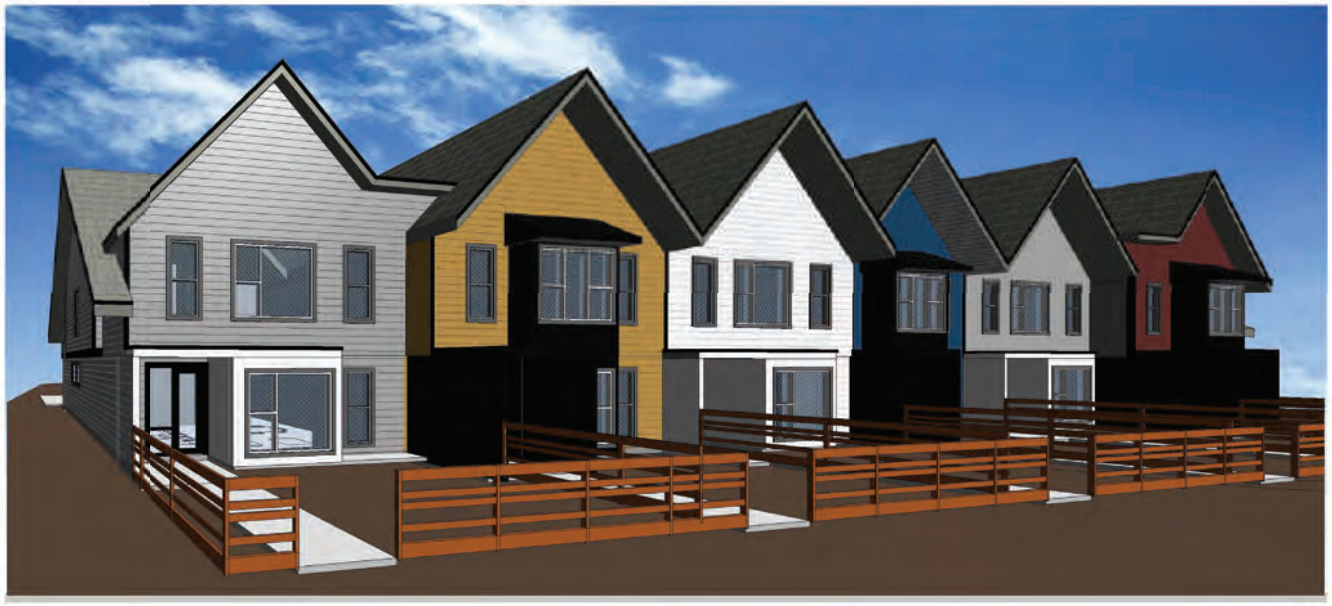
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PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE	REVIEWED SD

DRAWING NO. DP-1.40

REVISION 6

K.2



1 DP-1.50 3D View 1



2 DP-1.50 3D View 2

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DRAWING TITLE

3D VIEW - BUILDING 5

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE	REVIEW SD

DRAWING NO. DP-1.50

REVISION 6



1 DP-1.60 3D View 1



2 DP-1.60 3D View 2

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DRAWING TITLE

3D VIEW - BUILDING 6

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE	REVIEWED SD

DRAWING NO. DP-1.60

REVISION 6

K.2



1 DP-1.70 3D View 1



2 DP-1.70 3D View 2

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DRAWING TITLE

3D VIEW - BUILDING 7

DRAWING ISSUE

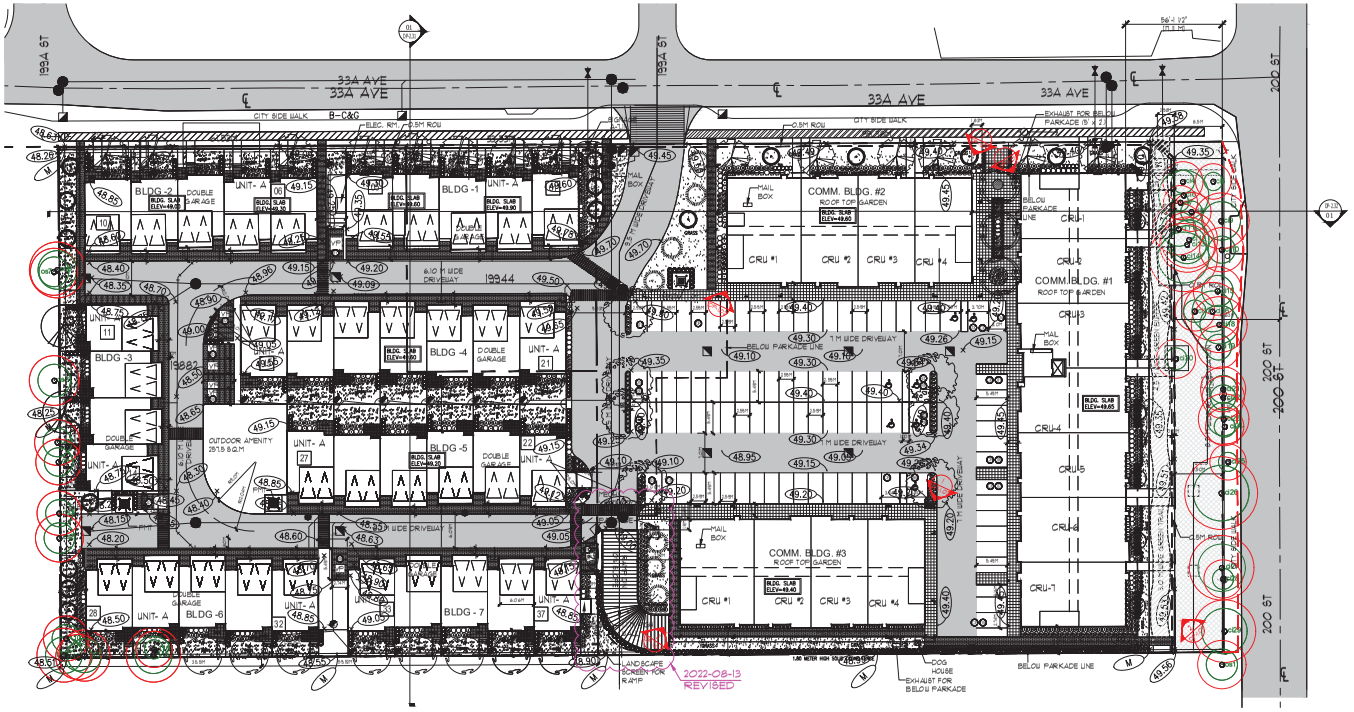
ISSUED FOR DP REVISION

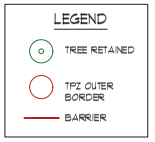
PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE	REVIEW SD

DRAWING NO. DP-1.70

REVISION 6

K.2





1 DP-2.11 SITE PLAN
1/32" = 1'-0"

NORTH

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DRAWING TITLE

SITE PLAN

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AS
	SCALE 1/32" = 1'-0"	REVIEWED SD

DRAWING NO. DP-2.11

REVISION 06

K.2



1 / DP-2.14 33 AVENUE STREETSCAPE VIEW
1 1/16" = 1'-0"

33A AVENUE STREET

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3	2020-24-02	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
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DRAWING TITLE

STREETSCAPE VIEW-01

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE 1 1/16" = 1'-0"	REVIEW SD

DRAWING NO. DP-2.14

REVISION 6

2022-08-13
REVISED



200 STREET

1 200 STREETSCAPE VIEW
27/32"=1'-0"

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BRITISH COLUMBIA

DRAWING TITLE

STREETSCAPE VIEW-02

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE 27/32"=1'-0"	REVIEW SD

DRAWING NO. DP-2.15

REVISION 6



2 COLORED NORTH ELEVATION
N.T.S



1 COLORED SOUTH ELEVATION
N.T.S

2022-08-13
REVISED



3 COLORED EAST ELEVATION
N.T.S

2022-08-13
REVISED



4 COLORED WEST ELEVATION
N.T.S

MATERIAL LEGEND :

	MATERIAL NAME	COLOR
	WINDOWS/DOORS/STOREFRONTS	BLACK
FL	FLASHING	SW 7067
TR FA	TRIM/FASCIA	SW 7015
C1	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6885
C2	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7015
C3	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6866
C5	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7073
SC	WALL SHINGLES	SW 7015
WS	WALL SHINGLES	SW 7067
B1	HARDI SIDING - VERTICAL 4" EXPOSED	SW 7015
B2	HARDI SIDING - VERTICAL 4" EXPOSED	SW 7073
B3	HARDI SIDING - VERTICAL 4" EXPOSED	SW 6534
B4	HARDI SIDING - VERTICAL 4" EXPOSED	SW 6628
B5	HARDI SIDING - VERTICAL 4" EXPOSED	SW 7067
PM	PEWTER METAL ROOF	SILVER SW 7067

SW - SHERWIN WILLIAMS

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PROJECT

3321 COMMERCIAL / TOWNHOUSES

3321-200TH STREET, 19882, 19944-33A AVE, LANGLEY, BC.

DRAWING TITLE

COLORED EXTERIOR ELEV. - COMMERCIAL BUILDING 1

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

DRAWING NO. DP-6.11

REVISION 6



1 COLORED EAST ELEVATION
N.T.S



2 COLORED WEST ELEVATION
N.T.S



3 COLORED NORTH ELEVATION
N.T.S



4 COLORED SOUTH ELEVATION
N.T.S

MATERIAL LEGEND :

	MATERIAL NAME	COLOR
	WINDOWS/DOORS/STOREFRONTS	BLACK
FL	FLASHING	SW 7051
TR FA	TRIM/FASCIA	SW 7015
SC1	WALL SHINGLES	SW 7015
C1	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6685
C2	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7015
C3	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6866
C4	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7051
C5	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7073
HP	HARDI SIDING	SW 7073
PM1	PEWTER METAL ROOF	SW 7051
B3	HARDI SIDING - VERTICAL 4" EXPOSED	SW 6524

SW - SHERWIN WILLIAMS

2022-08-13
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DRAWING TITLE

COLORED EXTERIOR ELEV. - COMMERCIAL BUILDING 2

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

DRAWING NO. DP-6.21

REVISION 6

K.2



1 COLORED EAST ELEVATION
N.T.S



2 COLORED WEST ELEVATION
N.T.S



3 COLORED NORTH ELEVATION
N.T.S



4 COLORED SOUTH ELEVATION
N.T.S

MATERIAL LEGEND :

MATERIAL NAME	COLOR
WINDOWS/DOORS /STOREFRONTS	BLACK
FL FLASHING	SW 7057
TR FA TRIM/FASCIA	SW 7075
SC WALL SHINGLES	SW 7075
C1 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6685
C2 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7075
C3 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6866
C4 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7057
C5 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7075
HP HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6866
PM PEWTER METAL ROOF	SW 7057
BR BRICK WALL (LIGHT GREY)	LIGHT GREY
BS HARDI SIDING - VERTICAL 4" EXPOSED	SW 6534

SW - SHERWIN WILLIAMS

2022-08-13
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PROJECT

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DRAWING TITLE

COLORED EXTERIOR ELEV. - COMMERCIAL BUILDING 3

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

DRAWING NO. DP-6.31

REVISION 6



1 DP-6.41 COLORED SOUTH ELEVATION
1/8" = 1'-0"



2 DP-6.41 COLORED NORTH ELEVATION
1/8" = 1'-0"



3 DP-6.41 COLORED WEST ELEVATION
1/8" = 1'-0"



4 DP-6.41 COLORED EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL		COLOR
BR	LEDGE STONE	DARK BROWN BRICK
FL	FLASHING	BLACK
FA	FASCIA	SW7069
C1	4" BEVEL SIDING	DARK GREY
C2	4" BEVEL SIDING	WHITE
C3	PAINTED WALL	BLACK
C4	PAINTED WALL	WHITE
C5	4" BEVEL SIDING	BLUE
C6	4" BEVEL SIDING	BROWN
C7	4" BEVEL SIDING	GREEN
C8	4" BEVEL SIDING	YELLOW
D	WINDOWS & DOORS	BLACK
TR1	TRIM	DARK GREY
TR2 · TR3	TRIM	BLACK
TR4	TRIM	BROWN
RD	ROLL-UP DOOR	SW 7058
MR	METAL ROOF	BLACK
AS	ASPHALT SHINGLES	CHARCOLE
K	GUARD RAILS	CEDAR

NOTE: BM BENJAMIN MOORE SW SHERWIN WILLIAMS

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4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-02-24	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

3321-200th STREET, 19882,19944-33A AVE, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

COLORED ELEVATIONS - BUILDING 1

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

DRAWING NO. DP-6.41 REVISION 6

K.2



1 DP-6.51 COLORED SOUTH ELEVATION
1/8" = 1'-0"



2 DP-6.51 COLORED NORTH ELEVATION
1/8" = 1'-0"



3 DP-6.51 COLORED EAST ELEVATION
1/8" = 1'-0"



4 DP-6.51 COLORED WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL		COLOR
BR	LEDGE STONE	DARK BROWN BRICK
FL	FLASHING	BLACK
FA	FASCIA	SW7080
C1	4" BEVEL SIDING	DARK GREY
C2	4" BEVEL SIDING	WHITE
C3	PAINTED WALL	BLACK
C4	PAINTED WALL	WHITE
C5	4" BEVEL SIDING	BLUE
C6	4" BEVEL SIDING	BROWN
C7	4" BEVEL SIDING	GREEN
C8	4" BEVEL SIDING	YELLOW
D	WINDOWS & DOORS	BLACK
TR1	TRIM	DARK GREY
TR2 TR3	TRIM	BLACK
TR4	TRIM	BROWN
RD	ROLL-UP DOOR	SW 7058
MR	METAL ROOF	BLACK
AS	ASPHALT SHINGLES	CHARCOLE
K	GUARD RAILS	CEDAR

NOTE: BM BENJAMIN MOORE SW SHERWIN WILLIAMS

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
6	2022-08-13	ISSUED FOR DP REVISION	
5	2021-10-30	ISSUED FOR DP REVISION	
4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-02-24	ISSUED FOR DP REVISION	
2	2017-04-04	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

3321-200th STREET, 19882,19944-33A AVE, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

COLORED ELEVATIONS - BUILDING 2

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

DRAWING NO. DP-6.51 REVISION 6

K.2



1 / DP-6.61 COLORED EAST ELEVATION
1/8" = 1'-0"



2 / DP-6.61 COLORED WEST ELEVATION
1/8" = 1'-0"



3 / DP-6.61 COLORED NORTH ELEVATION
1/8" = 1'-0"



4 / DP-6.61 COLORED SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL		COLOR
BR	LEDGE STONE	DARK BROWN BRICK
FL	FLASHING	BLACK
FA	FASCIA	SW7069
C1	4" BEVEL SIDING	DARK GREY
C2	4" BEVEL SIDING	WHITE
C3	PAINTED WALL	BLACK
C4	PAINTED WALL	WHITE
C5	4" BEVEL SIDING	BLUE
C6	4" BEVEL SIDING	BROWN
C7	4" BEVEL SIDING	GREEN
C8	4" BEVEL SIDING	YELLOW
D	WINDOWS & DOORS	BLACK
TR1	TRIM	DARK GREY
TR2 · TR3	TRIM	BLACK
TR4	TRIM	BROWN
RD	ROLL-UP DOOR	SW 7058
MR	METAL ROOF	BLACK
AS	ASPHALT SHINGLES	CHARCOLE
K	GUARD RAILS	CEDAR

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4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-02-24	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

3321-200th STREET, 19882,19944-33A AVE, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

COLORED ELEVATIONS - BUILDING 3

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
Project Number	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

DRAWING NO. DP-6.61

REVISION 6

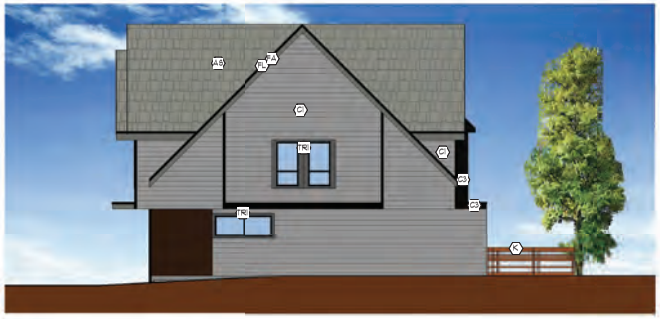
K.2



1 DP-6.71 COLORED NORTH ELEVATION
1/8" = 1'-0"



2 DP-6.71 COLORED EAST ELEVATION
1/8" = 1'-0"



3 DP-6.71 COLORED WEST ELEVATION
1/8" = 1'-0"



4 DP-6.71 COLORED SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL		COLOR
BR	LEDGE STONE	DARK BROWN BRICK
FL	FLASHING	BLACK
FA	FASCIA	SW7069
C1	4" BEVEL SIDING	DARK GREY
C2	4" BEVEL SIDING	WHITE
C3	PAINTED WALL	BLACK
C4	PAINTED WALL	WHITE
C5	4" BEVEL SIDING	BLUE
C6	4" BEVEL SIDING	BROWN
C7	4" BEVEL SIDING	GREEN
C8	4" BEVEL SIDING	YELLOW
D	WINDOWS & DOORS	BLACK
TR1	TRIM	DARK GREY
TR2 TR3	TRIM	BLACK
TR4	TRIM	BROWN
RD	ROLL-UP DOOR	SW 7058
MR	METAL ROOF	BLACK
AS	ASPHALT SHINGLES	CHARCOLE
K	GUARD RAILS	CEDAR

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4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-02-24	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

3321-200th STREET, 19882,19944-33A AVE, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

COLORED ELEVATIONS - BUILDING 4

DRAWING ISSUE

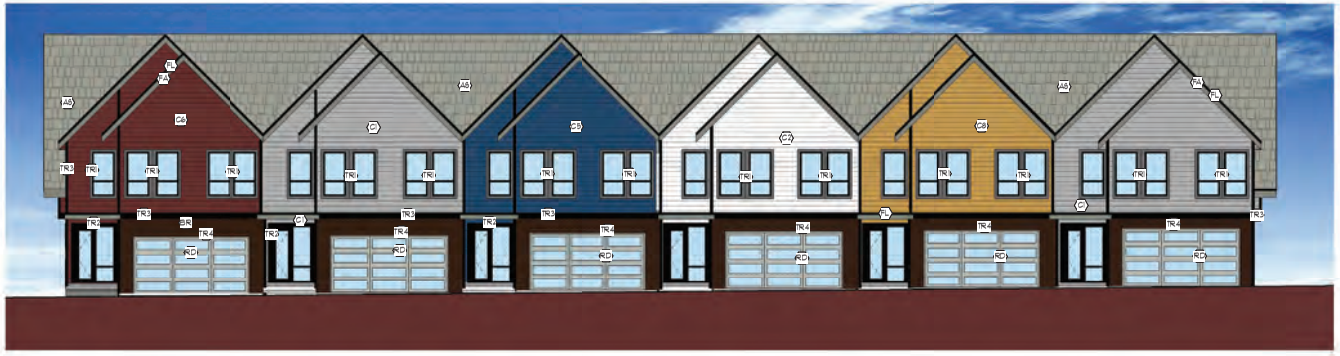
ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

DRAWING NO. DP-6.71

REVISION 6

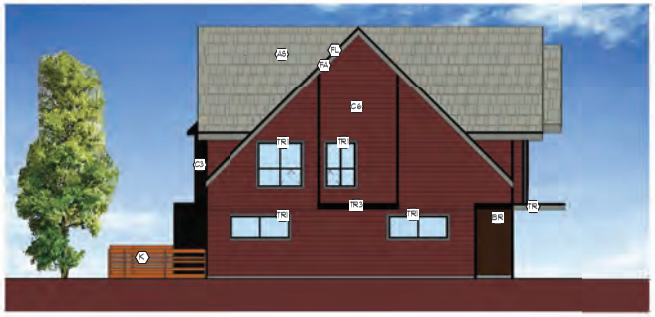
K.2



1 / DP-6.81 COLORED SOUTH ELEVATION
1/8" = 1'-0"



2 / DP-6.81 COLORED NORTH ELEVATION
1/8" = 1'-0"



3 / DP-6.81 COLORED WEST ELEVATION
1/8" = 1'-0"



4 / DP-6.81 COLORED EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

	MATERIAL	COLOR
BRK	LEDGE STONE	DARK BROWN BRICK
FL	FLASHING	BLACK
FA	FASCIA	SW7060
C1	4" BEVEL SIDING	DARK GREY
C2	4" BEVEL SIDING	WHITE
C3	PAINTED WALL	BLACK
C4	PAINTED WALL	WHITE
C5	4" BEVEL SIDING	BLUE
C6	4" BEVEL SIDING	BROWN
C7	4" BEVEL SIDING	GREEN
C8	4" BEVEL SIDING	YELLOW
D	WINDOWS & DOORS	BLACK
TR1	TRIM	DARK GREY
TR2 TR3	TRIM	BLACK
TR4	TRIM	BROWN
RD	ROLL-UP DOOR	SW 7058
MTL	METAL ROOF	BLACK
AS	ASPHALT SHINGLES	CHARCOLE
K	GUARD RAILS	CEDAR

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4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-04-02	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

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3321-200th STREET, 19882,19944-33A AVE, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

COLORED ELEVATIONS - BUILDING 5

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

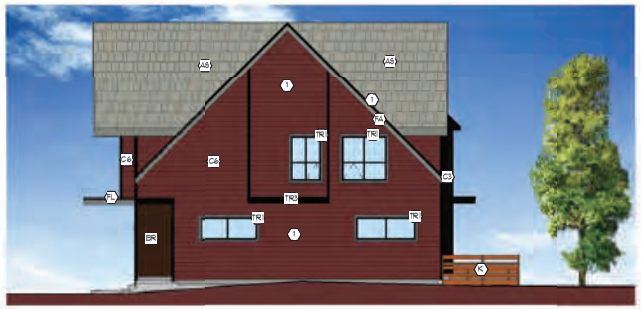
DRAWING NO. DP-6.81 REVISION 6



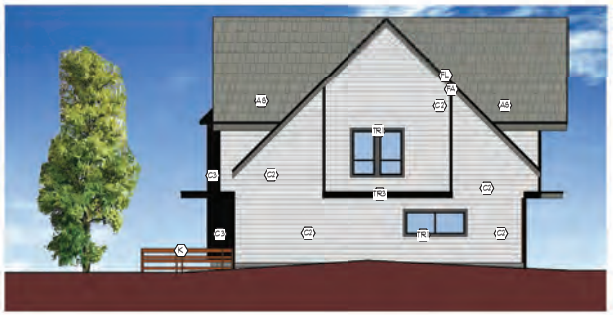
1 COLORED NORTH ELEVATION
DP-6.91 1/8" = 1'-0"



2 COLORED SOUTH ELEVATION
DP-6.91 1/8" = 1'-0"



3 COLORED WEST ELEVATION
DP-6.91 1/8" = 1'-0"



4 COLORED EAST ELEVATION
DP-6.91 1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL		COLOR
BR	LEDGE STONE	DARK BROWN BRICK
FL	FLASHING	BLACK
FA	FASCIA	SW7069
C1	4" BEVEL SIDING	DARK GREY
C2	4" BEVEL SIDING	WHITE
C3	PAINTED WALL	BLACK
C4	PAINTED WALL	WHITE
C5	4" BEVEL SIDING	BLUE
C6	4" BEVEL SIDING	BROWN
C7	4" BEVEL SIDING	GREEN
C8	4" BEVEL SIDING	YELLOW
D	WINDOWS & DOORS	BLACK
TR1	TRIM	DARK GREY
TR2 TR3	TRIM	BLACK
TR4	TRIM	BROWN
RD	ROLL-UP DOOR	SW 7058
MR	METAL ROOF	BLACK
AS	ASPHALT SHINGLES	CHARCOLE
K	GUARD RAILS	CEDAR

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4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-04-02	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

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DRAWING TITLE

COLORED ELEVATIONS - BUILDING 6

DRAWING ISSUE

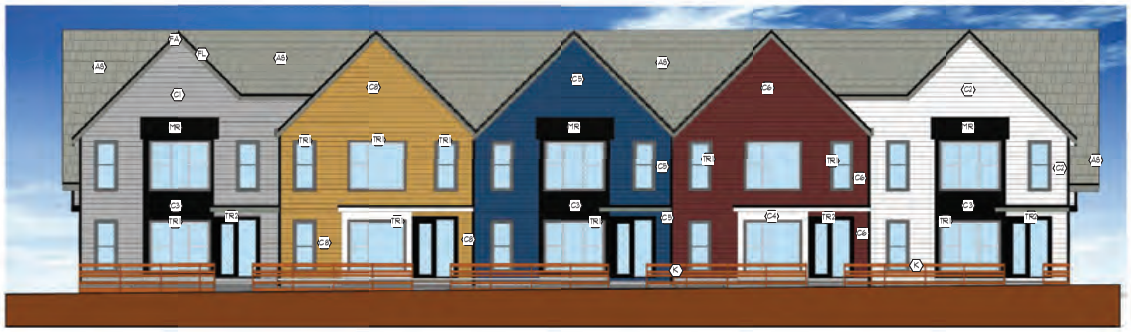
ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

DRAWING NO. DP-6.91 REVISION 6



1 DP-6.101 COLORED NORTH ELEVATION
1/8" = 1'-0"



2 DP-6.101 COLORED SOUTH ELEVATION
1/8" = 1'-0"



3 DP-6.101 COLORED WEST ELEVATION
1/8" = 1'-0"



4 DP-6.101 COLORED EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL		COLOR	
BR	LEDGE STONE	DARK BROWN BRICK	
FL	FLASHING	BLACK	
FA	FASCIA	SW 7069	
C1	4" BEVEL SIDING	DARK GREY	
C2	4" BEVEL SIDING	WHITE	
C3	PAINTED WALL	BLACK	
C4	PAINTED WALL	WHITE	
C5	4" BEVEL SIDING	BLUE	
C6	4" BEVEL SIDING	BROWN	
C7	4" BEVEL SIDING	GREEN	
C8	4" BEVEL SIDING	YELLOW	
D	WINDOWS & DOORS	BLACK	
TR1	TRIM	DARK GREY	
TR2 TR3	TRIM	BLACK	
TR4	TRIM	BROWN	
RD	ROLL-UP DOOR	SW 7058	
MR	METAL ROOF	BLACK	
AS	ASPHALT SHINGLES	CHARCOLE	
K	GUARD RAILS	CEDAR	

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4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-24-02	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
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DRAWING TITLE

COLORED ELEVATIONS - BUILDING 7

DRAWING ISSUE

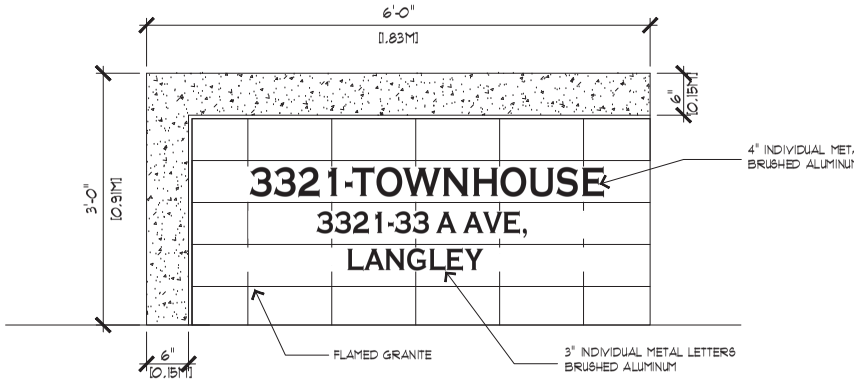
ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

DRAWING NO. DP-6.101

REVISION 6

K.2



1 DP-7.11 SIGNAGE DETAIL

1-1/2" = 1'-0"

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4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-24-02	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

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DRAWING TITLE

SIGNAGE DETAIL

DRAWING ISSUE

ISSUED FOR DP REVISION

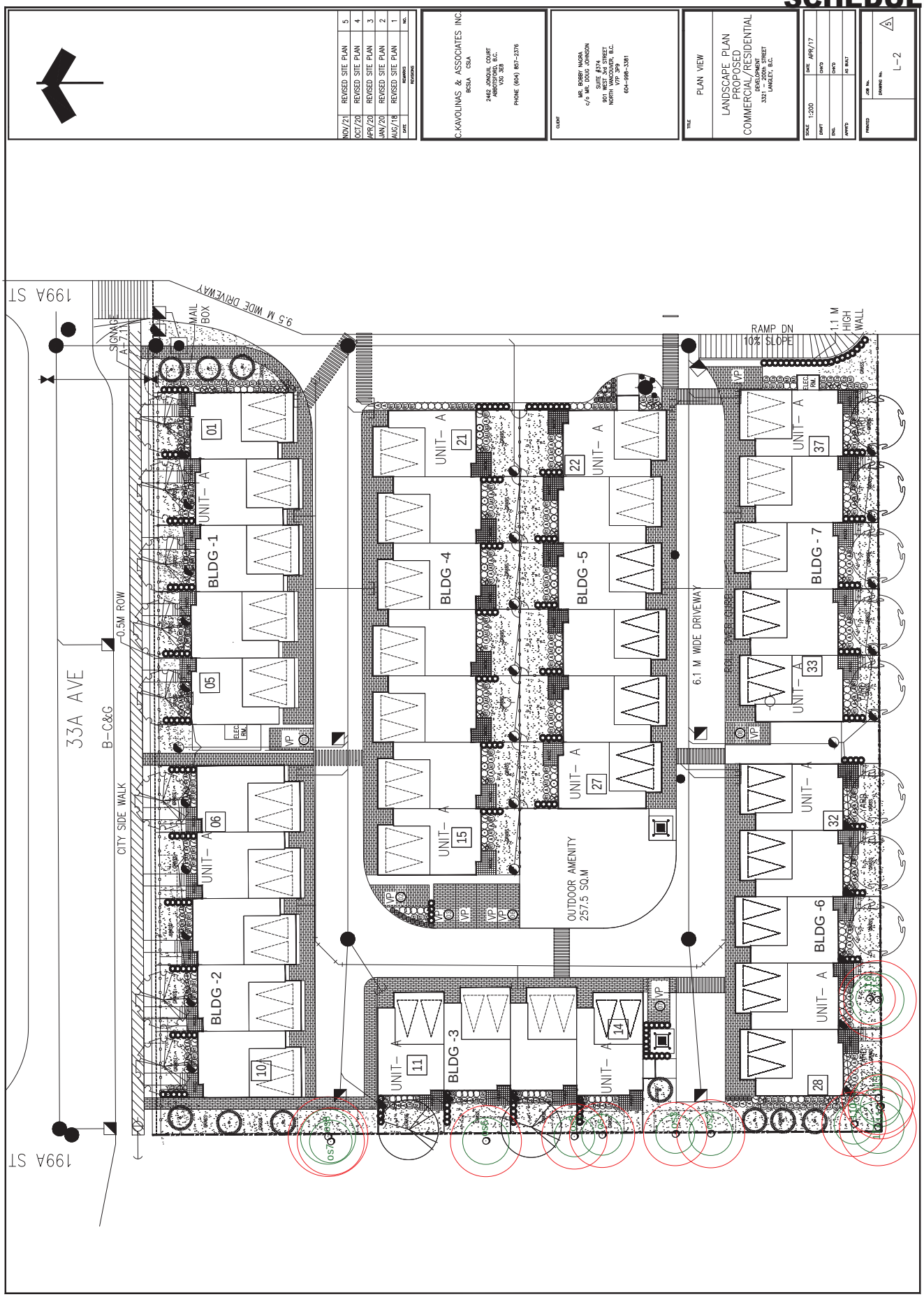
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722040	2022-08-13	AK
	SCALE 1-1/2" = 1'-0"	REVIEW SD

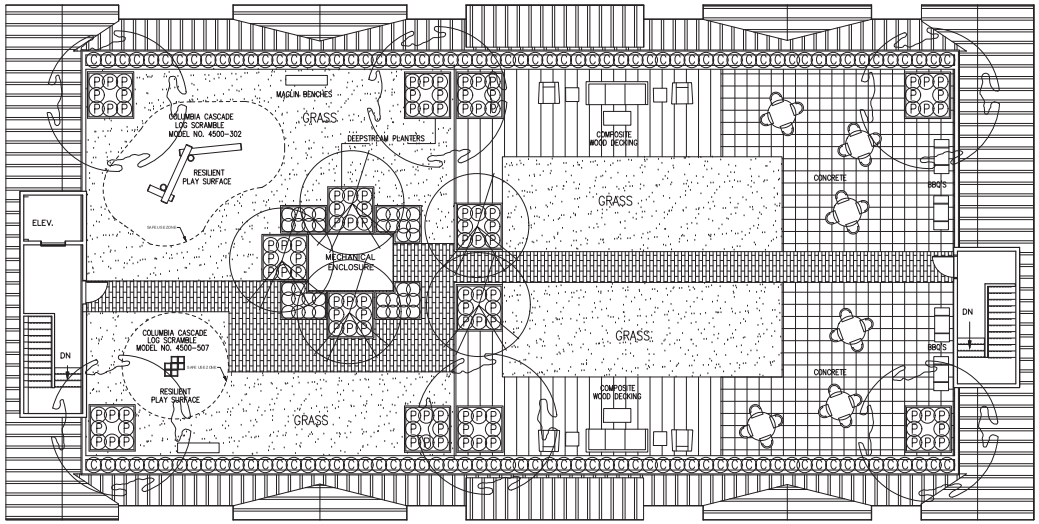
DRAWING NO. DP-7.11

REVISION 06

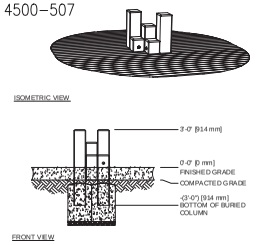
K.2

SCHEDULE B

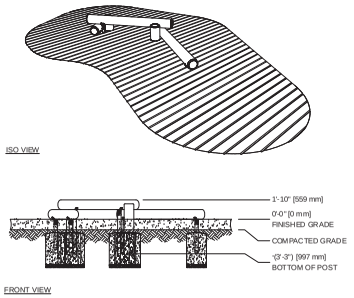

199A ST
9.5 M WIDE DRIVEWAY
MAIL BOX
SIGNAGE A-711
RAMP DN 10% SLOPE
1.1 M HIGH WALL
33A AVE
0.5M ROW
B-C&G
CITY SIDE WALK
6.1 M WIDE DRIVEWAY
OUTDOOR AMENITY 257.5 SQ.M
BLDG -1
BLDG -2
BLDG -3
BLDG -4
BLDG -5
BLDG -6
BLDG - 7
UNIT- A
ELEC RM.
VP
199A ST
REVISED SITE PLAN 5 NOV/21
REVISED SITE PLAN 4 OCT/20
REVISED SITE PLAN 3 APR/20
REVISED SITE PLAN 2 JAN/20
REVISED SITE PLAN 1 AUG/18
C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JOVAGAL COURT
ABBOTSFORD, B.C.
V2S 3E8
PHONE (604) 857-2376
MR. BOBBY NAGRA
c/o MR. DOUG JOHNSON
SUITE #374
601 WEST 1st STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604-598-3381
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
COMMERCIAL/RESIDENTIAL
DEVELOPMENT
3321 - 200th STREET
LANGLEY, B.C.
SCALE 1:200
DRAFT
DES.
APPD.
DATE APR/17
CHK'D
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AS BUILT
JOB No.
DRAWING No. L-2
PRINTED



COLUMBIA CASCADE
STEPPING COLUMNS
MODEL NO. 4500-507



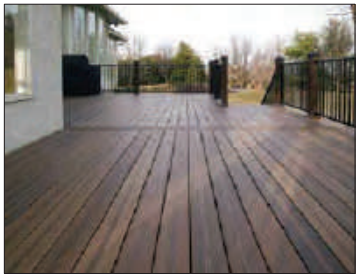
COLUMBIA CASCADE
LOG SCRAMBLE
MODEL NO. 4500-302



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CERCIS CANADENSIS FOREST PANSY	REDBUD	6	3.00 METERS	AS SHOWN	B. & B.
	STYRAX JAPONICUS PINK CHIMES	PINK FLOWERING SNOWBELL	5	3.00 METERS	AS SHOWN	B. & B.
Ⓒ	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER RED GRASS	122	#2 POT	AS SHOWN	
Ⓟ	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	104	#2 POT	AS SHOWN	
○	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	36	#2 POT	AS SHOWN	











DATE | REMARKS | NO.
REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

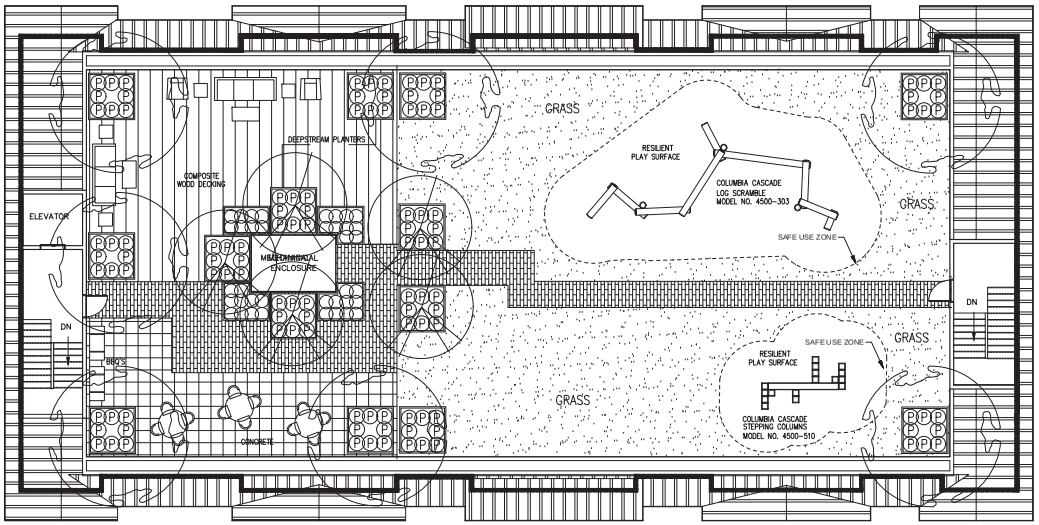
CLIENT
MR. BOBBY NAGRA
c/o MR. DOUG JOHNSON
SUITE #374
901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604-998-3381

TITLE
PLAN VIEW

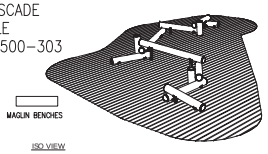
LANDSCAPE PLAN
AMENITY BLDG #2
COMMERCIAL/RESIDENTIAL
DEVELOPMENT
3321 - 200th STREET
LANGLEY, B.C.

SCALE 1:100	DATE NOV/21
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ENG.	CHK'D
APPR'D	AS BUILT

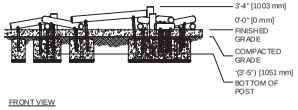
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COLUMBIA CASCADE
LOG SCRAMBLE
MODEL NO. 4500-303



ISO VIEW

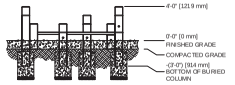


FRONT VIEW

COLUMBIA CASCADE
STEPPING COLUMNS
MODEL NO. 4500-510



ISOMETRIC VIEW



FRONT VIEW

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CERCIS CANADENSIS FOREST PANSY	REDBUD	7	3.00 METERS	AS SHOWN	B. & B.
	STYRAX JAPONICUS PINK CHIMES	PINK FLOWERING SNOWBELL	5	3.00 METERS	AS SHOWN	B. & B.
Ⓒ	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER RED GRASS	122	#2 POT	AS SHOWN	
Ⓟ	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	112	#2 POT	AS SHOWN	
○	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	36	#2 POT	AS SHOWN	











DATE	REMARKS	NO.
REVISIONS		

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MR. BOBBY NAGRA
c/o MR. DOUG JOHNSON
SUITE #374
901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604-998-3381

TITLE

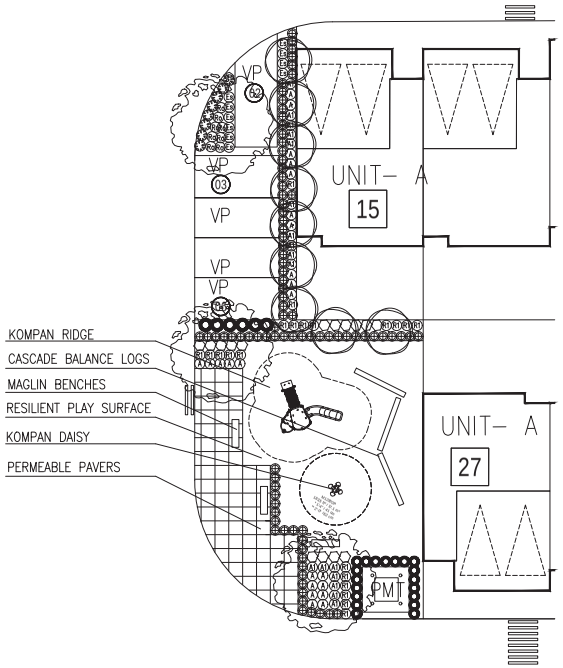
PLAN VIEW

LANDSCAPE PLAN
AMENITY BLDG #3
COMMERCIAL/RESIDENTIAL
DEVELOPMENT
3321 – 200th STREET
LANGLEY, B.C.

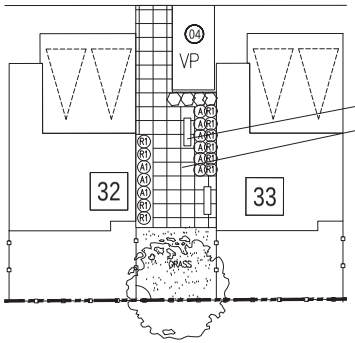
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ENG.	CHK'D
APP'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-3B

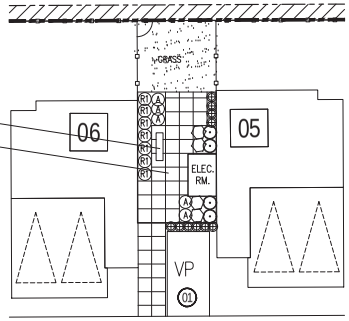
OUTDOOR AMENITY
257.5 SQ.M



OUTDOOR AMENITY
550 SQ. FT.



OUTDOOR AMENITY
450 SQ. FT.

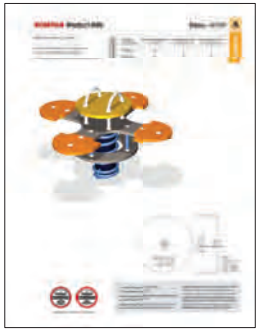


PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	MAGNOLIA BUTTERFLY	YELLOW FLOWERING MAGNOLIA	4	6 CM. CAL.	AS SHOWN	B. & B.
	PRUNUS SERRULATA 'AMANAGAWA'	AMANAGAWA CHERRY	9	6 CM. CAL.	AS SHOWN	B. & B.
A	AZALEA JAPONICA (VARIOUS)	AZALEA	34	#2 POT	85 CM. O.C.	
AN	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	20	#3 POT	90 CM. O.C.	
ES	ESCALLONIA NEWPORT DWARF	ESCALLONIA	4	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	23	#3 POT	90 CM. O.C.	
JH	JUNIPERUS HORIZONTALIS HUGHES	HUGHES JUNIPER	8	#3 POT	90 CM. O.C.	
RH	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	38	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	96	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	25	1.50 METERS	70 CM. O.C.	
RM	ROSA MEIDILAND CAREFREE DELIGHT	MEIDILAND ROSE	8	#3 POT	90 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	4	#3 POT	90 CM. O.C.	









NO.	REMARKS	DATE
5	REVISED SITE PLAN	NOV/21
4	REVISED SITE PLAN	OCT/20
3	REVISED SITE PLAN	APR/20
2	REVISED SITE PLAN	JAN/20
1	REVISED SITE PLAN	AUG/18

REVISIONS

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V3G 3E8
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CLIENT

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c/o MR. DOUG JOHNSON
SUITE #374
901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604-998-3381

TITLE

PLAN VIEW

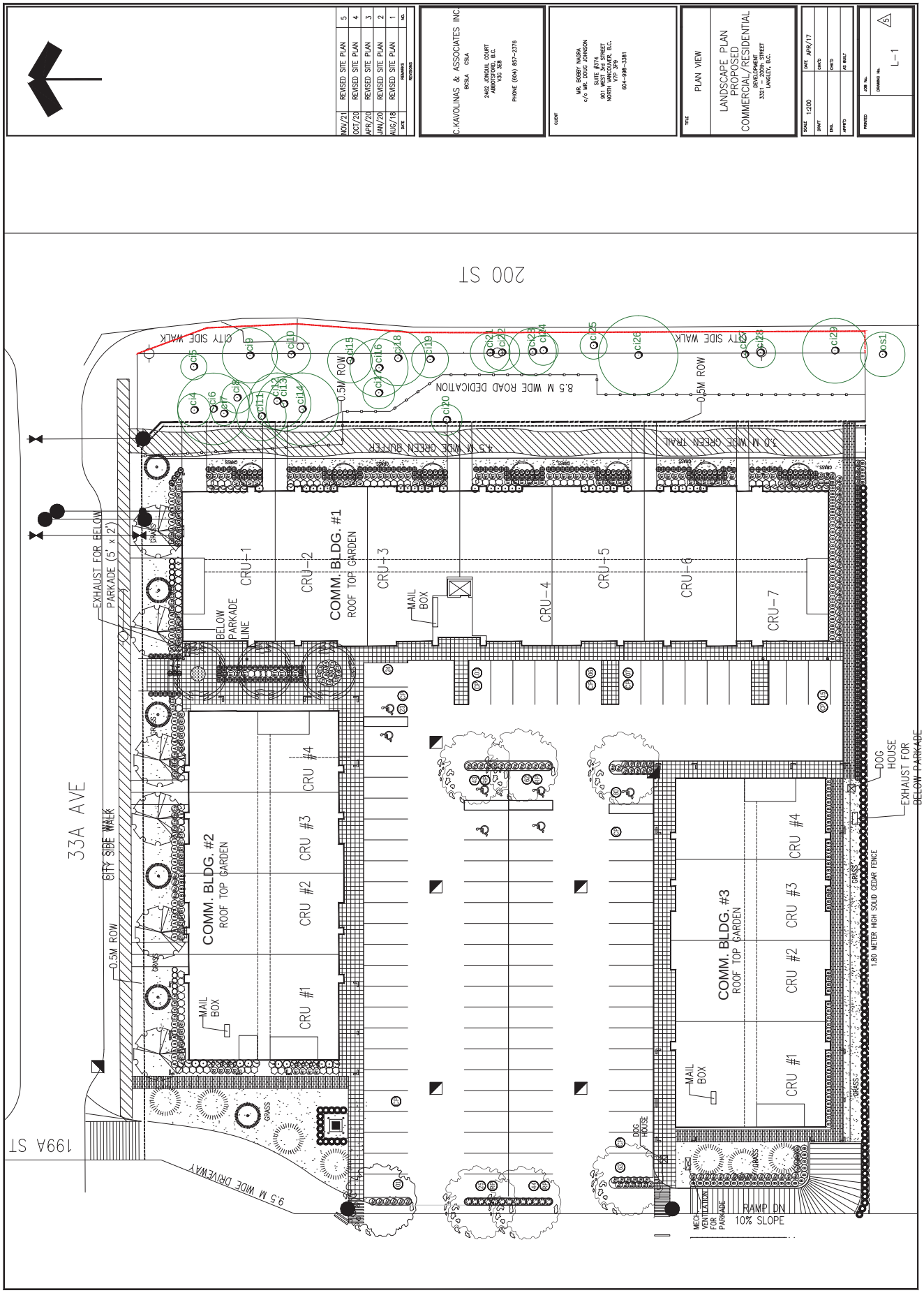
LANDSCAPE PLAN
AMENITY AREAS
COMMERCIAL/RESIDENTIAL
DEVELOPMENT
3321 – 200th STREET
LANGLEY, B.C.

SCALE 1:150	DATE APR/17
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED

JOB No.

DRAWING No. L-3 (5)


NO. 1 REVISED SITE PLAN AUG/18
NO. 2 REVISED SITE PLAN JAN/20
NO. 3 REVISED SITE PLAN APR/20
NO. 4 REVISED SITE PLAN OCT/20
NO. 5 REVISED SITE PLAN NOV/21
C.KAVOLINAS & ASSOCIATES INC
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NORTH VANCOUVER, B.C.
V7P 3P7
604-898-3381
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
COMMERCIAL/RESIDENTIAL
DEVELOPMENT
33A AVE. & 199A STREET
LANGLEY, B.C.
SCALE 1:200
DRAWN
CHK'D
APPR'D
DATE APR/17
L-1
200 ST
199A ST
33A AVE
CITY SIDE WALK
0.5M ROW
8.5 M WIDE ROAD DEDICATION
3.5 M WIDE GREEN BUFFER
3.0 M WIDE GREEN TRAIL
EXHAUST FOR BELOW PARKADE (6' x 2')
BELOW PARKADE LINE
COMM. BLDG. #1
ROOF TOP GARDEN
CRU-1
CRU-2
CRU-3
CRU-4
CRU-5
CRU-6
CRU-7
MAIL BOX
COMM. BLDG. #2
ROOF TOP GARDEN
CRU #1
CRU #2
CRU #3
CRU #4
COMM. BLDG. #3
ROOF TOP GARDEN
DOG HOUSE
EXHAUST FOR BELOW PARKADE
1.80 METER HIGH SOLID CEDAR FENCE
9.5 M WIDE DRIVEWAY
MECH. VENTILATION FOR PARKADE
RAMP DN 10% SLOPE
GRASS

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1135881 BC LTD.) BYLAW NO. 5874

EXPLANATORY NOTE

Bylaw No. 5874 rezones land located at 3321 – 200 Street and 19882 and 19944 – 33A Avenue from Suburban Residential Zone SR-2 to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 to permit a comprehensive development consisting of 37 townhouse units, 60 apartment units and 3,157 m^2 (33,982 ft^2) of ground floor commercial space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1135881 BC LTD.) BYLAW NO. 5874

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 (1135881 BC Ltd.) Bylaw No. 5874".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-182" after the words "Comprehensive Development Zone CD-181"
   (2) Adding to Section 110.1 after the words "CD-181" the words "CD-182 – 5000 m²"
   (3) Adding after Section 1082 "Comprehensive Development Zone CD-181" the following as Section 1082 "Comprehensive Development Zone CD-182"

1082 **COMPREHENSIVE DEVELOPMENT ZONE CD-182**

Uses Permitted

1082.1 In the CD-182 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*

Density

1082.2 The density permitted shall be no greater than 44 units per hectare.

Lot Coverage

1082.3 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1082.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1082.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed three *storeys*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is less.

Subdivision Requirements

1082.6 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

1082.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1082.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1082.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1082.10 A Development 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:

Lot 10 Except: Firstly: Parcel "A" (Exp Plan 16172)
Secondly: Part (0.756 Ac Portion) Shown on Plan 28322
Thirdly: Part Subdivided by Plan 37124, Section 27 Township 7, NWD Plan 7916;

Lot 30 Except: Parcel "A" (Exp Plan 50965) Section 27 Township 7 NWD Plan 37124;

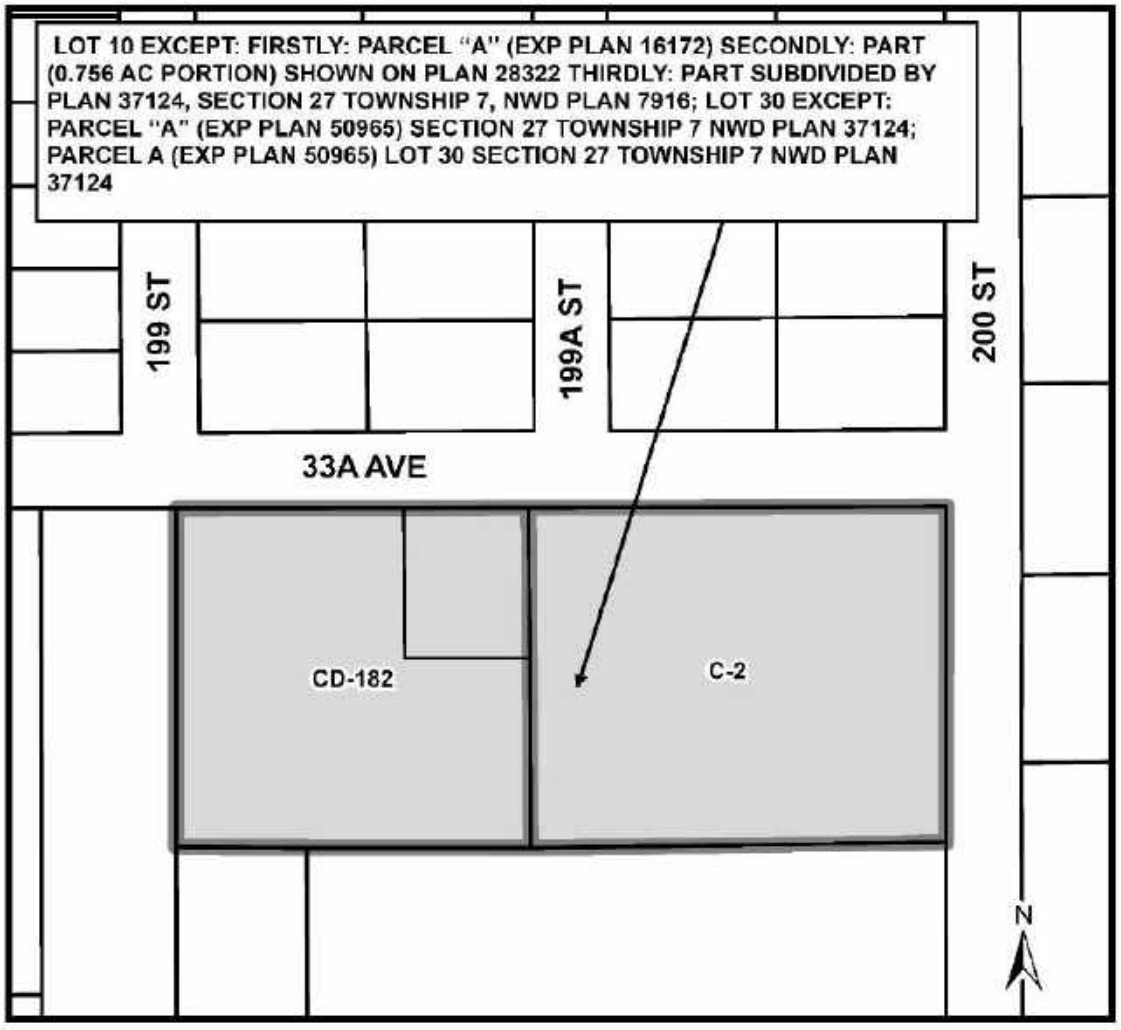
Parcel A (Exp Plan 50965) Lot 30 Section 27 Township 7
NWD Plan 37124

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182.

NOTICE WAS ADVERTISED	1, 8	day of	June	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5874



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 24, 2023 - REGULAR MEETING	**REPORT:**	23-156
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-33-0093
SUBJECT:	HERITAGE REVITALIZATION AGREEMENT APPLICATION NO. 100700 AND DEVELOPMENT PERMIT APPLICATION NO. 101114 (BERRY GENERAL STORE / MOUNPILLAR ENTERPRISES INC. / 23210 FRASER HIGHWAY)		

PROPOSAL:

Heritage Revitalization Agreement Authorization Bylaw with accompanying Heritage Designation Bylaw and Development Permit for the conservation, restoration and protection of the Berry General Store building and the construction of a new mixed use building with second storey residential and a gas bar located at 23210 Fraser Highway.

RECOMMENDATION SUMMARY:

That Council add the Berry General Store to the Community Heritage Register; give first and second reading to Bylaws No. 5906 and 5907 subject to eight (8) development prerequisites being satisfied prior to final reading; and authorize issuance (at time of final reading of Bylaw No. 5906) of Development Permit No. 101114.

RATIONALE:

The proposed development complies with the overall objectives of the Rural Plan for heritage preservation and land use.

RECOMMENDATIONS:

That the Berry General Store located at 23210 Fraser Highway be added to the Township of Langley Community Heritage Register pursuant to Section 598 of the Local Government Act to formally recognize its heritage value and establish eligibility for regulatory bylaw variances as an incentive for conservation and legal protection of this building;

That the required notification of the addition of the Berry General Store to the Community Heritage Register be provided to the owner of the property at 23210 Fraser Highway and the Minister of Tourism, Arts, Culture and Sports pursuant to Sections 592 and 595 of the Local Government Act;

That Council give first and second reading to Heritage Revitalization Agreement Authorization (Berry General Store) Bylaw No. 5906 for the conservation and protection of the Berry General Store building located at 23210 Fraser Highway, subject to the following development prerequisites being satisfied to the acceptance of the Township 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.

2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of sufficient land for the bus stop and deceleration lane on Fraser Highway, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of final landscape plans incorporating streamside protection and enhancement area fencing and noise fencing, details and security in accordance with the Township's Subdivision and Development Servicing Bylaw.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in accordance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of restrictive covenants acceptable to the Township as follows:
    a. Protecting the streamside protection and enhancement area as defined by 15 metre setbacks from top of bank from disturbance in accordance with Official Community Plan Schedule 3: Streamside Protection and Enhancement.
    b. Prohibiting left turn access to the site from 232 Street and Fraser Highway.
7. Consolidation of the subject properties into one lot.
8. Payment of applicable supplemental Heritage Revitalization Agreement fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council give first and second reading to the Heritage Designation (Berry General Store) Bylaw 2023 No. 5907;

That Council authorize staff to schedule the required Public Hearing for proposed Bylaws No. 5906 and 5907 in conjunction with the hearing for proposed Development Permit No. 101114; and

That Council, at the time of final reading of Bylaw No. 5906, authorize issuance of Development Permit No. 101114 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view by compatible architectural treatments.
e. All refuse areas to be located in an enclosure and screened.

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 a 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.
e. 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.

f. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

EXECUTIVE SUMMARY:

JY Architecture Inc. has applied, on behalf of Mounpillar Enterprises Inc., to conserve and provide ongoing protection for the Berry General Store located at 23210 Fraser Highway as well as to construct a new gas bar with a new 732 m^2 (7,879 ft^2) mixed use building that accommodates second storey residential units through a Heritage Revitalization Agreement, Heritage Designation Bylaw, Development Permit and by adding the Berry General Store to the Community Heritage Register.

The proposed development complies with the land use and heritage protection provisions of the Rural Plan. The proposal complies with the provisions of the Service Commercial C-3 Zone except certain provisions related to residential use, siting and landscaping varied through the Heritage Revitalization Agreement.

Staff recommend that Council support the requested Bylaws, subject to completion of eight (8) development prerequisites and authorize issuance of Development Permit No. 101114 at time of final reading of the Heritage Revitalization Agreement Authorization Bylaw No. 5906.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to adding the Berry General Store to the Community Heritage Register, Heritage Revitalization Agreement Authorization Bylaw No. 5906, Heritage Designation Bylaw No. 5907 and Development Permit No. 101114.

REFERENCE:

Owner:	Mounpillar Enterprises Inc. 23210 Fraser Highway Langley, BC V2Z 2K7
Agent:	JY Architecture Inc. Second Floor, 8661 – 201 Street Langley, BC V2Y 0G9
Legal Description:	Lot 5 Section 33 Township 10 New Westminster District Plan 21807 Parcel "A" (AB238020E) of Lot 1 Block 1 Section 33 Township 10 New Westminster District Plan 2260 Except: Part on Plan EPP28524
Location:	23210 Fraser Highway
Area:	0.62 ha (1.53 ac)
Rural Plan:	Rural Commercial Centre Small Farms / Country Estates
Development Permit Area:	Development Permit Area B – Rural Commercial / Industrial
Existing Zoning:	Service Commercial Zone C-3

BACKGROUND/HISTORY:

- The Berry General Store building was constructed around 1930 by Harry (W.H.) Berry who relocated his general store business to the site from Old Yale Road because Fraser Highway had become part of the Trans Canada Highway system. A general store was operated in the building until approximately 2012.

DISCUSSION/ANALYSIS:

- The site is designated as Small Farms / Country Estates and a Rural Commercial Centre in the Rural Plan. The Rural Commercial Centre policies support limited expansion of retail and service commercial uses at 232 Street and Fraser Highway provided the development is limited in scale to reflect a rural character and safe access is provided to adjacent roads.
- The proposed restoration and protection of the Berry General Store building as a bakery / café with a residential unit upstairs is consistent with the heritage conservation objectives and Rural Commercial Centre policies of the Rural Plan.
- The proposed addition to the site of a new 732 m^2 (7,879 ft^2) commercial building with residential units on the second storey and a four pump gas bar is consistent with the Rural Commercial Centre policies of the Rural Plan.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	Fraser Highway beyond which is a mobile home park and a vacant lot.	Rural Commercial Centre Small Farms / Country Estates	Mobile Home Park MH-1 Civic Institutional Zone P-1
South:	Residential properties	Small Farms / Country Estates	Rural Zone RU-1
East:	Vacant lot beyond which is Fraser Highway	Small Farms / Country Estates	Rural Zone RU-1
West:	232 Street beyond which is a vacant lot and the D.E. Mellis Building	Rural Commercial Centre Small Farms / Country Estates	Rural Zone RU-1 Service Commercial Zone C-3

Heritage Value/Protection:

- The Berry General Store (circa 1930) is identified in the Township's Heritage Inventory.
- The Heritage Inventory is an information and planning tool that provides no legal protection therefore, staff recommend that the Berry General Store be added to the Township of Langley Community Heritage Register by resolution of Council. Adding the building to the Community Heritage Register:
    - provides formal recognition of the building's heritage value and character-defining elements as described in the Statement of Significance (Bylaw No. 5906, Appendix C)
    - establishes eligibility for municipal conservation incentives such as regulatory bylaw variances to enable the proposed development of the property
- The proposed Heritage Revitalization Agreement (authorized under Bylaw No. 5906) describes the required conservation work and ongoing maintenance of the Berry General Store and incorporates the Zoning Bylaw variances requested by the applicant to incentivise the preservation of the building.
- Ongoing legal protection for the Berry General Store is proposed to be secured through a municipal heritage designation by Bylaw No. 5907.

Heritage Revitalization Agreement:

- The proposed Heritage Revitalization Agreement outlines a plan for restoration and ongoing protection of the Berry General Store building and includes the statement of significance for the building as well as a conservation plan.
- In accordance with the Local Government Act, a Heritage Revitalization Agreement may vary or supplement use, density and setback provisions of a Zoning Bylaw and in this case if authorized by bylaw, could supersede the allowable uses, density and setbacks in the Service Commercial Zone C-3 where a conflict occurs.
- The following variances to the Zoning Bylaw are addressed through the proposed Heritage Revitalization Agreement:
    - the applicant proposes to restore the Berry General Store building as a bakery / café with a residential unit on the second storey
    - a new building on the lot is proposed with commercial on the ground floor and two residential units on the second storey
    - the Service Commercial C-3 zone allows one dwelling unit per lot for occupancy by the owner, manager or caretaker and immediate family

  - the Heritage Revitalization Agreement accommodates the three proposed residential units and does not limit who may occupy the units
  - the location of the Berry General Store building is proposed to be shifted 4 m south on the same alignment from its existing location to accommodate road widening on Fraser Highway.
  - the proposed location will be 2.58 m from the 232 Street property line and 0.96 m from the Fraser Highway property line, which is less than the 4.5 m required under the Zoning Bylaw (The Heritage Revitalization Agreement accommodates the requested siting variances)
  - the garbage enclosure for the Berry General Store is proposed to be located 2.25 m from the property line, which is less than the 4.5 m required under the Zoning Bylaw and the proposed location is functional for the site and screened by an enclosure and landscaping (The Heritage Revitalization Agreement accommodates the requested siting variance)
  - the proposed landscaping along the north property line is 1.2m wide, which is less than the 2 m required in the Zoning Bylaw to accommodate the Fraser Highway road widening for a bus stop and deceleration lane (The Heritage Revitalization Agreement accommodates the requested landscaping variance)

- The proposed development was reviewed by the Heritage Review Panel and the Heritage Advisory Committee before advancing to Council. The Heritage Review Panel was generally supportive of the proposed development and provided comments for further consideration by the applicant and staff. The final project reflects revisions to the design to support the Berry General Store on the site in line with the comments from the Heritage Review Panel including revisions to the proposed signage, gas canopy design, garbage enclosure and utility box locations.
- Bylaw No. 5906 proposes a Heritage Revitalization Agreement for restoration and ongoing protection of the Berry General Store that also accommodates the proposed increase in residential units, and siting and landscaping variances. The project is compliant with the remaining provisions of the Service Commercial Zone C-3 Zone.

Heritage Designation Bylaw:

- Consistent with the identification of the Berry General Store on the Township's Heritage Inventory and the recommended inclusion of the building on the Township of Langley Community Heritage Register, the Berry General Store building at 23120 Fraser Highway is considered to have heritage value.
- Bylaw No. 5907 designates 23210 Fraser Highway, including the historic Berry General Store building, as protected heritage property under Section 611 of the Local Government Act. This designation ensures the long-term protection and maintenance of the heritage Berry General Store as a heritage site.

Development Permit:

- The subject property is located in Development Permit Area Development Permit Area B – Rural Commercial / Industrial in the Rural Plan.
- Proposed Development Permit No. 101114, applicable to the form and character of the new building and gas bar, is attached to this report (Attachment F) and includes renderings, site plans, building elevations, and tree and landscaping plans.
- The landscape plans propose extensive planting of trees, shrubs, and groundcovers within the site and road boulevards. A 3 m high fence is incorporated along the south and west property line adjacent to existing single family uses. Finalization of landscaping details has been included as a development prerequisite.

Streamside:

- A yellow coded watercourse is located on the east side of the site.
- The proposed site layout includes retention and protection of the watercourse in accordance with Official Community Plan Schedule 3: Streamside Protection and Enhancement.

Tree Protection / Replacement:

- The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Total Trees Post Development
2	0	36	36	36

- There are approximately 18 existing trees in the SPEA area which will be retained unless deemed hazardous by the project arborist.

Policy Considerations:

The proposed Community Heritage Register listing, Heritage Revitalization Agreement Authorization Bylaw, Heritage Designation Bylaw and Development Permit Application will secure conservation and ongoing protection, restoration and maintenance of the Berry General Store building located at 23210 Fraser Highway and will facilitate the addition of a new 732 m^2 (7,879 ft^2) commercial building with residential units on the second storey and a gas bar to the 0.62 ha (1.53 ac) site.

The proposed development is in compliance with the provisions of the Rural Plan. The proposal complies with the requirements in the Service Commercial Zone C-3 with the exception of the variances to residential, siting and landscaping provisions accommodated through the Heritage Revitalization Agreement.

Staff recommend that Council add the Berry General Store to the Community Heritage Register, give first and second reading to Bylaw No. 5906 (subject to eight development prerequisites), Bylaw No. 5907 and authorize staff to schedule the required public hearing.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

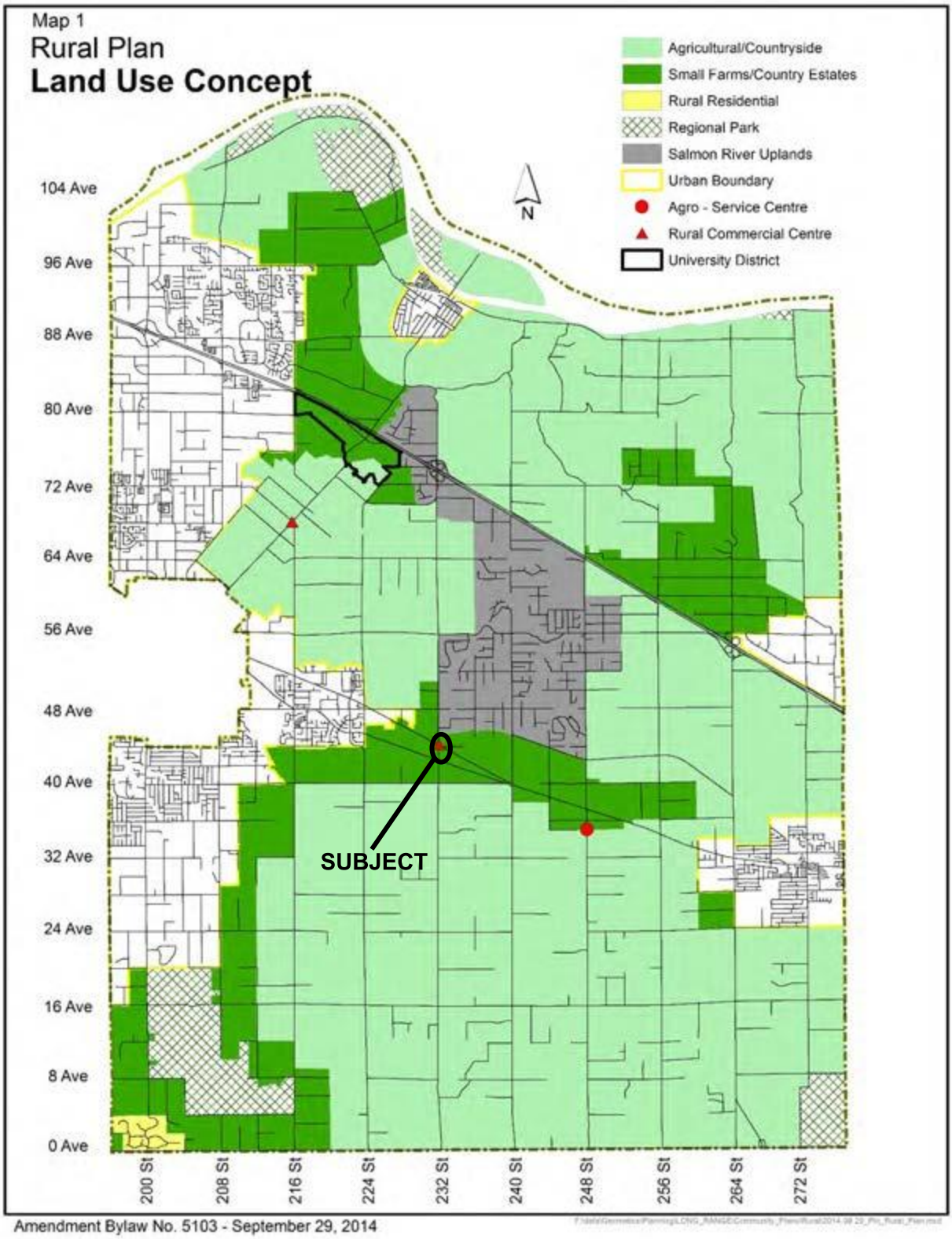
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Rural Plan Map
ATTACHMENT C	Zoning Map
ATTACHMENT D	Rendering
ATTACHMENT E	Site Plan
ATTACHMENT F	Development Permit No.101114

ATTACHMENT A



AERIAL CONTEXT MAP

ATTACHMENT B



ATTACHMENT C



ZONING BYLAW NO. 2500 MAP

ATTACHMENT D



Aerial view of the site from the northwest.



Aerial view of the site from the northeast.



View of Berry General Store from Fraser Highway with proposed gas bar behind.



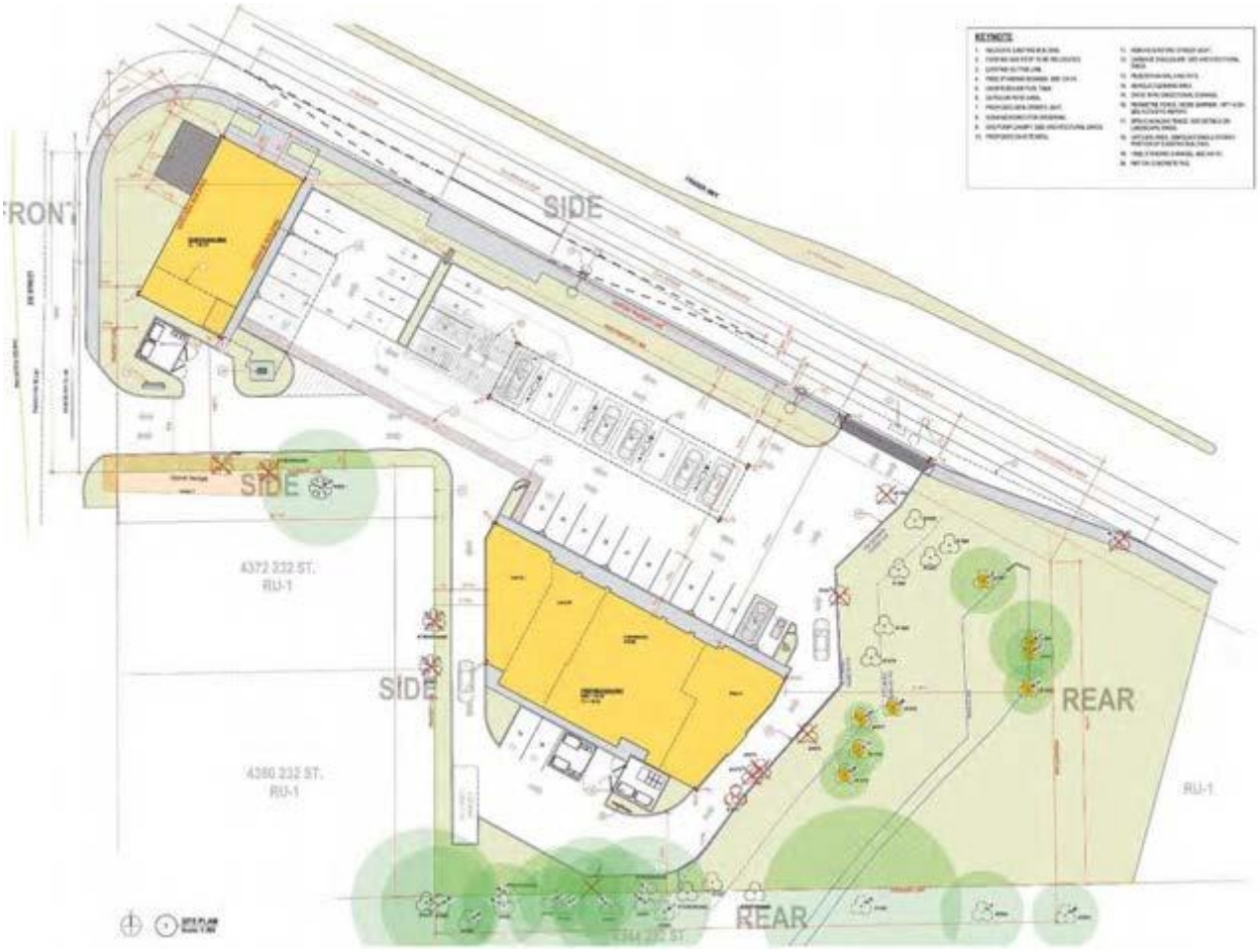
Onsite view of proposed building.



Fraser Highway Streetscape.

RENDERINGS – SUBMITTED BY APPLICANT

ATTACHMENT E



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT F**

Development Permit No. 101114

This Permit is issued this _____day of _____, 2023 to:

1. Name: Mounpillar Enterprises Inc.

   Address: 23210 Fraser Highway
   Langley, BC V2Z 2K7

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 5 Section 33 Township 10 New Westminster District Plan 21807

   Parcel "A" (AB238020E) of Lot 1 Block 1 Section 33 Township 10 New Westminster District Plan 2260 Except: Part on Plan EPP28524

   CIVIC ADDRESS: 23210 Fraser Highway

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 Township:

   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 Subdivision and Development Servicing Bylaw (Schedule I Tree Protection), the Township's Street Trees and Boulevard Plantings Policy.
   c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
   d. All rooftop mechanical equipment to be screened from view by compatible architectural treatments.
   e. All refuse areas to be located in an enclosure and screened.

   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 a 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.
   e. 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.
   f. 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.

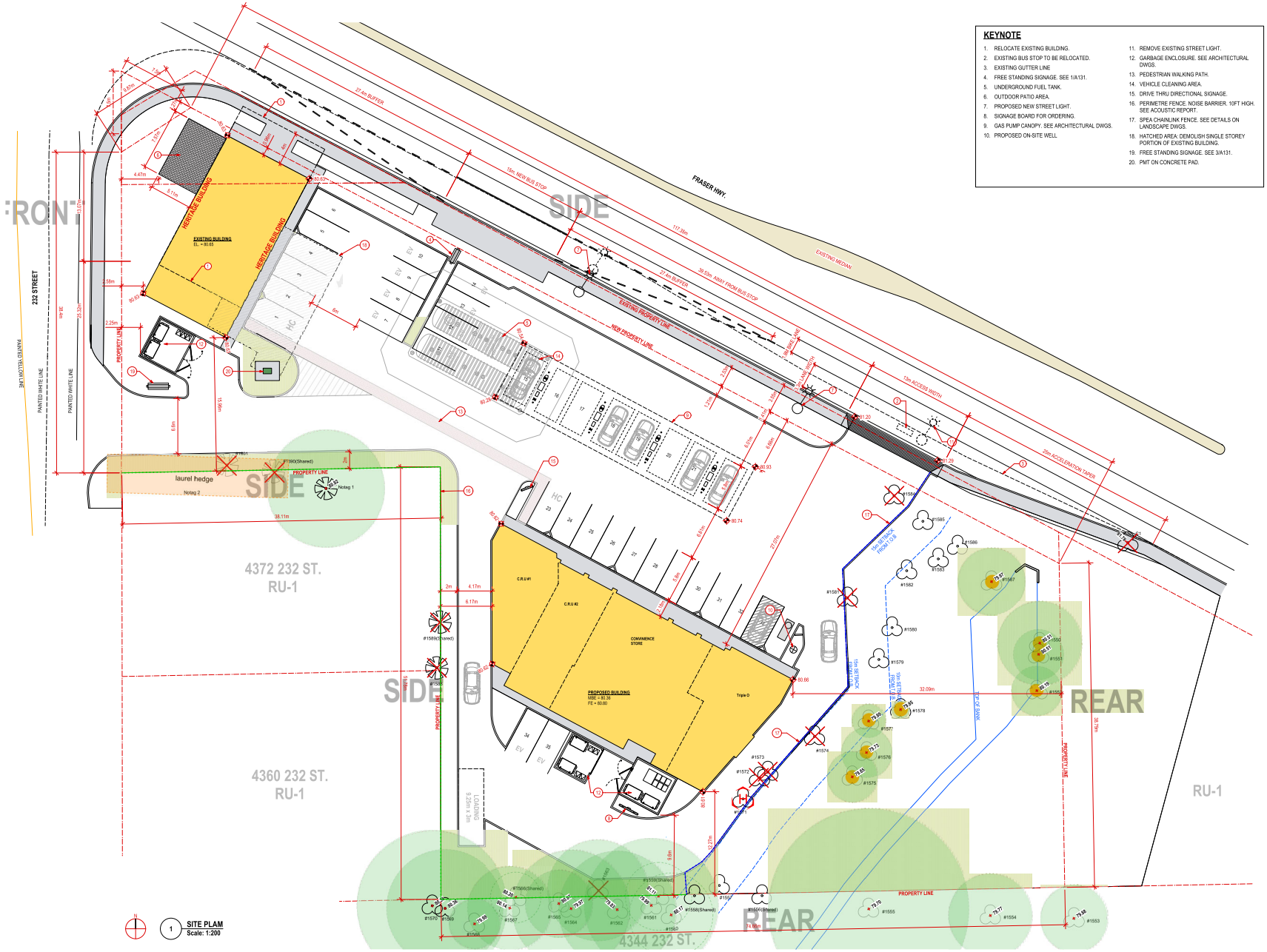
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   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 _____, 2023.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



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YE OLDE VILLAGE

23210 FRASER HWY. LANGLEY, BC

Project Title

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t: 604-493-2001 / e: contact@jyarch.com
Consultant
-

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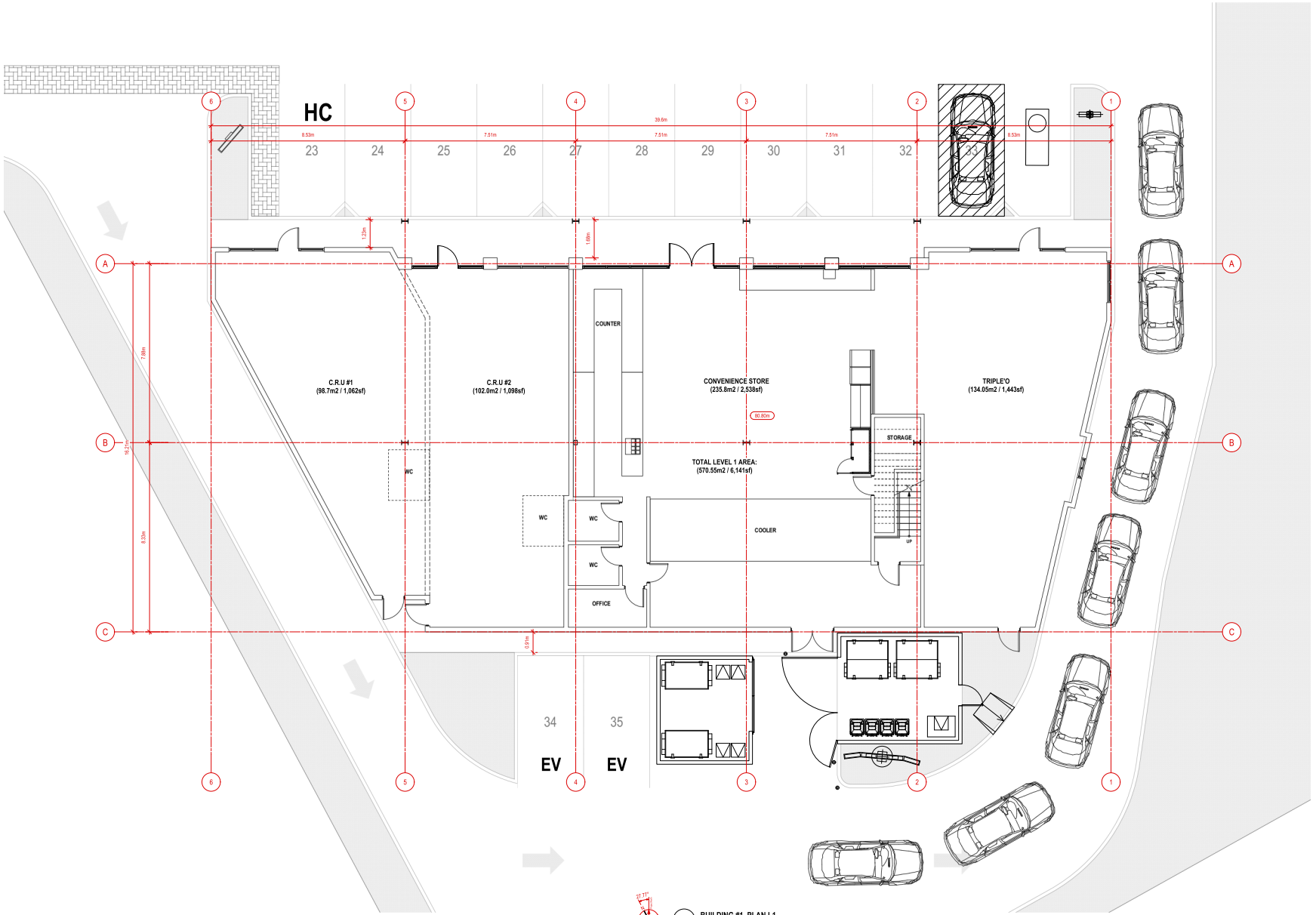
Drawn By
Reviewed By
2023-02-14
JY
20180601

SCHEDULE A

SITE PLAN

K.3

A001



1 BUILDING #1_PLAN L1
Scale: 1:75

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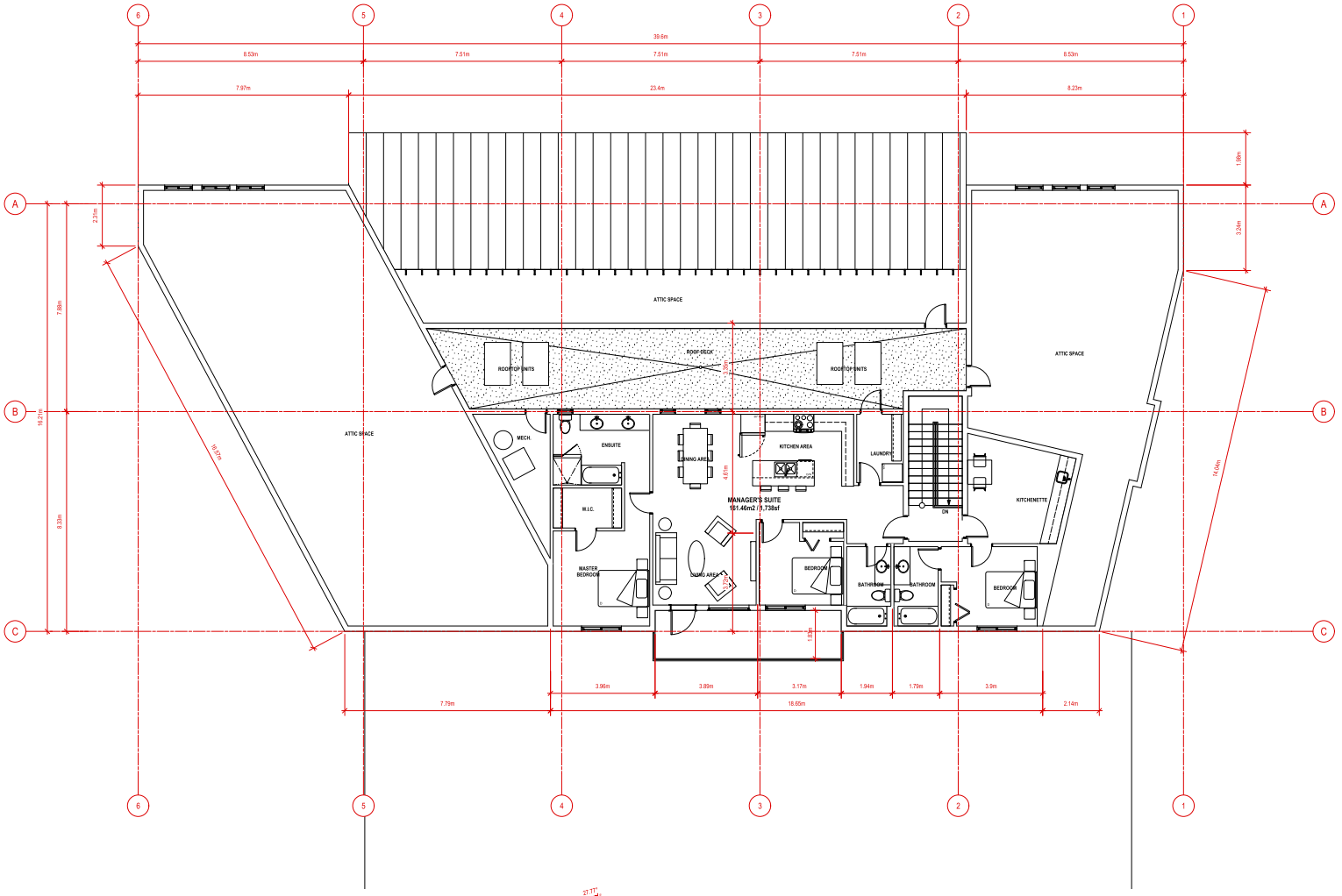
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Drawn By
Date: 2023-02-14
Reviewed By: JY
Project ID: 20180601

Sheet Title
BUILDING #1_PLAN L1

Sheet No.
K.3
A101



1 **BUILDING #1_PLAN L2**
Scale: 1:75

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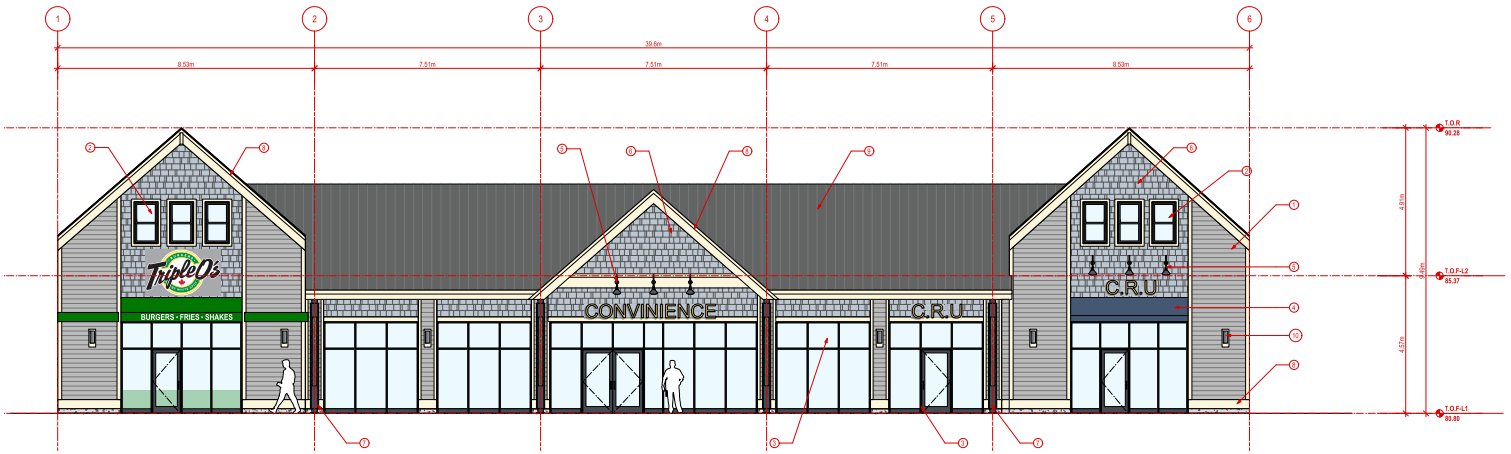
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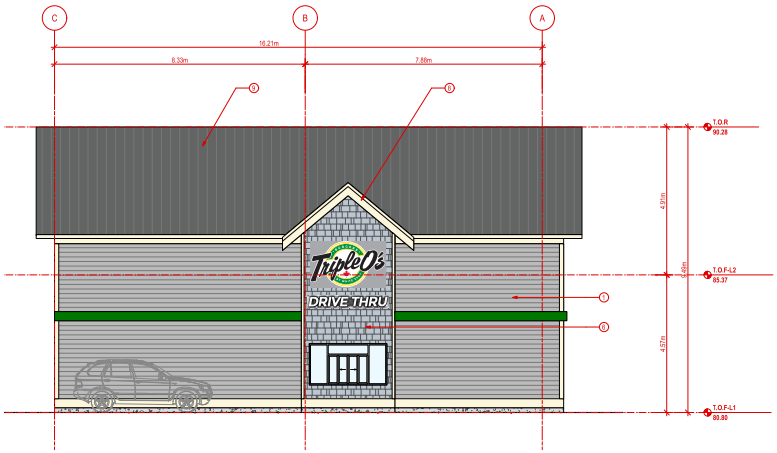
Sheet Title
BUILDING #1_PLAN L2

Sheet No.
A102

K.3



1 **NORTH ELEVATION**
Scale: 1:75



2 **EAST ELEVATION**
Scale: 1:75

KEYNOTE

1. 5" HARDIE SIDING SMOOTH. COLOR: BENJAMIN MOORE ESCARPMENT (CC-518)
2. ALUMINUM FAUX WINDOW.
3. ALUMINUM STOREFRONT GLAZING.
4. FABRIC AWNING.
5. GOOSE NECK LIGHT FIXTURE.
6. HARDIE SINGLES. COLOR: BENJAMIN MOORE INSTINCT (AF 575)
7. PAINTED STEEL COLUMN WITH BACKLIT WOOD TRIM.
8. SOLID WOOD FACIA TRIM. COLOR: BENJAMIN MOORE GENTLE CREAM (OC-96)
9. STANDING SEAM METAL ROOF. COLOR: TBD.
10. WALL SCONE LIGHT

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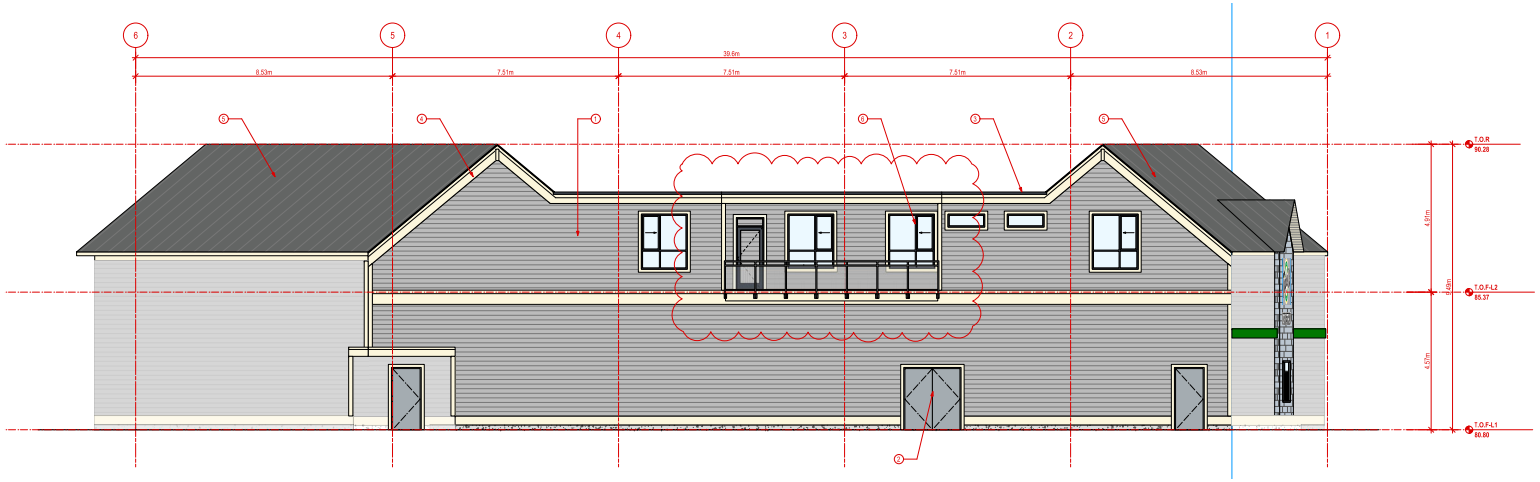
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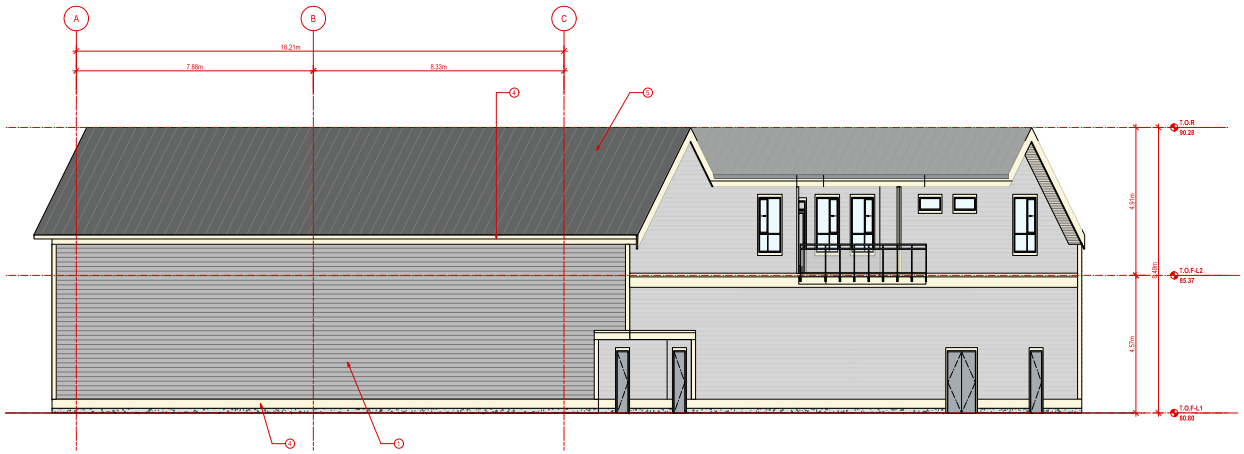
Sheet Title
BUILDING #1 ELEVATIONS

Sheet No.
A103

K.3



1 **SOUTH ELEVATION**
Scale: 1:75



2 **WEST ELEVATION**
Scale: 1:75

KEYNOTE

1. 5" HARDIE SIDING SMOOTH. COLOR: BENJAMIN MOORE ESCARPMENT (CC-518)
2. PAINTED STEEL EXIT DOOR.
3. PRE-FINISHED METAL FLASHING.
4. SOLID WOOD FACIA TRIM. COLOR: BENJAMIN MOORE GENTLE CREAM (OC-96)
5. STANDING SEAM METAL ROOF. COLOR: TBD.
6. VINYL WINDOW WITH PAINTED SOLID WOOD TRIM.

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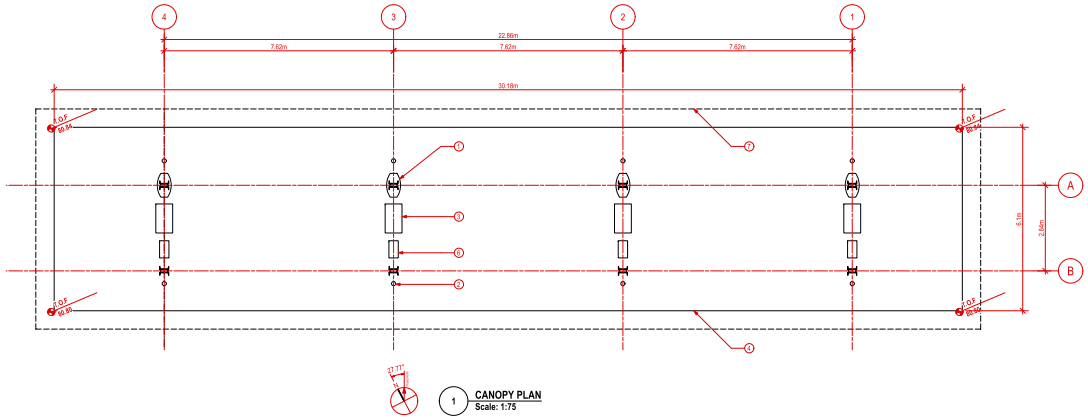
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BUILDING #1 ELEVATIONS

Sheet No.
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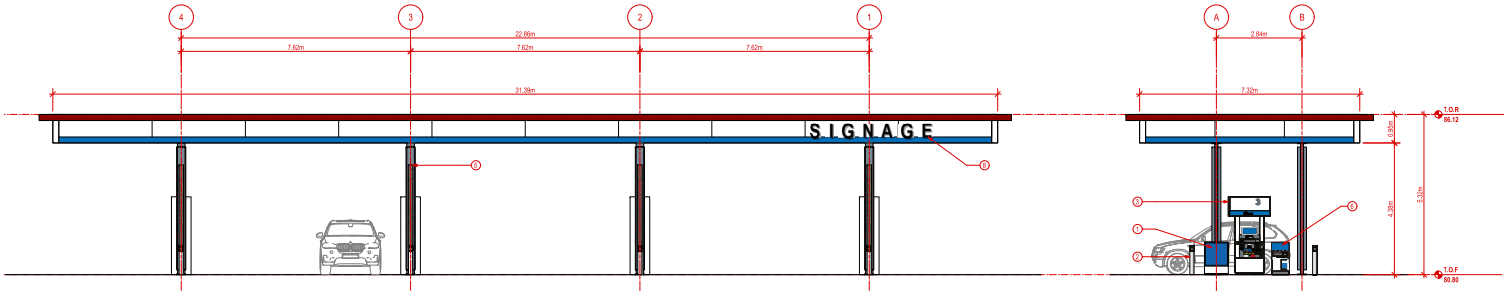
K.3

KEYNOTE

1. 3X3 POP FIXTURE.
2. BOLLARD.
3. GAS PUMP.
4. CONCRETE APRON.
5. STEEL COLUMN WITH SOLID WOOD FACIA. COLOR: BENJAMIN MOORE CINDER (AF 705).
6. TRASH VALET
7. LINE OF CANOPY ABOVE.
8. NON-ILLUMINATED SIGN BAND AND BACKLIT LETTERING



1 **CANOPY PLAN**
Scale: 1:75



2 **CANOPY SOUTH ELEVATION**
Scale: 1:75

3 **CANOPY WEST ELEVATION**
Scale: 1:75

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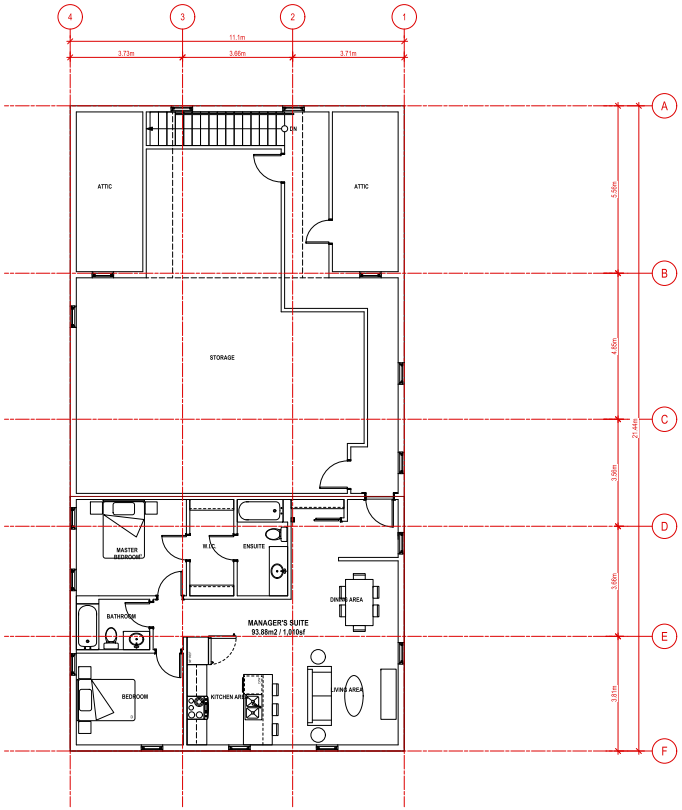
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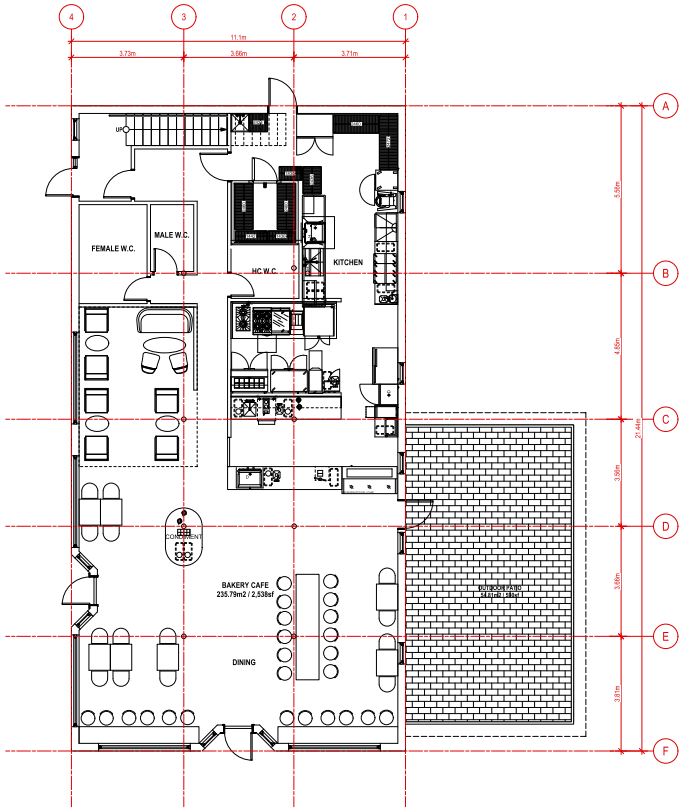
Sheet Title
GAS PUMP CANOPY

Sheet No.
A111

K.3



2 **BUILDING #2_FLOOR PLAN LEVEL 2**
Scale: 1:75



1 **BUILDING #2_FLOOR PLAN LEVEL 1**
Scale: 1:75

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YE OLDE VILLAGE

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Project Title

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Consultant
-

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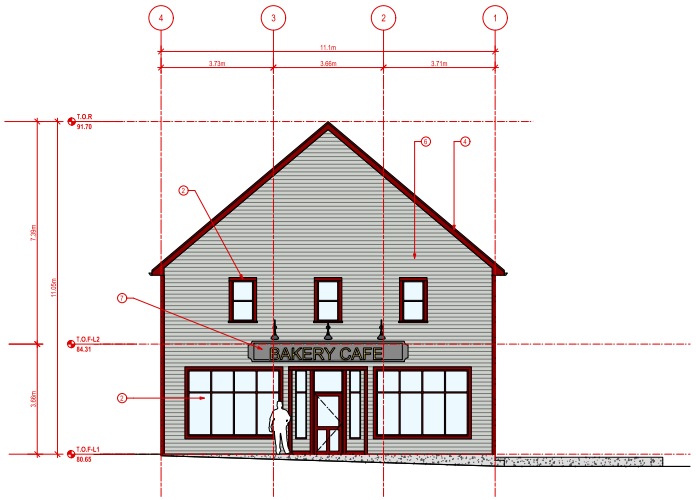
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BUILDING #2_FLOOR PLANS

Sheet No.
A123

K.3



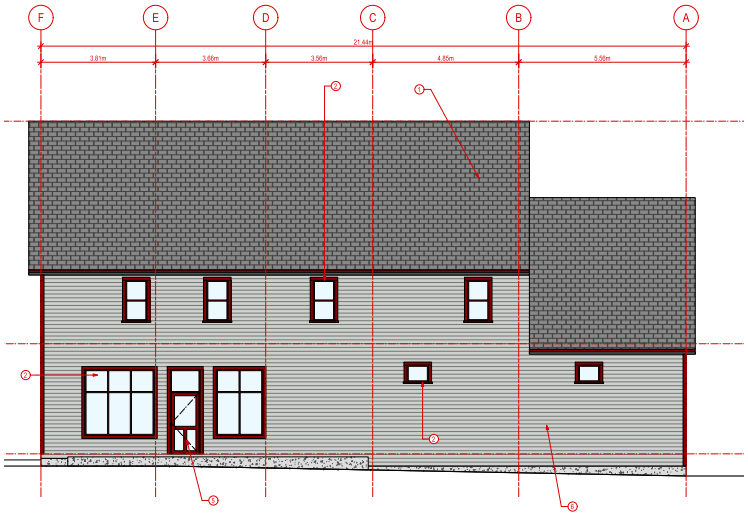
2 EAST ELEVATION



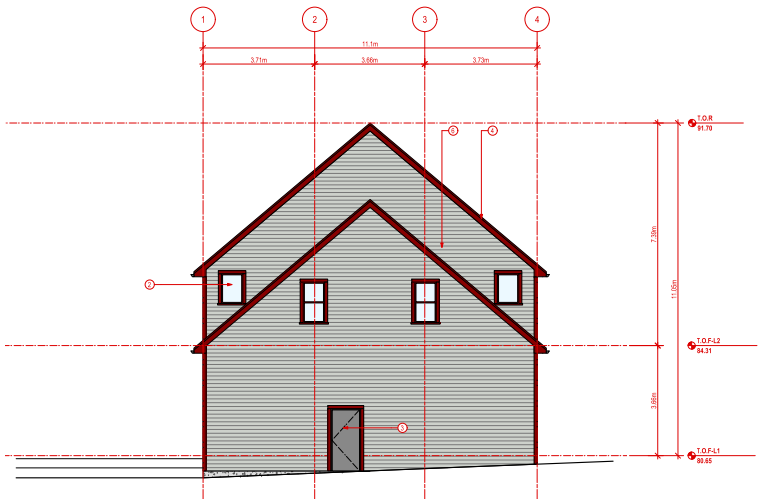
1 NORTH ELEVATION

KEYNOTE

1. RETAIN EXISTING ASPHALT ROOFING.
2. NEW PAINTED WOOD WINDOW.
3. PAINTED STEEL EXIT DOOR.
4. RESTORE AND PAINT CEDAR FACIA, COLOR: TBD.
5. NEW PAINTED WOOD DOOR WITH GLAZING, COLOR: SEE A120 CONSERVATION STRATEGY.
6. REMOVE EXISTING VINYL SIDING AND RESTORE 5.5" DUTCH LAP CEDAR SIDING.
7. PAINTED SIGNAGE WITH GOOSENECK LIGHTS.



4 WEST ELEVATION



3 SOUTH ELEVATION

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YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

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2nd Floor, 8661 201 STREET,
LANGLEY BC V2Y 0G9
t: 604-493-2001 / e: contact@jyarch.com

Consultant

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP-REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale
Drawn By
Date: 2023-02-14
Reviewed By: JY
Project ID: 20180601

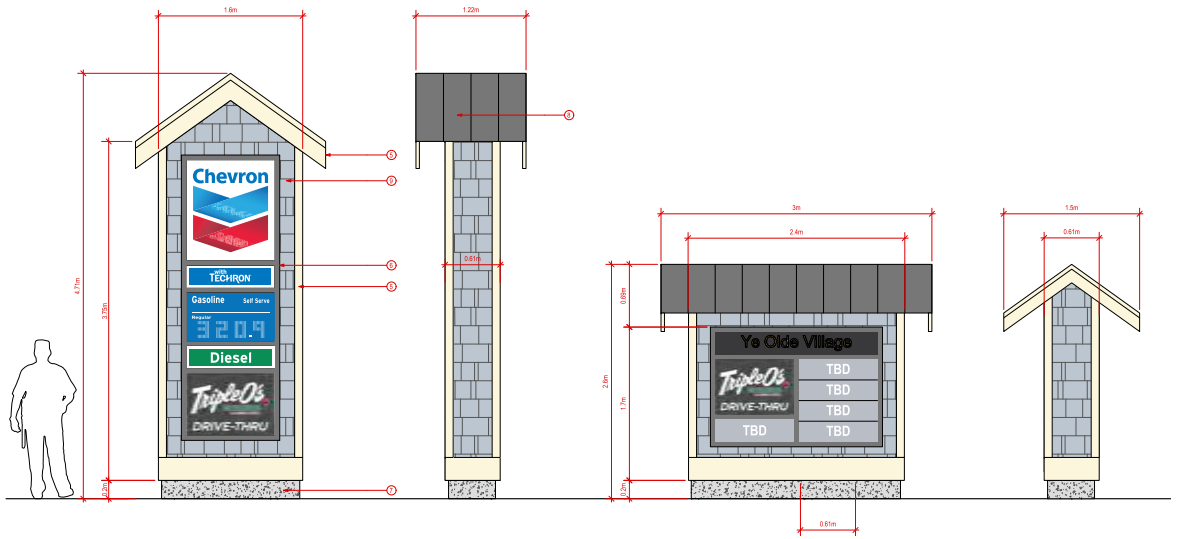
Sheet Title
BUILDING #2_ELEVATIONS

Sheet No.
A124

K.3

KEYNOTE

1. PAINTED STEEL COLUMN.
2. PRECAST CONCRETE CAP.
3. SPLIT FACE CONCRETE BLOCK.
4. STAINED PT SOILD WOOD TRELLIS.
5. SOLID WOOD TRIM.
6. ILLUMINATED SIGNAGE PANEL.
7. ARCHITECTURAL CONCRETE BASE.
8. STANDING SEAM METAL ROOF. CHARCOAL.
9. PAINTED CEMENTITIOUS SHINGLES.

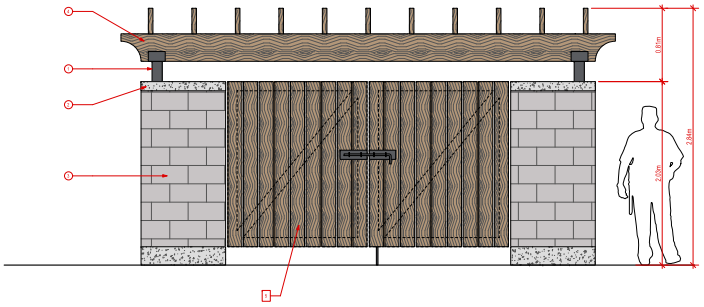


1 FRONT ELEVATION_SIGN #1
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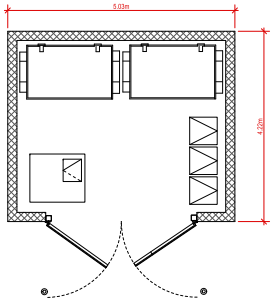
2 SIDE ELEVATION
Scale: 1:25

3 FRONT ELEVATION_SIGN #2
Scale: 1:25

4 SIDE ELEVATION
Scale: 1:25



5 FRONT ELEVATION
Scale: 1:25



4 PLAN
Scale: 1:50

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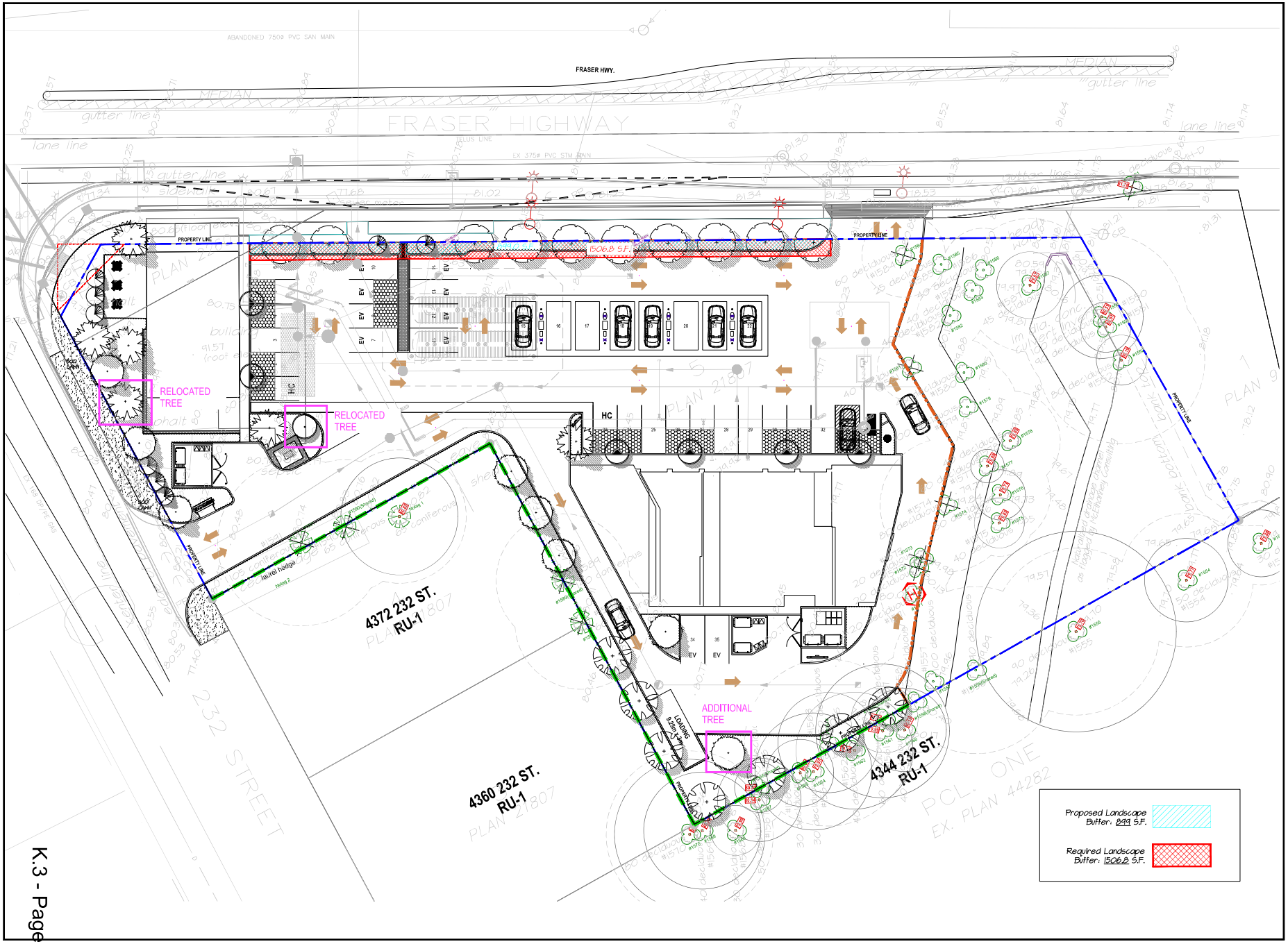
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E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP-REV02
B	2021-05-17	ISSUE FOR HERITAGE REVIEW COMMITTEE
NO.	DATE	ISSUE NOTE

Scale
Drawn By
Date: 2023-02-14
Reviewed By: JY
Project ID: 20180601

Sheet Title
FREE STANDING SIGNAGE & GARBAGE ENCLOSURE

Sheet No.
A131

K.3



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NO.	DATE	REVISION DESCRIPTION	DR.
11	JUNE 14,2023	REV PER HERITAGE COMMITTEE COMMENTS	GL
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5	JUL.7,2020	REV TO DP AS PER COMMENTS	GL
4	APR.06,2020	REV TO DP AS PER COMMENTS	SS
3	MAY.23,2019	ISSUED FOR DP	BN
2	MAY.17,2019	REV AS PER NEW SITE PLAN	BN
1	JAN.29,2019	PRELIMINARY PLAN	BN

SEAL:

PROJECT:
23210FRASER HIGHWAY
TOWNSHIP OF LANGLEY, BC

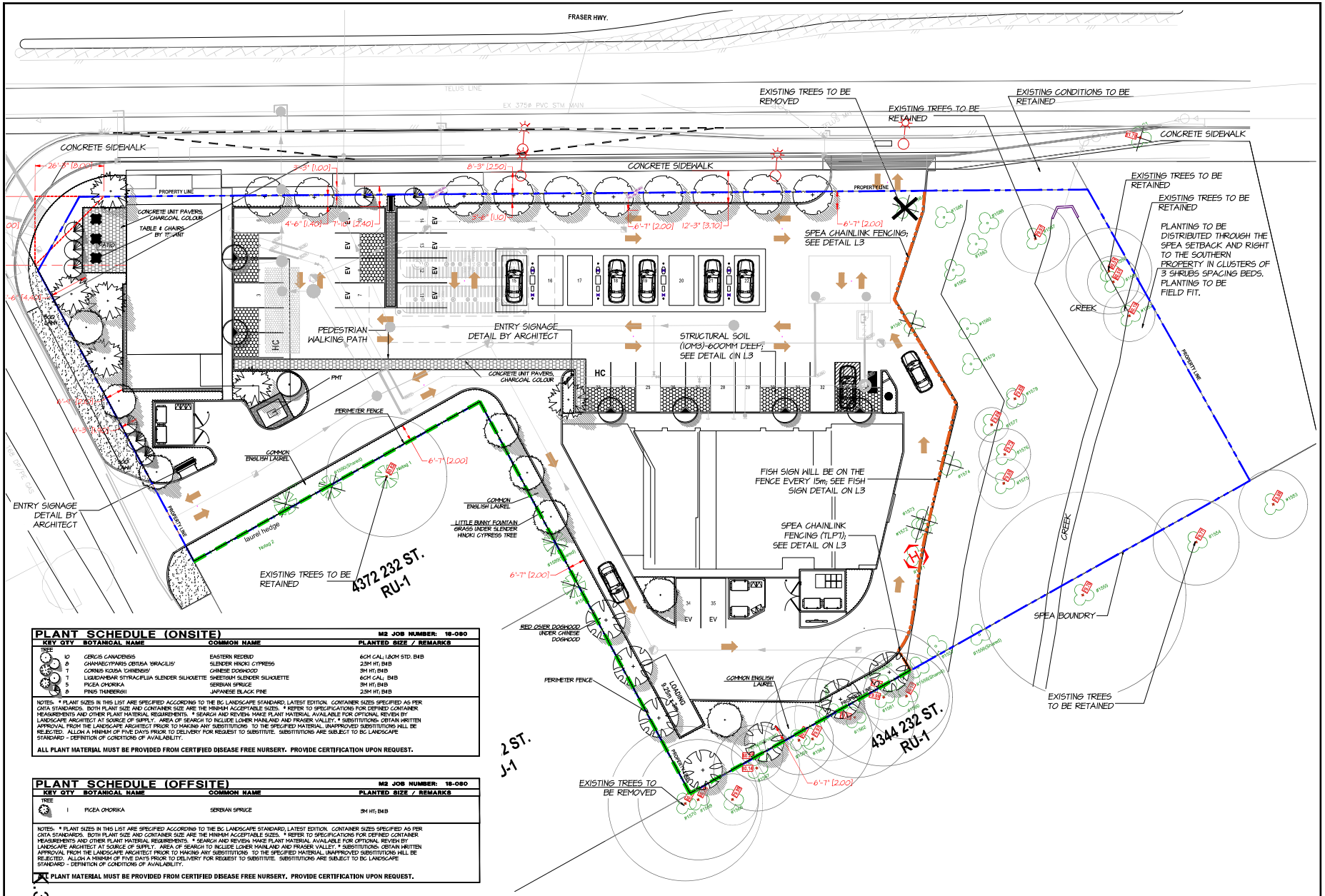
DRAWING TITLE:
LANDSCAPE BUFFER CALCULATION PLAN

SCHEDULE B

DATE: 29 JAN.2019
SCALE: 1/16"
DRAWN: BN
DESIGN: BN
CHK'D: KM

DRAWING NUMBER: K.3 L1
OF 7

M2LA PROJECT NUMBER: JOB NO. 18080



PLANT SCHEDULE (ONSITE)

M2 JOB NUMBER: 18-080

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	10	CERCIS CANADENSIS	EASTERN REDBUD	6CM CAL; 1.8CM STD. B&B
	8	CHAMAECYPARIS OBTUSA 'ERACILIS'	SLENDER HINOKI CYPRESS	2.5M HT; B&B
	7	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	3M HT; B&B
	7	LIQUIDAMBAR STYRACIFLUA SLENDER SILHOUETTE	SWEETGUM SLENDER SILHOUETTE	6CM CAL; B&B
	5	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
	8	PINUS THUNBERGII	JAPANESE 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.

PLANT SCHEDULE (OFFSITE)

M2 JOB NUMBER: 18-080

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	PICEA OMORIKA	SERBIAN SPRUCE	3M 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.

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4	APR.06.2020	REV TO DP AS PER COMMENTS	SS
3	MAY.23.2019	ISSUED FOR DP	BN
2	MAY.1.2019	REV AS PER NEW SITE PLAN	BN
1	JAN.24.2019	PRELIMINARY PLAN	BN

SEAL:

PROJECT:

23210FRASER HIGHWAY

TOWNSHIP OF LANGLEY, BC

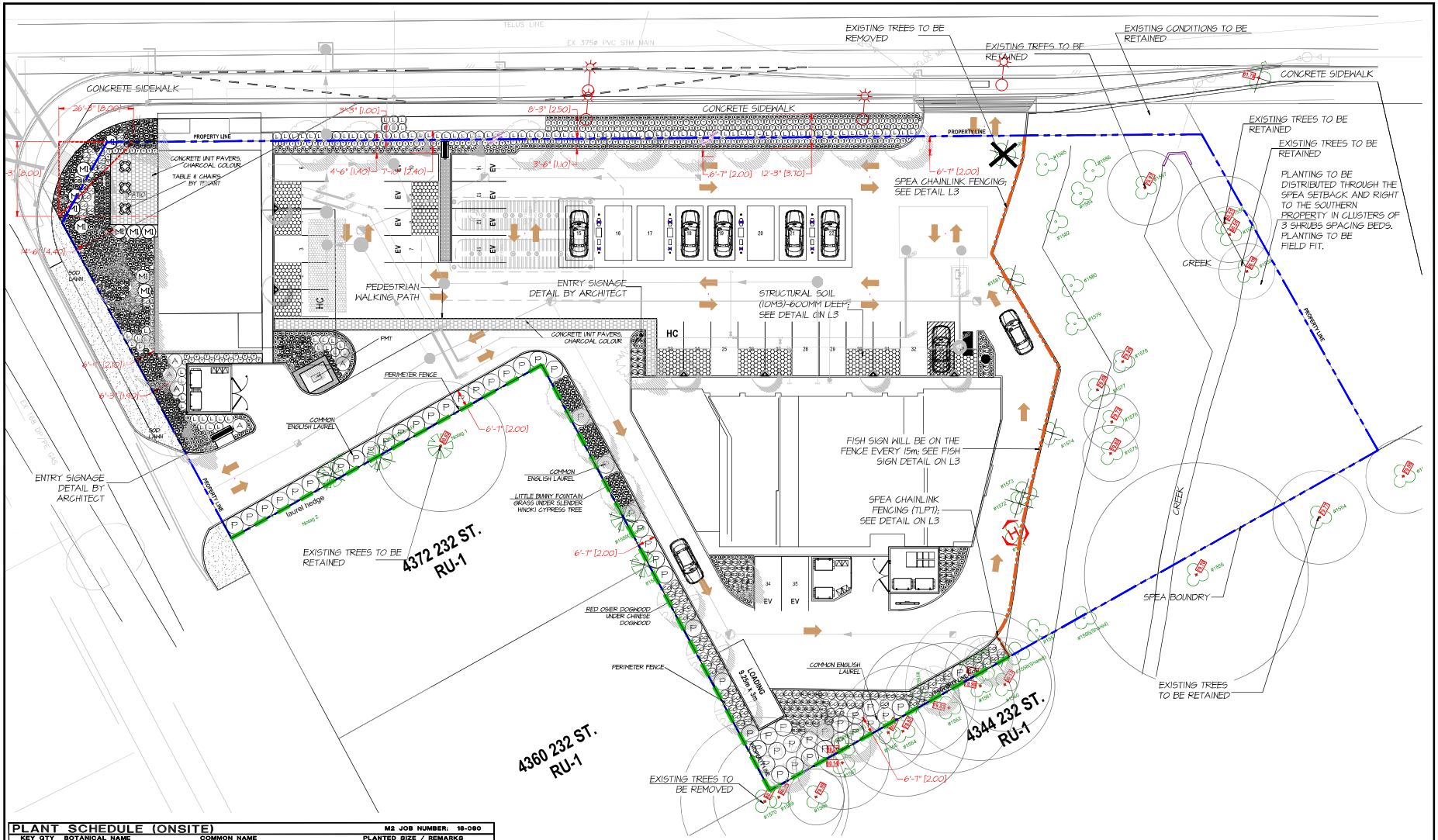
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TREE PLAN

DATE:	24.JAN.2019
SCALE:	1/16"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MTM
M2LA PROJECT NUMBER:	JOB NO. 18080

DRAWING NUMBER: L3

OF 7



PLANT SCHEDULE (ONSITE)

M2 JOB NUMBER: 18-080

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
A	5	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#1 POT; 1.25M
CS	85	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
L	26	LONICERA PILEATA	BOX LEAF HONEYSUGKLE	#2 POT; 50CM
P	53	PRUNUS LAUROCERASUS	COMMON ENGLISH LAUREL	#3 POT; 50CM
T	155	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; B&B
GRASS				
CA	2	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
MS	6	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPSILVER GRASS	#1 POT
PA	368	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
PERENNIAL				
RH	76	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'RUDBECKIA		#1 POT
GC				
R	314	RUBUS CALYCINOIDES	CRAWLING RASPBERRY	#1 POT; 18" O.C.

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PLANT SCHEDULE (OFFSITE)

M2 JOB NUMBER: 18-080

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
CS	5	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
L	82	LONICERA PILEATA	BOX LEAF HONEYSUGKLE	#2 POT; 30CM
T	130	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; B&B
GRASS				
CA	1	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
MS	4	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP.SILVER GRASS	#1 POT
PA	85	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
GC				
R	84	RUBUS CALYCINOIDES	CRAWLING RASPBERRY	#1 POT; 18" O.C.

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4	APR.06.2020	REV TO DP AS PER COMMENTS	SS
3	MAY.23.2019	ISSUED FOR DP	BN
2	MAY.1.2019	REV AS PER NEW SITE PLAN	BN
1	JAN.29.2019	PRELIMINARY PLAN	BN

SEAL:

PROJECT:

23210FRASER HIGHWAY

TOWNSHIP OF LANGLEY, BC

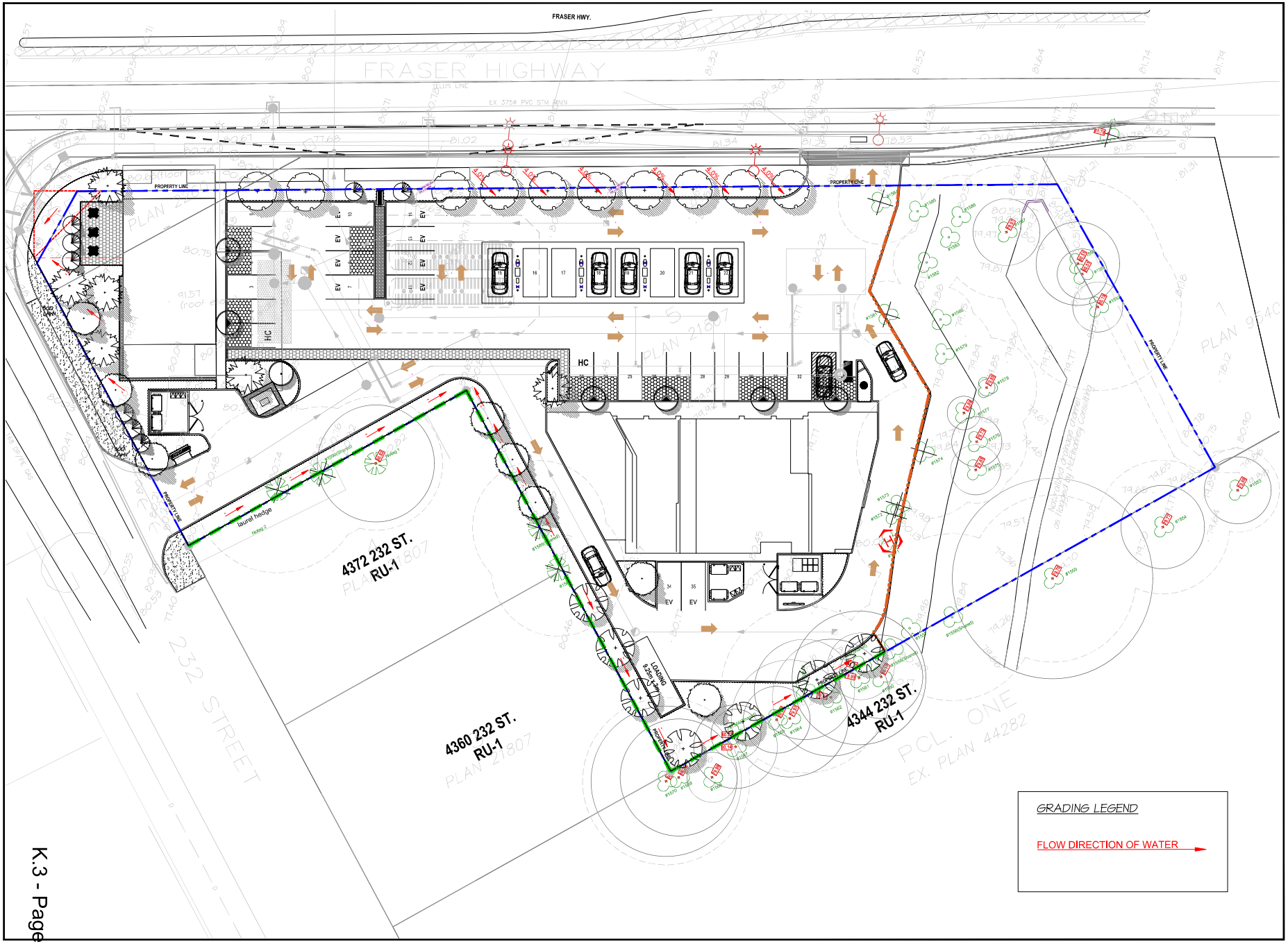
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SHRUB PLAN

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DESIGN:	BN
CHK'D:	MTM
M2LA PROJECT NUMBER:	JOB NO. 18080

DRAWING NUMBER: L2

OF 7



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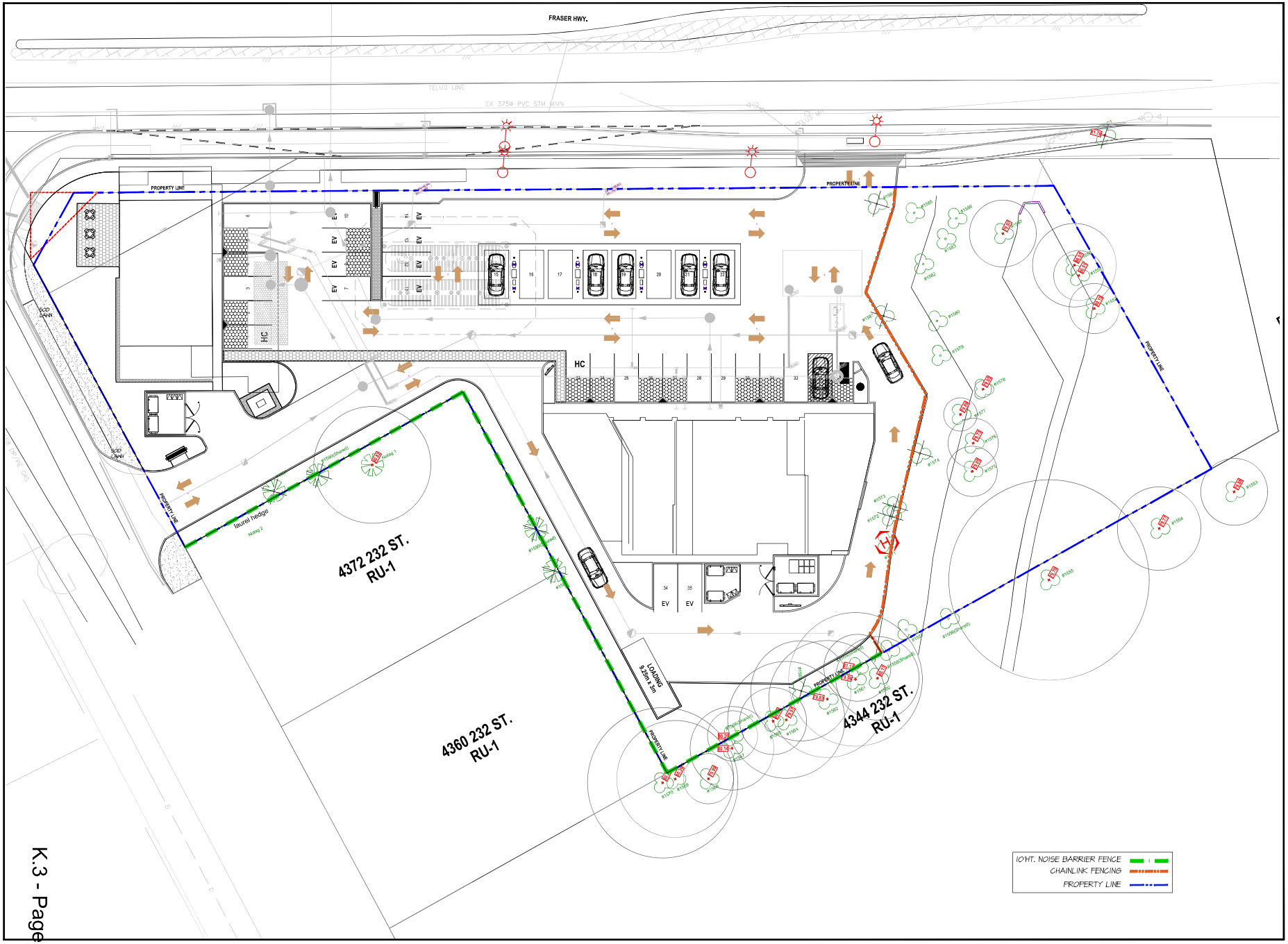
SEAL:

PROJECT:
23210FRASER HIGHWAY
TOWNSHIP OF
LANGLEY, BC

DRAWING TITLE:
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DATE:	24.JAN.2019
SCALE:	1/16"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MTM
M2LA PROJECT NUMBER:	JOB NO. 18080

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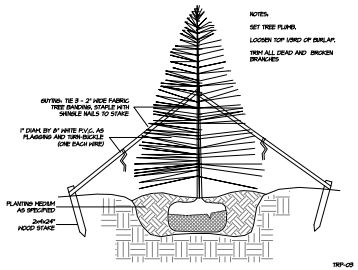
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TOWNSHIP OF
LANGLEY, BC

DRAWING TITLE:

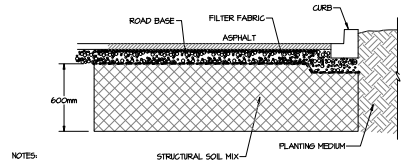
FENCE PLAN

DATE: 24 JAN.2019	DRAWING NUMBER: K.3
SCALE: 1/16"=1'-0"	
DRAWN: BN	
DESIGN: BN	
CHK'D: MTM	OF 7
M2LA PROJECT NUMBER:	JOB NO. 18080



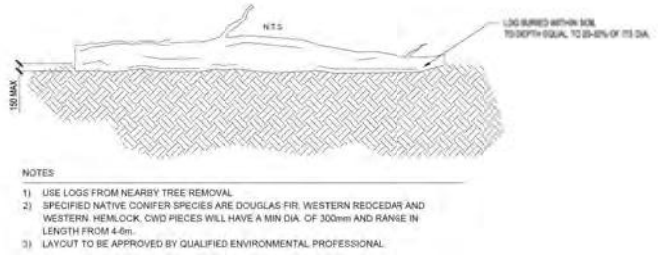
1 L5 CONIFER PLANTING DETAIL

SCALE : NTS



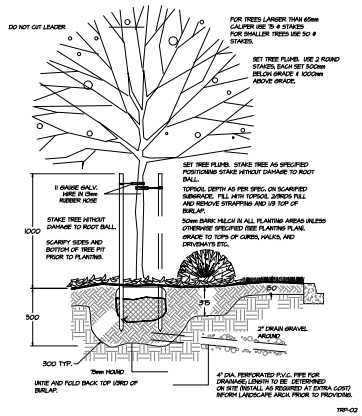
2 L5 SECTION THROUGH STRCUTURAL SOIL (PARKING ISLAND)

SCALE : 1/4"= 1'-0"



3 L5 TYPICAL COARSE WOODY DEBRIS (CWD) ON GROUND (SINGLE)

SCALE : NTS



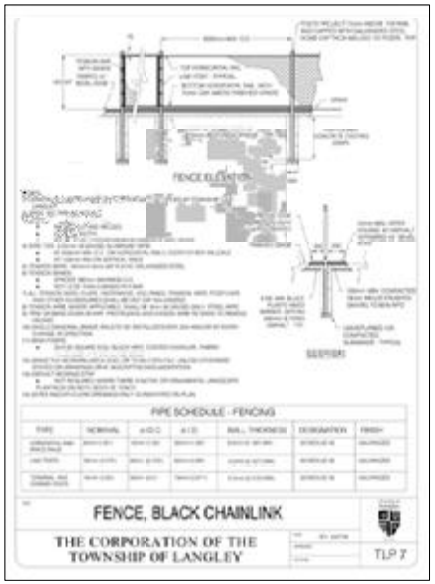
4 L5 TREE PLANTING DETAIL

SCALE : NTS



5 L5 SENSITIVE FISH SIGN

SCALE : NTS



6 L5 CHAINLINK FENCE

SCALE : NTS

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SEAL:

PROJECT:

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TOWNSHIP OF
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	24.JAN.2019
SCALE:	VARIES
DRAWN:	BN
DESIGN:	BN
CHK'D:	MTM
M2LA PROJECT NUMBER:	JOB NO. 18080

DRAWING NUMBER: K.3 L5 OF 7

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 LATEST EDITION
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 B.C. Landscape Standard, LATEST EDITION, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, LATEST EDITION, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, LATEST EDITION: Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.1.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas; Planting -plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion.
.1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issed where required.
.1.7 Warranty Review: Prior to the completion of the waranty period (+/- 11 months after issuance of the Certificate of Completion), review all waranty material and report recommendations for waranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.2.1 Retention of Existing Trees where shown on drawings.
.2.2 Finish Grading and Landscape Drainage.
.2.3 Supply and placement of growing medium.
.2.4 Testing of imported growing medium and/or site topsoil,
.2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
.2.6 Preparation of planting beds, supply of plant material and planting.
.2.7 Preparation of rough grass areas, supply of materials and seeding.
.2.8 Preparation of lawn areas, supply of materials and sodding.
.2.9 Supply and placement of bark mulch.
.2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Low Traffic Areas. Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior):	3 - 5%	3 - 5%	15 - 20%
Acidity (pH):	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (25), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, LATEST EDITION and pre-approved by the Landscape Architect. Recommended suppliers: Yardworks, The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON N40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; inlcude cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", LATEST EDITION.
.9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the B.C. Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering drawings and specifications for connections and other drainage work.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
.3.5 Make joints tight in accordance with manufacturer's directions.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Back fill remainder of trench as indicated.
.3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
.1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Thoroughly mix required amendments into the full depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%:
.4.1 On-grade:
.4.1.1 Seeded and sodded lawn....................18" (450mm)
.4.1.2 Mass planted shrubs & groundcovers....................18" (450mm)
.4.1.3 Groundcover only areas, if defined on plan....................18" (450mm)
.4.1.4 Tree & large shrub pits....................depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
.4.2 On-Slab:
.4.2.1 Irrigated lawn....................18" (450mm)
.4.2.2 Groundcover areas....................18" (450mm)
.4.2.3 Lawn without automatic irrigation....................18" (450mm)
.4.2.4 Shrub & groundcover areas....................18" (450mm)
.4.2.5 Trees and specimen shrubex....................36" (915mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Standard 18" depth growing medium except where noted differently on plans and where mounded for trees.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50% sulphur urea coated , 112 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112k/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequete protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 135% (by weight). Conform to B.C. Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
.8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
.8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb.: 1 lb. of grass seed)
.8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of BC Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, LATEST EDITION, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
.8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitute.
.8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, calliper and size of root ball as shown on the landscape/site plan plant schedule. Calliper of trees is to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fillthe planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.13.2 Leave the tree carefully vertical.
.13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2'x2"x4") buried to the maximum possible depth instead of stakes.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to B.C. Landscape Standard, Section 13.3.2 - Watering and generally as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13).
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture tonal class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations . Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code., B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Liming According to soil analysis
.9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm. (4"), and remove cores.
.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

3.12 SPEA AREA PLANTING

.1 Planting materials to be installed onsite prior to construction.

.2 Tree protection fence to be kept onsite until further notice from the landscape architects or the arborists .

.3 3 years maintenance and environmental monitoring warranty.

.4 Removed trees can be used as coarse woody debris.

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NO.	DATE	REVISION DESCRIPTION	DR.
11	JUNE.14.2023	REV PER HERITAGE COMMITTEE COMMENTS	QL
10	AUG.31.2022	REV PER TOL COMMENTS	QL
9	MAR.03.2022	REV TO DP AS PER COMMENTS	QL
8	JAN.17.2022	REV TO DP AS PER COMMENTS	QL
7	FEB.05.2021	REV TO DP AS PER COMMENTS	QL
6	JULY.21.2020	REV TO DP AS PER COMMENTS	QL
5	JULY.16.2020	REV TO DP AS PER COMMENTS	QL
4	APR.06.2020	REV TO DP AS PER COMMENTS	SS
3	MAY.23.2019	ISSUED FOR DP	BN
2	MAY.17.2019	REV AS PER NEW SITE PLAN	BN
1	JAN.29.2019	PRELIMINARY PLAN	BN

SEAL:

PROJECT:

23210FRASER HIGHWAY

TOWNSHIP OF
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE: 24.JAN.2019
SCALE: -
DRAWN: BN
DESIGN: BN
CHK'D: MTM

DRAWING NUMBER: K.3 L6 OF 7

M2LA PROJECT NUMBER: JOB NO. 18080

PART ONE - GENERAL

1.1 COPYRIGHT

.1 The Structural Soil specification is provided as an instrument of service and remains the property of M2 landscape Architecture. The information provided in this specification is for exclusive use by our client for the specific project noted. This information contained in this document may not be reproduced or distributed, in whole or in part, without the permission of M2 Landscape Architecture.

1.2 SCOPE OF WORK

.1 The work of this section shall govern the supply of all equipment, materials and labour necessary for the preparing and placing and compacting Structural Soil Mix on a prepared sub grade.

.2 It is the intent that the structural soil mixture will provide the necessary load bearing characteristics for light load hard surface paving areas while allowing and promoting the development of tree roots. The long term goals the promotion of healthy, long lived trees while reducing the potential negative implications of large scale root development under hard surface areas.
.3 Refer to drawings for location and dimension of structural soil mixture.

.4 All other related work as described in the drawings and/or this specification.

1.3 RELATED WORK

.1 Section 02100, Landscape Requirements
.2 Section 02710, Landscape Drainage
.3 Section 02810, Irrigation System
.4 Section 02933, Sodding (Seeding)
.5 Section 02906, Planting Trees, Shrubs, and Groundcover

1.4 RELATED MASTER MUNICIPAL SPECIFICATIONS

.1 Contractor to report all conflicts with civil engineering to Landscape Architect
.2 Section 02210, Site Grading
.3 Section 02223, Excavating, Trenching, and Backfilling
.4 Section 02226, Aggregates and Granular Materials
.5 Section 02666, Waterworks
.6 Section 02721, Storm Sewers
.7 Section 02725, Manholes and Catch Basins

1.5 STANDARDS

.1 BCSLA/BCLNA Landscape Standard (most current edition)

.2 Canadian System of Soil Classification

1.6 QUALITY ASSURANCE

.1 All structural soil material used in street tree planting shall be from a source approved by the Consultant and all similar materials supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any material to the site, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner, at the Contractor's expense and indicating the particle size characteristics of the proposed material in written form as laid out in 2.1.1 of this section.

.2 All nutritive admixtures to structural soil material supplied to the site shall be from a source approved by the Consultant and all similar nutritive admixtures supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any nutritive admixture, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner. The test report shall quantify and qualify the following characteristics of the proposed nutritive admixture:
.2.1 Gravel, sand and fines content each as a % of dry weight mineral
.2.2 Organic material content as a percentage of dry weight.
.2.3 Acidity (pH)
.2.4 Salinity in millimhos/cm at 25 degrees C.
.2.5 Basic fertility (total nitrogen available N, Ca, Mg, P,)
.2.6 Recommendation for incorporation of necessary amendments.

.3 Provide and pay for all required testing of materials proposed for use on this project. At the Consultant's discretion, all materials may be re-tested. Contractor will be responsible for costs of re-testing if materials do not meet specification and for correction of the deficiency.

.4 Cost of imported materials shall include cost of modifications from source to ensure that these materials meet specifications.

.5 Acceptance of material at source does not preclude future rejection if material fails to conform to requirements specified.

.6 Confirm compaction of subgrade and structural soil by Geotechnical Reports from qualified Geotechnical Engineer.

.7 Aggregate Test:
.7.1 Provide source and sieve designation of intended aggregate material prior to ordering.
.7.2 At the Landscape Architect's discretion, materials may be retested. Contractor is responsible for costs of testing if sample does meet specification and for correction of any deficiency.
.7.3 Submit 2.5kk sample of stone to Landscape Architect prior to mixing. Sample should be labelled to include source of material submitted.

.8 Structural Soil Mix Design:
.8.1 Prepare sample of structural soil mix with proposed mix ratios for approval by Landscape Architect a minimum of 14 days prior to placement. Notify Landscape Architect minimum 2 days prior to mixing samples.
.8.2 Landscape Architects may request additional samples of Structural Soil mixture to be tested in the event that further refinement of the mixture is necessary.

1.7 SCHEDULING

.1 Obtain approval from Consultant of schedule 14 days in advance of structural soil preparation or delivery of material to site. Co-ordination of the installation of the structural soil mixture is critical. Ensure scheduling has been co-ordinated with all consultants and related contractors.

.2 Schedule to include:
.2.1 date for commencement of preparation of structural soil at source
.2.2 sub grade preparation at site
.2.3 shipping dates
.2.4 arrival dates on site
.2.5 installation dates

.3 Schedule work to co-ordinate with installation of any drainage, irrigation, tree grate footings, lighting, paving etc.

.4 Complete work to ensure tree planting will occur under optimum conditions

.5 Do not handle or place structural soil mix in rain.

1.8 FIELD REVIEW

.1 Start up meeting with Consultant is required to confirm the areas of installation and mixing. If not previously submitted, ensure growing medium sample and test report, aggregate stone sample and structural soil sample and report are supplied at the Start-up Meeting.

.2 Co-ordinate site meeting with Consultant at the following times
.2.1 drainage installation and connection
.2.2 irrigation installation
.2.3 mixing of structural soil mixture
.2.4 installation of structural soil mixture
.2.5 sub grade preparation and layout.
.2.6 installation of trees

.3 Where materials are installed in phases, it is the contractors responsibility to inform the Consultant of critical installation times for each phase as noted in Section 1.8.2.

1.9 SAMPLES

.1 Provide 2 kg samples of all materials required for the preparation of structural soil minimum 14 days prior to commencement of installation. Samples of all material shall be submitted with test report from approved testing agency as per section 1.3.2. and 1.3.3

1.10 PRODUCT HANDLING

.1 All materials used in the composition of structural soil shall not be prepared, worked or traveled upon when in a wet or frozen condition.

.2 Supply and handle dolomite lime, fertilizer, stabilizer and other chemical amendments in standard, sealed, waterproof containers with net weight and product analysis clearly marked on exterior of package.

1.11 DELIVERY, STORAGE AND PROTECTION

.1 For structural soil prepared at source and delivered to site, deliver all materials to site in such a manner as to prevent damage to or separation of all materials used in the preparation of structural soil.

.2 On-site storage of prepared structural soil shall be undertaken in such a manner as to prevent damage or separation of any materials.

.3 Structural soils to be installed as soon as practicable after mixing, any structural soils stored overnight whether on-site or at source shall be covered with tarpaulin of material approved by the Consultant until such time as materials installed.

.4 All material to be stockpiled shall be protected in accordance With B. C. Ministry of Environment guidelines.

PART TWO - PRODUCTS

2.1 GROWING MEDIUM

.1 TABLE ONE:
.1.1 Provide all growing medium required to complete the work.
.1.2 Comply with the requirements of Table 1, below
.1.3 Organic material in the growing medium must be well decomposed to prevent oxygen consumption caused as a result of decomposition of the organic matter in the soil mixture.

TABLE ONE

PROPERTIES	GROWING MEDIUM FOR GAP-GRADED MIXTURE
TEXTURE: Particle size classes by the Canadian System of Soil Classification	
Gravel: greater than 2mm - less than 75mm	0
Sand: greater than 0.05mm - less than 2mm	maximum 60%
Silt: greater than 0.002 mm - less than 0.05 mm	maximum 30%
Clay: less than 0.002mm	maximum 15%
Clay and Silt Combined	maximum 40%
ACIDITY (PH):	5.0 - 7.0
DRAINAGE: Minimum saturated hydraulic conductivity (cm/hr) in place.	3.0
SALINITY: Saturated extract conductivity shall not exceed:	3.0 millimhos/cm at 25°C
ORGANIC CONTENT: Percent of Dry Weight (%)	8% - 12%

2.2 AGGREGATE

.1 Clean inert stone of high angularity is preferred over washed gravel.

.2 Stone dimension aspect ratio should approach 3:1:1 with a maximum of 2:1:1 lengths: width: depth.

.3 Single size stone, 75mm clear sieve designation: Blasted Quarry Rock.

.4 Aggregate to be used for structural soil shall be free of any foreign elements or material. Provide samples and test reports as described in section 1.5 and 1.6

.5 Aggregate quality: Material shall be sound hard, durable, free from soft, thin, elongated or laminated particles, organic material, clay lumps or material, or other substances that would act in a deleterious manner or use intended.

2.3 SOIL STABILIZER

.1 A non-toxic organic binder.
Product:-Stabilizer, The Original Natural Binder, as available from Island Sport Turf, Parksville, BC.-250-616-1199.-Also available from Yardworks Supply Ltd., Aldergrove, BC.-604-807-3004.

2.4 GRANULAR BASE

.1 To Master Municipal Specification Section 02226, Aggregates and Granular Materials.

2.5 PAVING MATERIALS

.1 Refer to architectural drawings.

2.6 FILTER FABRIC

.1 Non Woven filter fabric shall be installed as a separation layer directly above the compacted structural soil mixture. Do not install fabric until adequate compaction of the structural soil mixture has been confirmed.

.2 Filter fabric shall be selected and designed to withstand wear and tear during construction without deterioration of its strength and filtering properties. Conform to the following ASTM designations:
- Grab Tensile Strength ASTM-D-4632 ,400 kN
- Tensile Elongation ASTM-D-4632 50%
- Mullen Burst ASTM-D-3786 1270 kPa
- Flow Rate ASTM-D-4491 6110 l/min/m²

.3 Fabric shall be Amoco 4545 or approved equivalent.

PART THREE - EXECUTION

3.1 SUBGRADE

.1 Excavate sub grade to establish tree pit / trench as indicated on contract drawings. Place the structural soil under the paving adjacent to the planting pits, NOT in the planting pits themselves.
.2 Areas designated as structural soil tree pits for street tree planting shall be prepared to ninety-five percent (95%) Modified Proctor Density and shall be free of stones, debris, root branches, toxic materials, building materials and other deleterious materials to the approval of the civil engineer.

3.2 PREPARATION OF EXISTING GRADE

.1 Verify that grades are correct. If discrepancies occur, notify Consultant and do not commence work until directed.

.2 Excavate trench to Master Municipal Specification Section 02223, Trenching, Excavation and Compaction allowing for design depth and width of structural soil mix.
.2.1 Refer to contract drawings for areas to be treated and to details for dimensions
.2.2 Compact to 95% Modified Proctor Density.
.2.3 Subgrade elevations shall slope parallel to the finished grades and/or toward the subsurface drain lines as indicated on the civil engineering drawings.

.4 Do not proceed with the installation of the structural soil material until all walls, curbs, and utility work in the area has been installed. Structural elements or design features that are dependent on the structural soil mixture for support may be postponed until after the installation of the mixture.

.5 Re-compact disturbed subgrade to requirements of master municipal specifications and civil engineering drawings.

3.3 SUB DRAINS

.1 Install to requirements of Master Municipal Specifications. Refer to Section 02666, Waterworks, Section 02721, Storm Sewers, and Section 02725, Manholes and Catch Basins
.1.1 Install prior to installation of the structural soil mixture.
.1.2 Co-ordinate all contract drainage work with other drainage on-site
.1.3 Confirm location of storm sewer connections with civil engineer.

3.4 IRRIGATION

.1 Install to requirements of Section 02810, Irrigation System. Refer also to Irrigation Drawings.
.1.1 Install irrigation main lines in co-ordination with installation of the structural soil. Confirm timing at start-up meeting.
.1.2 Co-ordinate all contract irrigation work with other civil engineering and drainage on-site
.1.3 Confirm location of irrigation connections with civil engineer.

3.5 MIXING STRUCTURAL SOIL MATERIAL

.1 Ensure consistent even distribution of all components by thorough mixing. The ratio of components will vary and may require adjustment to ensure the soil volume is adequate to fill all voids in the stone.

.2 Base Ratio of Materials:
- 4 cu metre of aggregate stone section 2.2
- 1.25 cu metre of Growing Medium section 2.1
- 2 kg Stabilizer section 2.3
- x Water as required
x The amount of water required will vary according to moisture present in growing medium.

.3 Combine the stone, growing medium and Stabilizer product into a thorough, homogeneous mixture. Moisten mixture with fine spray of clean potable water while mixing to activate Stabilizer product.

3.6 MIXING

.1 Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.

.2 All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.

.3 Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

PART THREE - EXECUTION (cont)

3.6 MIXING

.1 Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.

.2 All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.

.3 Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

3.7 PLACEMENT

.1 Subgrade shall be approved by the Consultant prior to placement of the structural soil mixture.

.2 Structural soil shall be moist, but not saturated with water when placed. Placement shall be handled to avoid damage to drainage structures, irrigation equipment, concrete structure or pavement.

.3 Place Stone mixture in 300mm lifts through entire area of structural soil mixture.

.4 Compact each lift of structural soil material with vibrating drum roller to the satisfaction of the civil engineer.

.5 Provide Geotechnical Report to confirm compaction. Test to ensure uniform, acceptable compaction rates have been achieved for each lift and in all areas of structural soil mixture.
Refer to Quality Assurance, section 1.6

.6 Provide a uniformly firm and level surface allowing for specified depths of road base and / or growing medium to meet finished design grade.

.7 Installation of structural soil in the location of the tree is not recommended. Various techniques such as reinforced wood boxes, steel boxes, large diameter PVC pipe, etc. have been employed to allow for sand to be installed at the tree location with the compacted structural soil surrounding the hole. At the time of tree installation, the sand is removed and growing medium (as per Section 2.1) added to surround the root ball.

3.8 INSTALLATION OF FILTER FABRIC

.1 After approval of structural soil mixture compaction, install Filter Fabric.

.2 Ensure minimum 50cm overlap of all fabric seams and beyond edge of structural soil.

3.9 GRANULAR BASE MATERIAL

.1 Place minimum 75 mm granular base on top of filter fabric over structural soil layer.

.2 Compact granular base to 98% Modified Proctor Density. Compaction must be consistent with other surrounding granular base materials.

.3 All areas shall be graded too the contours and elevations indicated on the contract drawings. Ensure positive drainage.

3.10 PROTECTION

.1 Protect existing conditions from damage or staining and make good any damage.

.2 All damage will be repaired at the expense of the installation contractor.

3.11 TREE PLANTING

.1 Remove structural soil or other backfill material (sand, see comments in section 3.7.7) from the full dimensions of the tree grate area (1.2m x 1.2m x depth of root ball).

.2 Re compact all material below root ball to original specified density to prevent settling of the root ball in the hole.

.3 Ensure tree is planted in the exact centre of the specified planting station straight and true.

.4 Install tree in accordance with BCSLA Landscape Standard. Cut away synthetic root ball twine, cut back improperly sized wire baskets, pull back burlap from around trunk etc.

.5 Backfill with Growing Medium as per Section 2.1. Ensure the same growing medium used in the structural soil mix is installed as backfill material.

.6 Place 50mm depth composted fir/hem bark mulch over the top of the open tree pit area.

3.12 TREE GRATES

.1 Site Furniture and to contract drawings for tree grates, frames and footings.

3.13 ACCEPTANCE

.1 Consultant shall inspect structural soil "in place" and determine acceptance of material, and finish grading prior to paving.

.2 Finish grade shall be to within 15mm of proposed grades within 3.0m of any adjacent fixed elevation and to within 15mm of proposed grades over any other 3.0 length. Finish grades shall not be uniformly high or low.

3.14 SURPLUS MATERIAL

.1 Remove all excess fill soils and mix stock piles and dispose of all waste materials, trash and debris from the site.

.2 Clean up any soil or dirt spilled on any paved surface at the end of each working day.

.3 Upon completion of the structural soil mixture installation. Leave area broom-clean. Avoid washing the area until all of the paving has been completed.

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NO.	DATE	REVISION DESCRIPTION	DR.
11	JAN.24,2023	REV PER HERITAGE COMMITTEE COMMENTS	GL
10	JAN.31,2022	REV PER TCL COMMENTS	GL
9	MAR.05,2022	REV TO DP AS PER COMMENTS	GL
8	JAN.13,2022	REV TO DP AS PER COMMENTS	GL
7	FEB.05,2021	REV TO DP AS PER COMMENTS	GL
6	JULY.21,2020	REV TO DP AS PER COMMENTS	GL
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4	APR.06,2020	REV TO DP AS PER COMMENTS	SS
3	MAY.23,2014	ISSUED FOR DP	BN
2	MAY.1,2014	REV AS PER NEW SITE PLAN	BN
1	JAN.24,2014	PRELIMINARY PLAN	BN

SEAL:

PROJECT:

23210FRASER HIGHWAY

TOWNSHIP OF
LANGLEY, BC

DRAWING TITLE:

STRUCTURAL SOIL SPECIFICATIONS

DATE: 24.JAN.2014	DRAWING NUMBER: L3
SCALE: -	
DRAWN: BN	
DESIGN: BN	
CHK'D: MTM	OF 7
M2LA PROJECT NUMBER:	JOB NO. 19080

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION

(BERRY GENERAL STORE) BYLAW NO. 5906

EXPLANATORY NOTE

Bylaw No. 5906 authorizes the Corporation of the Township of Langley to enter into a Heritage Revitalization Agreement with the owner of the property located at 23210 Fraser Highway to facilitate development of the owner's property including conservation and ongoing protection of the historic Berry General Store.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION

(BERRY GENERAL STORE) BYLAW NO. 5906

A bylaw to authorize entering into a Heritage Revitalization Agreement (Berry General Store).

WHEREAS the property at 23210 Fraser Highway known as the Berry General Store is recorded in the Corporation of the Township of Langley's Community Heritage Register and has heritage value; and

WHEREAS the Corporation of the Township of Langley and the owner of the property at 23210 Fraser Highway wish to enter into a Heritage Revitalization Agreement in respect of the property to ensure conservation of the Berry General Store;

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 "Heritage Revitalization Agreement Authorization (Berry General Store) Bylaw No. 5906".

2. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then 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 Corporation of the Township of Langley is hereby authorized to enter into a Heritage Revitalization Agreement with Mounpillar Enterprises Inc. in respect of the property at 23210 Fraser Highway, Langley BC, legally described as:

Lot 5 Section 33 Township 10 New Westminster District Plan 21807
AND
Parcel "A" (AB238020E) of Lot 1 Block 1 Section 33 Township 10 New Westminster District Plan 2260 Except: Part on Plan EPP28524,

substantially in the form of the agreement (the "**Agreement**") attached to and forming part of this Bylaw as Schedule "A".

4. The Municipal Clerk is hereby authorized to execute the Agreement, as well as any other documents in connection with the Agreement, and to affix the corporate seal of the Corporation of the Township of Langley.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

Schedule "A"
to Bylaw No. 5906

HERITAGE REVITALIZATION AGREEMENT FOR 23210 FRASER HIGHWAY (BERRY GENERAL STORE) (the "Agreement")

THIS AGREEMENT dated as of day of ___, _____

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a local government under the *Local Government Act*, R.S.B.C. 1996, having its municipal offices at 20338 – 65 Avenue, in the Township of Langley, in the Province of British Columbia, V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

MOUNPILLAR ENTERPRISES INC., a company registered under Incorporation No. BC1150268, having its mailing address at 305 – 1901 Rosser Avenue, Burnaby BC V5C 6R6

(the "Owner")

OF THE SECOND PART

WHEREAS:

A. A local government, including the Township, may, by bylaw, enter into a Heritage Revitalization Agreement with the owner of a property identified as having heritage value, pursuant to section 610 of the *Local Government Act*; and

B. The Owner owns certain real property on the northwest portion of which is situated a building of heritage value known as the Berry General Store (the "**Heritage Building**"), listed on the Township's Community Heritage Register, which real property is located at 23210 Fraser Highway, Langley, British Columbia and legally described as:

PID: 010-541-896
Lot 5 Section 33 Township 10 New Westminster District Plan 21807

AND:

PID: 012-435-287
Parcel "A" (AB238020E) of Lot 1 Block 1 Section 33 Township 10 New Westminster District Plan 2260 Except: Part on Plan EPP28524,

(the "**Heritage Lands**"); and

C. The Township's primary interest in the Heritage Lands is to ensure that the original exterior heritage character of the Heritage Building is preserved, protected and maintained.

D. The Owner has presented to the Township a proposal for the use, development and conservation of the Heritage Lands that would, among other things, change the density and use of the Heritage Lands, and has voluntarily, and without any requirement by the Township, entered into this Agreement pursuant to section 610 of the *Local Government Act*; and

E. The Township must hold a public hearing before entering into, or amending, a Heritage Revitalization Agreement if the Agreement or amendment would permit a change to the use or density of the Heritage Lands that is not otherwise authorized by the applicable zoning, and the Township has held the required public hearing in respect of this Agreement; and

F. The Council of the Township has, concurrently with the adoption of the bylaw authorizing the execution of this Agreement, adopted a bylaw pursuant to section 611 of the *Local Government Act* designating the Heritage Lands as protected heritage property (the "**Heritage Designation Bylaw**"); and

G. The Council of the Township has authorized the issuance of a Development Permit under Development Permit Area B – Fraser Highway in the Rural Community Plan for the development of the Heritage Lands, in accordance with the proposed architectural and landscape plans attached as Appendix A to this Agreement.

NOW THEREFORE in consideration of the mutual promises contained in this Agreement and the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1.0 Conservation of the Heritage Lands

1.1 The Owner will conserve, protect, and maintain the Heritage Lands in accordance with this Agreement, including in accordance with the General Conservation Strategy attached as Appendix B to this Agreement, and with the requirements of the Township's Heritage Property Maintenance Standards Bylaw 2018 No. 5376, as amended or replaced from time to time. In the event of any inconsistency between this Agreement and any of the Township bylaws, including the Township's Heritage Property Maintenance Standards Bylaw 2018 No. 5376, this Agreement shall prevail.

1.2 Without limiting the generality of Section 1.1, the Owner will not do any of the following without the prior written approval of the Township in the form of a Heritage Alteration Permit pursuant to Section 617 of the *Local Government Act*, or such other written approval as may be required by the Township:

a) make any exterior alterations or changes to the Heritage Building; and

b) make any exterior alterations or changes to any other buildings or structures located on the Heritage Lands exempting any proposed work in substantial compliance with Development Permit No. 101114

1.3 The Township may refuse to issue a Heritage Alteration Permit required under section 1.2 of this Agreement if, in its sole discretion, acting reasonably, the Township considers that the alteration sought in the requested Heritage Alteration Permit would be inconsistent with this Agreement or the Heritage Designation Bylaw. Without limiting the generality of the foregoing, the

Township may refuse to authorize the alteration of any of the character-defining elements described in the Statement of Significance for the Heritage Building attached as Appendix C to this Agreement.

1.4 At any time, the Township may issue a written notice (the "Notice") to the Owner, requiring the Owner to conserve, protect and/or maintain the Heritage Lands in accordance with this Agreement. The Notice must specify the work that the Owner is required to undertake and the time in which the work must be completed. If the Owner fails to complete such work within the time specified in the Notice or not to the satisfaction of the Township, employees, agents or contractors, may immediately thereafter enter onto the Heritage Lands and carry out the work specified in the Notice, and may recover all costs of such attendance and work from the Owner in the same manner and by the same means as recovery of property taxes in arrears.

1.5 In the event of a dispute between the Owner and the Township concerning any work required by the Township under section 1.4 of this Agreement, the dispute will be resolved by referring the matter to an architect, who is a member of the Architectural Institute of British Columbia in good standing and with training and experience in heritage conservation who has been agreed to by the parties or, failing agreement between the parties, chosen by the Architectural Institute of British Columbia, and that the fees of the architect shall be borne by the Owner if the dispute is resolved in the Township's favour and by the Township if the dispute is resolved in the Owner's favour.

1.6 Notwithstanding the provisions under section 603 of the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced from time to time (the "Zoning Bylaw"), development of the Heritage Lands may include the following, as is also set out in Appendix A to this Agreement:

a) relocation of the Heritage Building from its original location to a new location on the Heritage Lands; and

b) construction of a mixed commercial-residential building, gas pumps and canopy, and associated parking, circulation, and landscaped areas in accordance with the Development Permit Area B provisions of the Township's Rural Plan and as set out under the issued Development Permit No. 101114.

1.7 The Owner may apply for, and the Township may, in its sole discretion, issue a building permit that includes minor variances from Appendix A to this Agreement, provided that any variances do not alter the character-defining elements of the Heritage Building as described in Appendix C to this Agreement.

1.8 The Township may withhold any building permit, occupancy permit, or final building permit approval as the case may be, in respect of the Heritage Building if, in the opinion of the Township, in its sole discretion, the alteration of the Heritage Building is not in accordance with the General Conservation Strategy attached as Appendix B.

1.9 Except as varied or supplemented by the provisions of this Agreement, all bylaws and regulations of the Township, and all other applicable bylaws, laws and regulations, shall continue to apply to the Heritage Lands.

1.10 The variances to the Zoning Bylaw provided for under this Agreement fully compensates the Owner for any reduction in the market value of the Heritage Lands, or for any other losses, damages or expense, that may result from the Township's adoption of the Heritage Revitalization Agreement Bylaw or otherwise arising as a result of the Township authorizing and entering into this Agreement, and the Owner waives absolutely and in perpetuity all claims for compensation that the Owner is otherwise entitled to make at common law, equity, or under any statute, including, without limitation, under section 613 of the *Local Government Act*, in respect of the Township's adoption of the Heritage Revitalization Agreement Bylaw or otherwise arising as a result of the Township authorizing and entering into this Agreement.

2.0 Zoning Bylaw Variances

2.1 The following variances to the Zoning Bylaw are hereby provided through this Agreement, and the Township's Council's adoption of the Heritage Revitalization Agreement Bylaw, to enable the development of the Heritage Lands in accordance with Appendix A to this Agreement:

a) Section 603.3 (Residential Uses) is varied to allow three (3) residential dwelling units and with no requirement that the occupants of the three (3) dwelling units be the owner, manager or caretaker and immediate family of the Owner. Of the three (3) permitted residential dwelling units, one (1) unit may be located in the Heritage Building, and two (2) units may be located in a new mixed-use building.

b) Section 603.5(a) (Siting) is varied to allow a reduced front lot line setback of 2.58 metres on 232 Street and a setback of 2.25 metres for the garbage enclosure.

c) Section 603.5(c) (Siting) is varied to allow a reduced flanking lot line setback on Fraser Highway of 0.96 metres.

d) Section 111.3 (Landscaping) is varied to allow a reduced depth flanking landscape area on Fraser Highway of 1.2 metres.

3.0 Damage or Destruction

3.1 In the event that the Heritage Building is damaged or destroyed by fire, earthquake, or any other cause, such that in the written opinion of an architect and member in good standing of the Architectural Institute of British Columbia with training and experience in heritage conservation engaged and instructed by the Township, it is not possible from a heritage conservation perspective to repair the Heritage Building, the Owner must construct on the Heritage Lands, at its sole expense, a replica of the Heritage Building in accordance with the original plans and specifications for the building as modified by the plans and specifications in Appendix A to this Agreement, and as may be required to

comply with the then current BC Building Code and the Township's bylaws. Thereafter, all of the provisions of this Agreement, including this provision, will apply to the replica of the Heritage Building.

3.2 In the event that the Heritage Building is damaged or destroyed, the Owner must repair or replace the Heritage Building, within 24 months of the date that the damage or destruction occurred. In any such repair or replacement of the Heritage Building, the Owner must obtain all applicable permits and authorizations from the Township, including, without limitation, a Heritage Alteration Permit and a Building Permit, and the Owner must carry out all repairs in accordance with a conservation plan prepared by a qualified and accredited heritage professional, and which is approved by the Township in its sole discretion.

4.0 Amendment

4.1 This Agreement may only be amended by the adoption of a further bylaw by Township Council and with the consent of the Owner. The Owner acknowledges and agrees that any such bylaw required to amend this Agreement may also require a Public Hearing if an amendment would result in a variance to permit a change to use or density of the Heritage Lands.

5.0 Representations and Entire Agreement

5.1 It is mutually understood and agreed upon between the parties that this is an entire agreement between the parties and the Township has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

6.0 Statutory Functions

6.1 Except as varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the Township or its approving officer in the exercise of their statutory functions and responsibilities and their rights and powers under any enactments, bylaws, order or regulations, including but not limited to the *Local Government Act*, the *Land Title Act* and the *Strata Property Act*, all of which, except as expressly varied or supplemented herein, remain applicable to the Heritage Lands.

7.0 Enurement

7.1 This Agreement enures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

7.2 The Township shall file a notice with the Land Title Office, as provided for in section 594(1) of the *Local Government Act*, and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the lands affected by this Agreement.

8.0 Other Documents

8.1 The Owner will execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required, in the opinion of the Township, to give full effect to the intent of this Agreement.

9.0 Notices

9.1 Any notice required to be given pursuant to this Agreement shall be in writing and shall be delivered by registered mail as follows:

a) To the Township:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
20338 – 65 Avenue, Langley BC V2Y 3J1

c/o the Township Clerk

b) To the Owner:

MOUNPILLAR ENTERPRISES INC
305 – 1901 Rosser Avenue, Burnaby, BC V5C 6R6

10.0 No Partnership or Agency

10.1 The parties agree that nothing contained in this Agreement creates a relationship between the parties of partnership, joint venture, or agency.

IN WITNESS WHEREOF this Agreement has been executed by the parties hereto as of the day, month and year first above written.

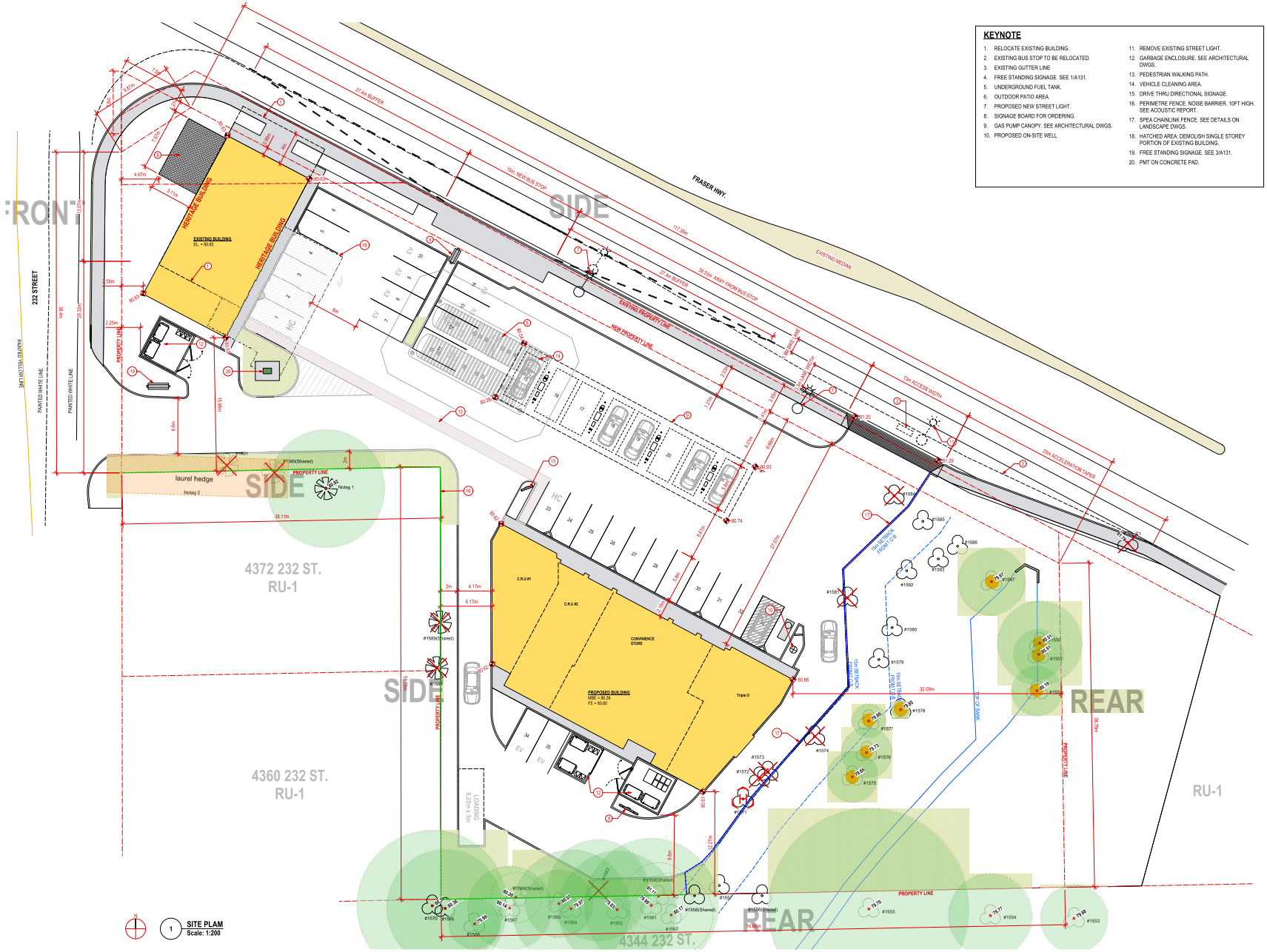
SIGNED in the presence of:	THE CORPORATION OF THE TOWNSHIP OF LANGLEY by its authorized signatory:
_____	_____
Witness	Township Clerk
_____	
Address	
_____	
Occupation	
SIGNED in the presence of:	MOUNPILLAR ENTERPRISES INC
_____	_____
Witness	
_____	_____
Address	
_____	_____
Occupation	Authorized Signatory

APPENDICES

A. Architectural Drawings for development of the Heritage Lands, JY Architecture, June 2023.

B. General Conservation Strategy for the Berry General Store, JY Architecture, March 2022.

C. Statement of Significance for Berry General Store, Schueck Heritage Consulting, May 2022 (updated August 2022).



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JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY. LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8661 201 STREET,
LANGLEY BC V2Y 0G9
t: 604-493-2001 / e: contact@jyarch.com
Consultant

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP-REV02
C	2022-03-03	ISSUE FOR DP_REV02
NO.	DATE	ISSUE NOTE

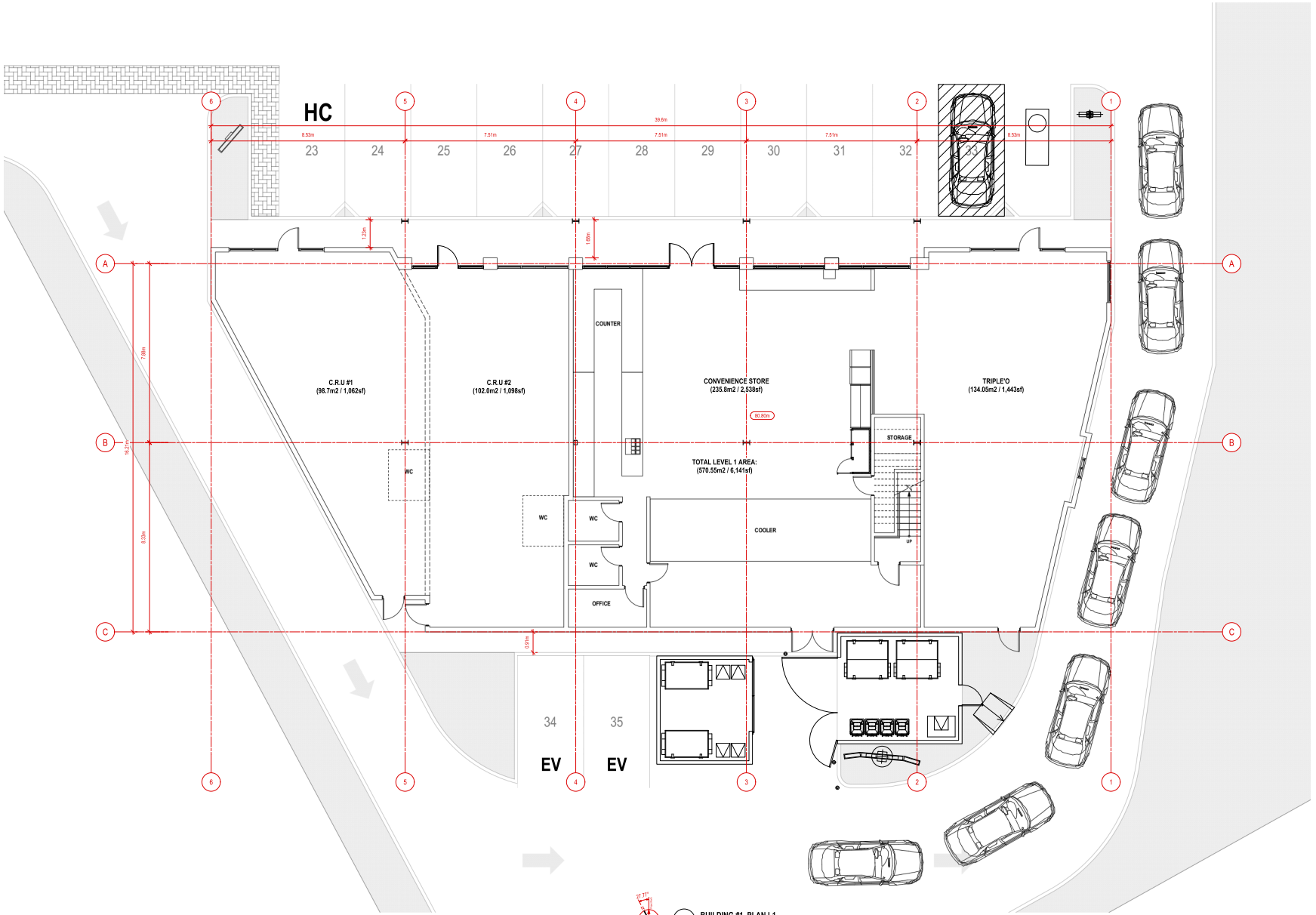
Drawn By
Reviewed By
2023-02-14
JY
20180601

APPENDIX A

SITE PLAN

K.3

A001



1 BUILDING #1_PLAN L1
Scale: 1:75

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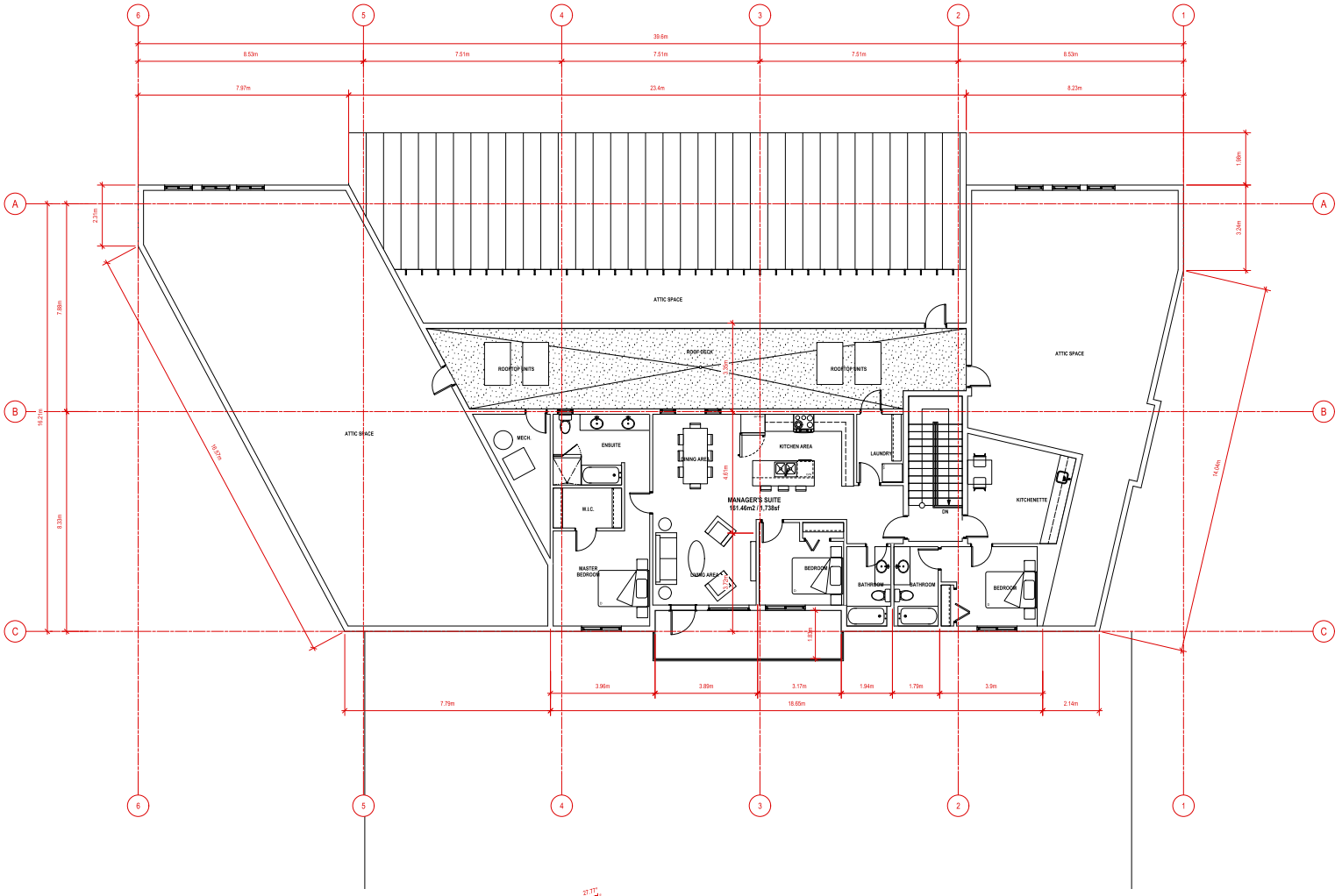
Consultant

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D	2022-10-06	ISSUE FOR DP-REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale
Drawn By
Date: 2023-02-14
Reviewed By: JY
Project ID: 20180601

Sheet Title
BUILDING #1_PLAN L1

Sheet No.
K.3
A101



1 **BUILDING #1_PLAN L2**
Scale: 1:75

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t: 604-493-2001 / e: contact@jyarch.com
Consultant

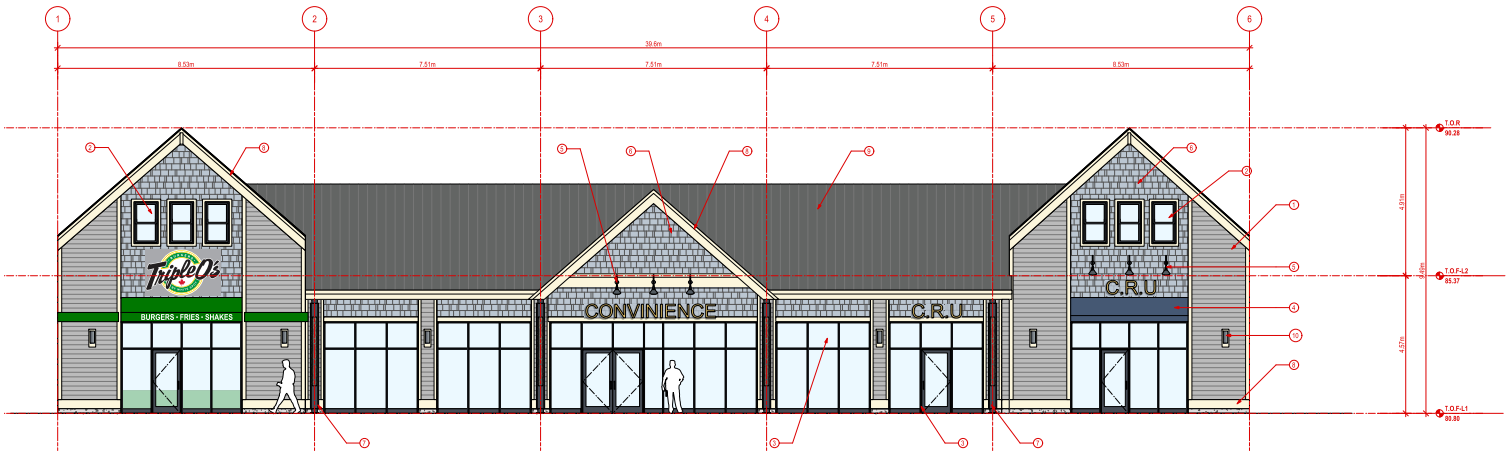
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A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

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Drawn By
Date: 2023-02-14
Reviewed By: JY
Project ID: 20180601

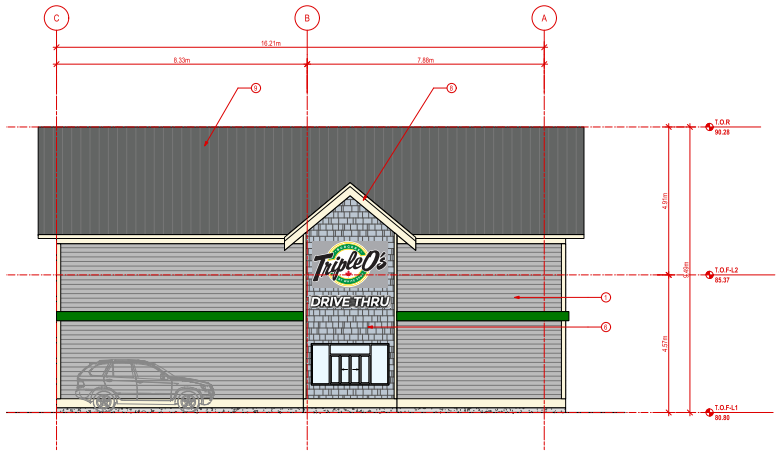
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BUILDING #1_PLAN L2

Sheet No.
A102

K.3



1 **NORTH ELEVATION**
Scale: 1:75



2 **EAST ELEVATION**
Scale: 1:75

KEYNOTE

1. 5" HARDIE SIDING SMOOTH. COLOR: BENJAMIN MOORE ESCARPMENT (CC-518)
2. ALUMINUM FAUX WINDOW.
3. ALUMINUM STOREFRONT GLAZING.
4. FABRIC AWNING.
5. GOOSE NECK LIGHT FIXTURE.
6. HARDIE SINGLES. COLOR: BENJAMIN MOORE INSTINCT (AF 575)
7. PAINTED STEEL COLUMN WITH BACKLIT WOOD TRIM.
8. SOLID WOOD FACIA TRIM. COLOR: BENJAMIN MOORE GENTLE CREAM (CC-96)
9. STANDING SEAM METAL ROOF. COLOR: TBD.
10. WALL SCONE LIGHT

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t: 604-493-2001 / e: contact@jyarch.com

Consultant

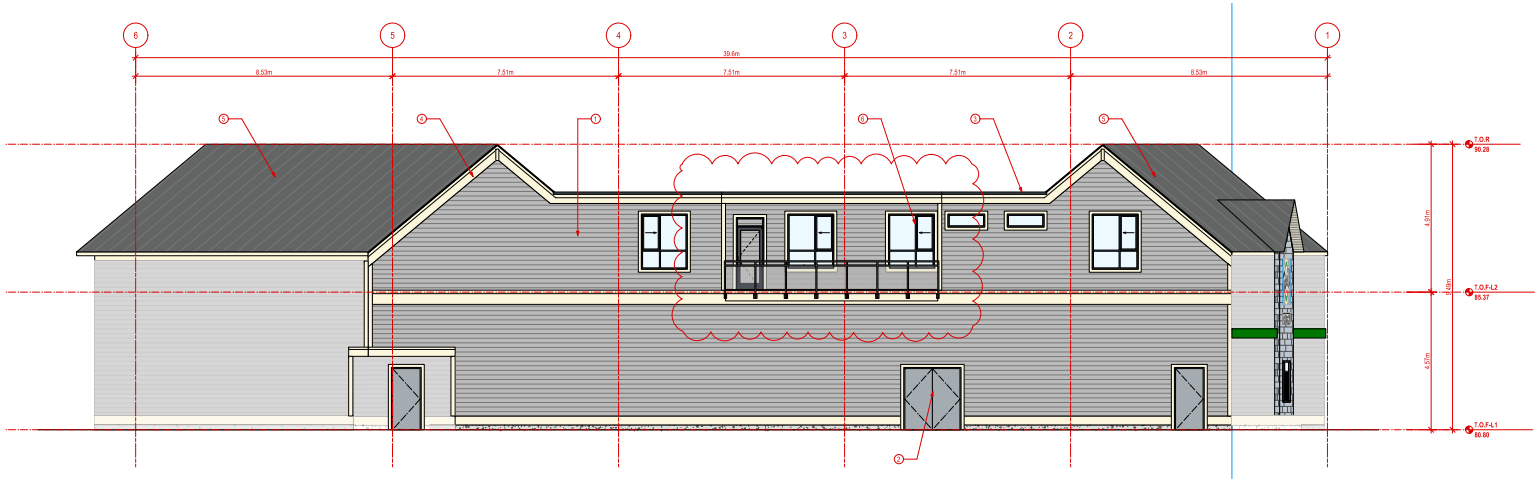
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A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

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Date 2023-02-14
Reviewed By JY
Project ID 20180601

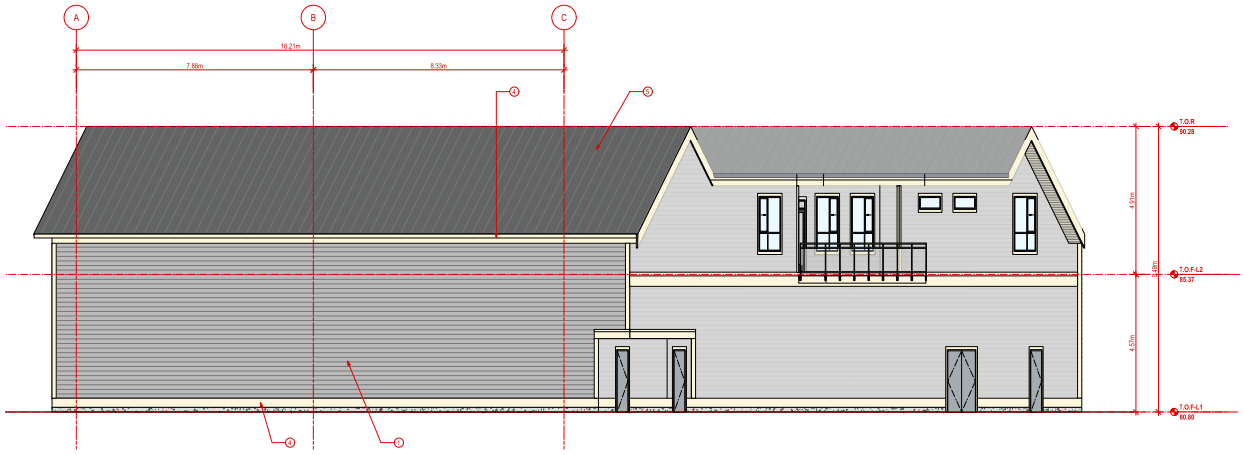
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BUILDING #1 ELEVATIONS

Sheet No.
A103

K.3



1 **SOUTH ELEVATION**
Scale: 1:75



2 **WEST ELEVATION**
Scale: 1:75

KEYNOTE

1. 5" HARDIE SIDING SMOOTH. COLOR: BENJAMIN MOORE ESCARPMENT (CC-518)
2. PAINTED STEEL EXIT DOOR.
3. PRE-FINISHED METAL FLASHING.
4. SOLID WOOD FACIA TRIM. COLOR: BENJAMIN MOORE GENTLE CREAM (OC-96)
5. STANDING SEAM METAL ROOF. COLOR: TBD.
6. VINYL WINDOW WITH PAINTED SOLID WOOD TRIM.

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REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
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NO.	DATE	ISSUE NOTE

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Drawn By
Date: 2023-02-14
Reviewed By: JY
Project ID: 20180601

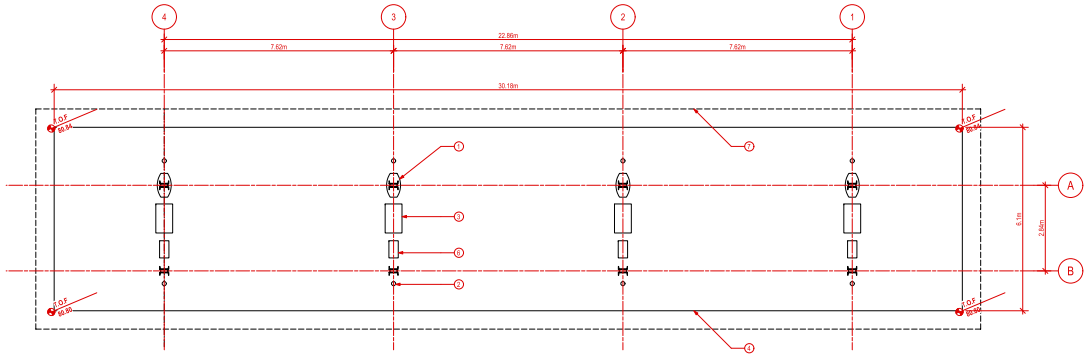
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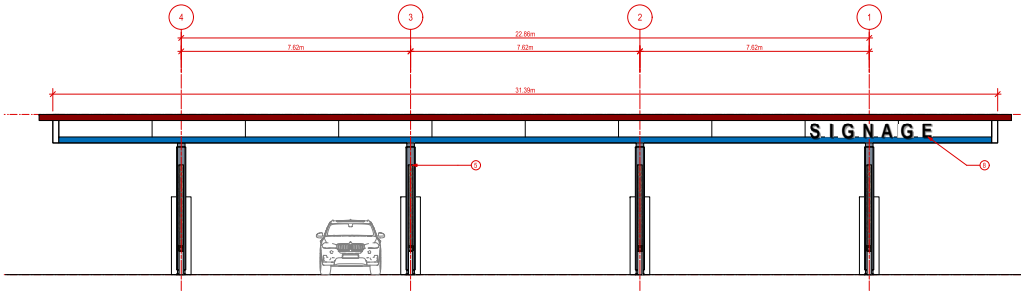
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KEYNOTE

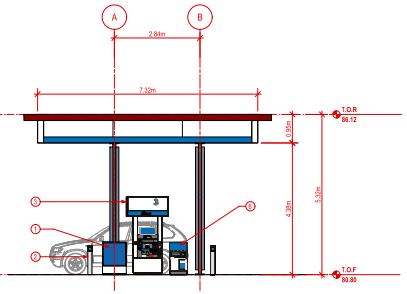
1. 3X3 POP FIXTURE.
2. BOLLARD.
3. GAS PUMP.
4. CONCRETE APRON.
5. STEEL COLUMN WITH SOLID WOOD FACIA. COLOR: BENJAMIN MOORE CINDER (AF 705).
6. TRASH VALET
7. LINE OF CANOPY ABOVE.
8. NON-ILLUMINATED SIGN BAND AND BACKLIT LETTERING



1 **CANOPY PLAN**
Scale: 1:75



2 **CANOPY SOUTH ELEVATION**
Scale: 1:75



3 **CANOPY WEST ELEVATION**
Scale: 1:75

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t: 604-493-2001 / e: contact@jyarch.com

Consultant

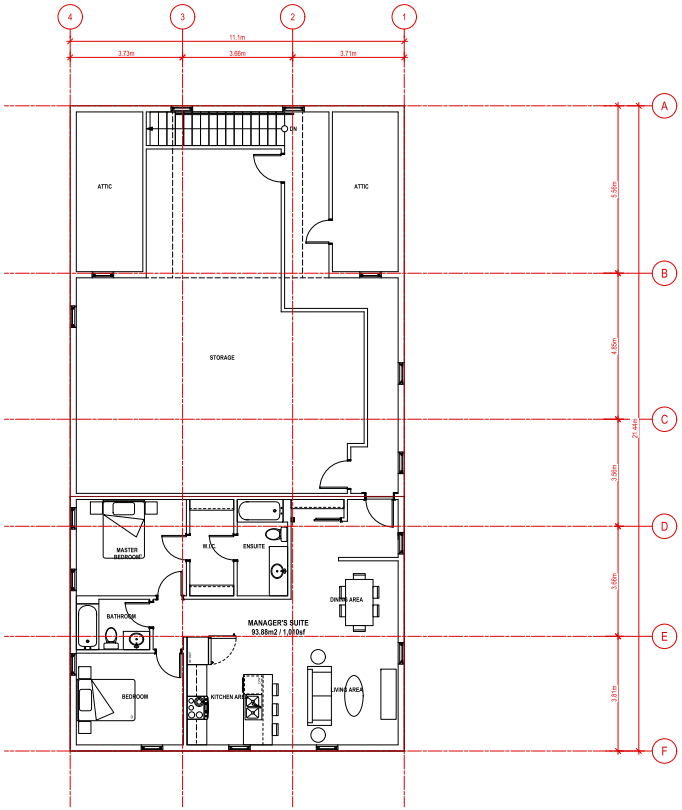
REV.	DATE	DESCRIPTION
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D	2022-10-06	ISSUE FOR DP-REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale
Drawn By
Date: 2023-02-14
Reviewed By: JY
Project ID: 20180601

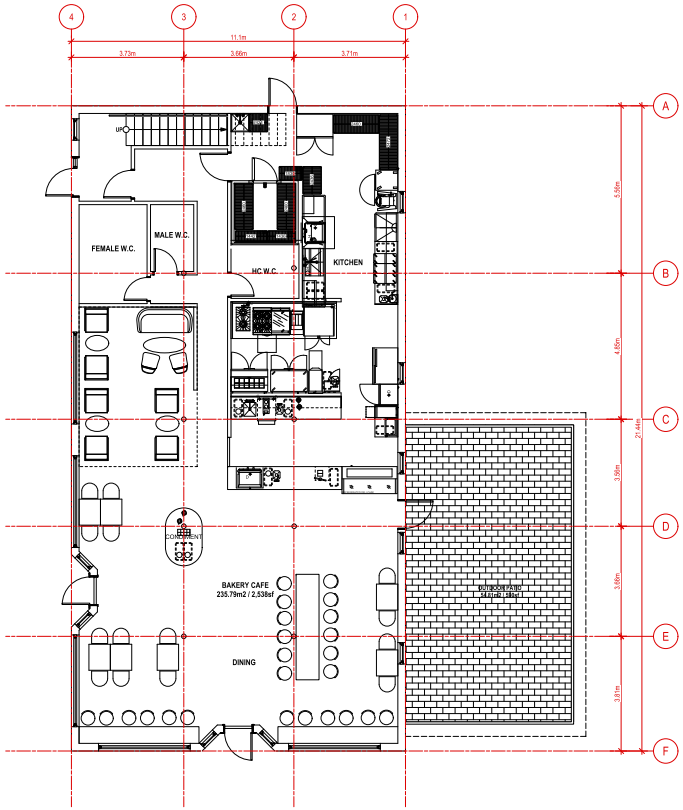
Sheet Title
GAS PUMP CANOPY

Sheet No.
A111

K.3



2 **BUILDING #2_FLOOR PLAN LEVEL 2**
Scale: 1:75



1 **BUILDING #2_FLOOR PLAN LEVEL 1**
Scale: 1:75

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YE OLDE VILLAGE

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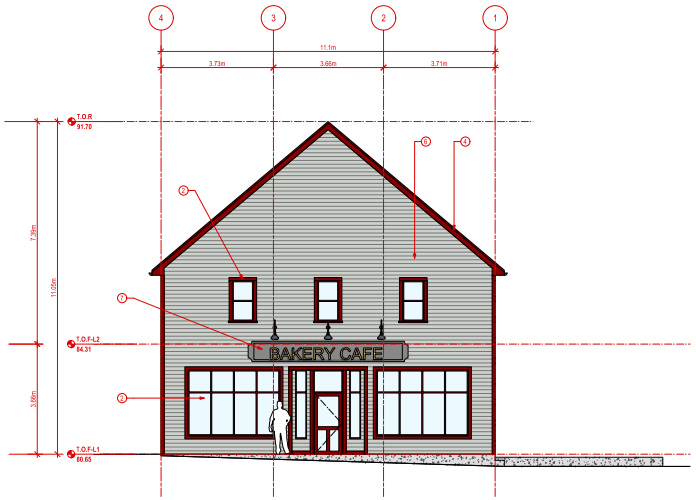
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BUILDING #2_FLOOR PLANS

Sheet No.
A123

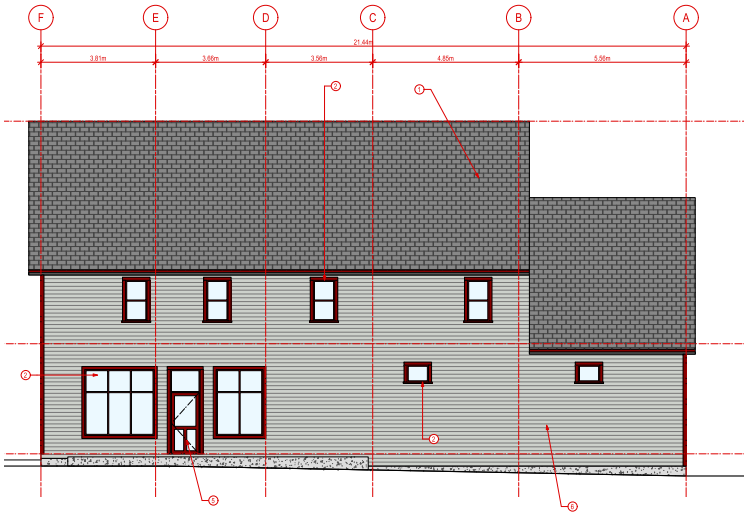
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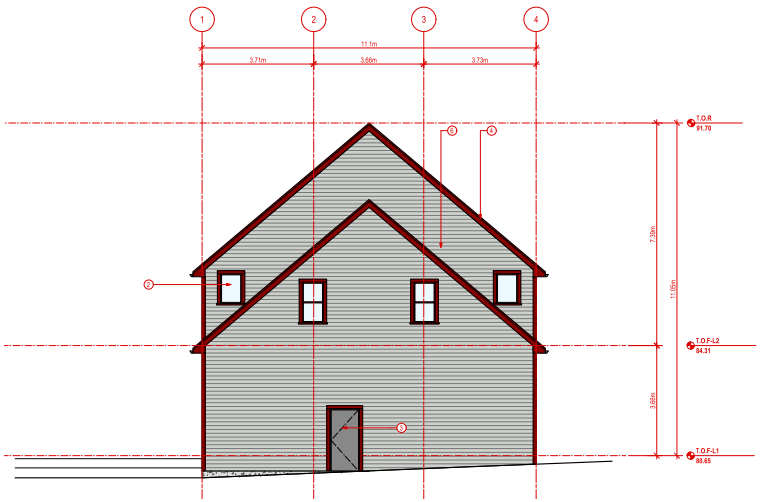
2 EAST ELEVATION



1 NORTH ELEVATION



4 WEST ELEVATION



3 SOUTH ELEVATION

KEYNOTE

1. RETAIN EXISTING ASPHALT ROOFING.
2. NEW PAINTED WOOD WINDOW.
3. PAINTED STEEL EXIT DOOR.
4. RESTORE AND PAINT CEDAR FACIA, COLOR: TBD.
5. NEW PAINTED WOOD DOOR WITH GLAZING, COLOR: SEE A120 CONSERVATION STRATEGY.
6. REMOVE EXISTING VINYL SIDING AND RESTORE 5.5" DUTCH LAP CEDAR SIDING.
7. PAINTED SIGNAGE WITH GOOSENECK LIGHTS.

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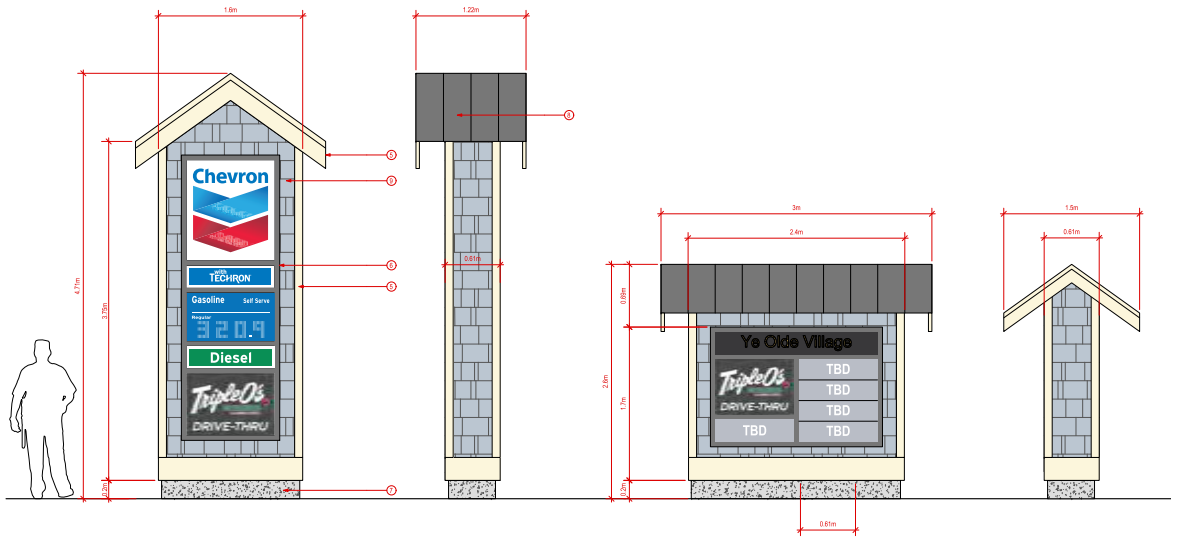
Sheet Title
BUILDING #2_ELEVATIONS

Sheet No.
A124

K.3

KEYNOTE

1. PAINTED STEEL COLUMN.
2. PRECAST CONCRETE CAP.
3. SPLIT FACE CONCRETE BLOCK.
4. STAINED PT SOILD WOOD TRELLIS.
5. SOLID WOOD TRIM.
6. ILLUMINATED SIGNAGE PANEL.
7. ARCHITECTURAL CONCRETE BASE.
8. STANDING SEAM METAL ROOF. CHARCOAL.
9. PAINTED CEMENTITIOUS SHINGLES.

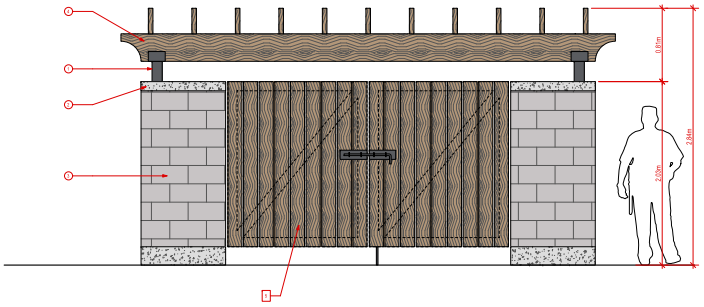


1 FRONT ELEVATION_SIGN #1
Scale: 1:25

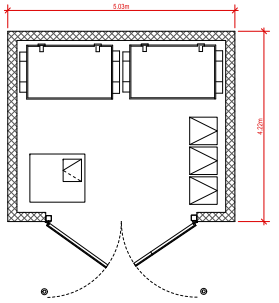
2 SIDE ELEVATION
Scale: 1:25

3 FRONT ELEVATION_SIGN #2
Scale: 1:25

4 SIDE ELEVATION
Scale: 1:25



5 FRONT ELEVATION
Scale: 1:25



4 PLAN
Scale: 1:50

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NO.	DATE	ISSUE NOTE

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Drawn By
Date: 2023-02-14
Reviewed By: JY
Project ID: 20180601

Sheet Title
FREE STANDING SIGNAGE & GARBAGE ENCLOSURE

Sheet No.
A131

K.3

GENERAL CONSERVATION STRATEGY

1. OVERALL FORM & MASSING

- Restore the original form, scale and massing of the historic building.
- Demolish the single storey portion attached South-East part of the building to restore the appropriate form and scale of the original design.
- Creating new addition of weather protection structure for 600 sf of the outdoor patio area.

2. EXTERIOR WOOD-FRAME WALLS

- Preserve the original wood frame structure of the building.
- Design structural and seismic upgrades from the inside without impacting exterior character defining elements.
- Provide fire and spatial separations including installation of sprinklers per the standard of Township of Langley and BC Building Code.

3. ORIGINAL WOOD CLADDING

- Demolish existing vinyl siding that is attached on top of the original cedar siding.
- Provide new cedar siding that matches the existing siding profile and size.
- Any original siding should be painted according to the colour schedule.

4. FRONT ELEVATION

- Demolish granite cladding, and vinyl awning at the building front on main level.
- Restore cedar siding and recessed front door with side windows.
- Provide wheelchair accessible ramp for the front entry per BC Building Code.

5. ROOF

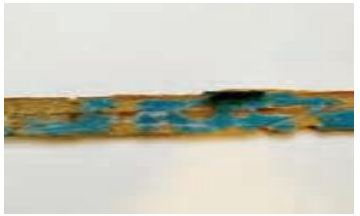
- Preserve the original design of the roof shape.
- Retain existing asphalt shingle roofing.
- Retain rainwater disposal system and ensure drainage from the site (e.g. with perimeter drainage). Retain Aluminum gutter, and follow the colour schedule.

6. WINDOWS, DOORS & TRIMS

- Replace and restore windows on all elevations with painted double hung wood windows.
- Remove existing front aluminum windows on main level and restore with painted wood windows with the original design.
- Provide new painted wood doors and windows on main level to adapt new use of the building as proposed on the elevation drawings.
- Remove front aluminum doors that were installed in later renovations.
- Replace and restore doors on front and rear elevations with painted wood doors with angled side windows as per archival information and records.

7. EXTERIOR COLOUR SCHEDULE

- Siding: Benjamin Moore Historical Colors - HC 180 Cliffside Grey



Light cool grey color is observed under vibrant green-blue color.

- Windows, Doors and Trims: Benjamin Moore Historical Colors - HC 183 Country Redwood



Lighter brown-red color is observed under existing dark red-brown color.

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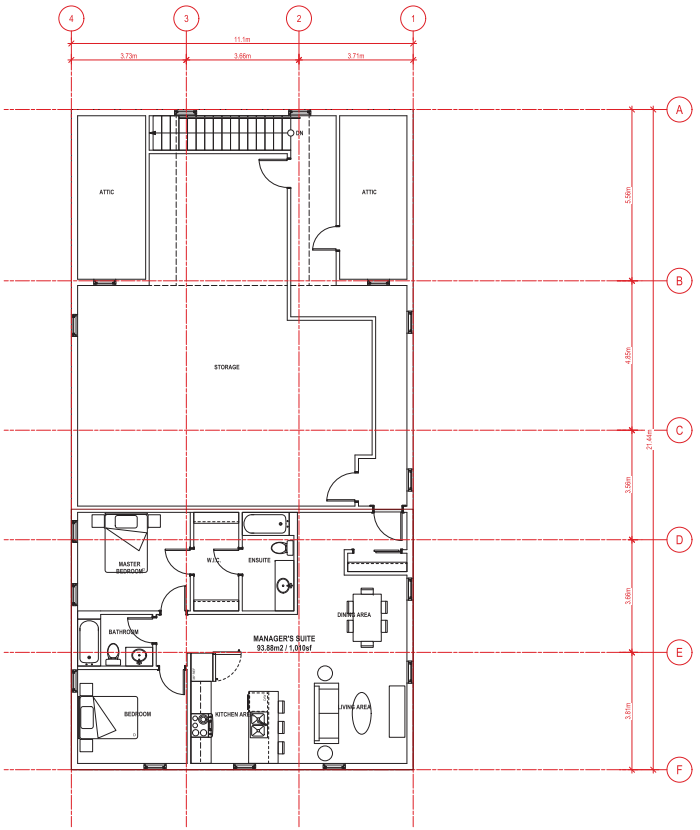
NO.	DATE	ISSUE NOTE

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Project ID: 20180601

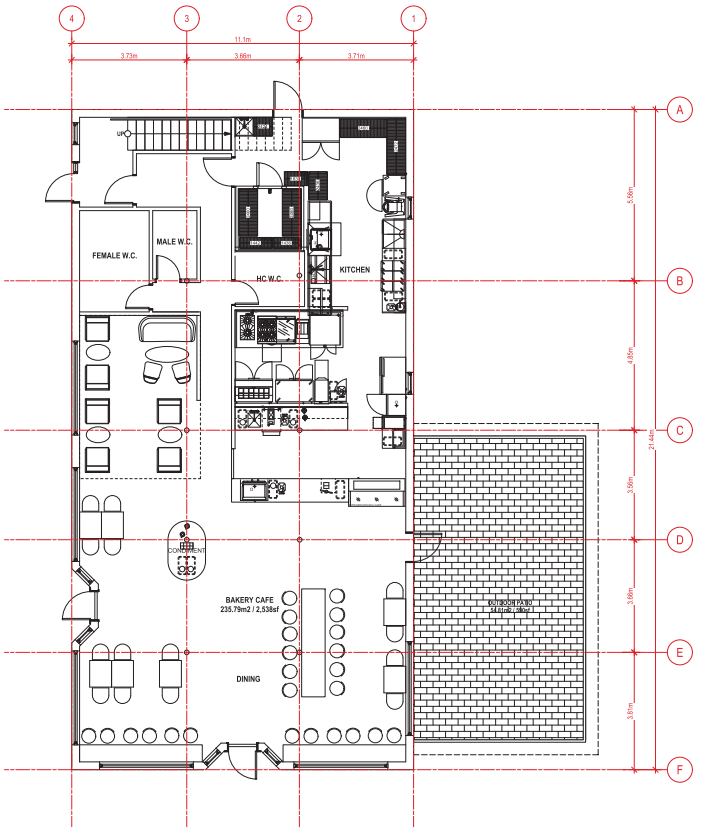
Sheet Title
HERITAGE RESTORATION SUMMARY

Sheet No.
A120

APPENDIX B



2 BUILDING #2_FLOOR PLAN LEVEL 2
Scale: 1:75



1 BUILDING #2_FLOOR PLAN LEVEL 1
Scale: 1:75

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Sheet Title

BUILDING #2_FLOOR PLANS

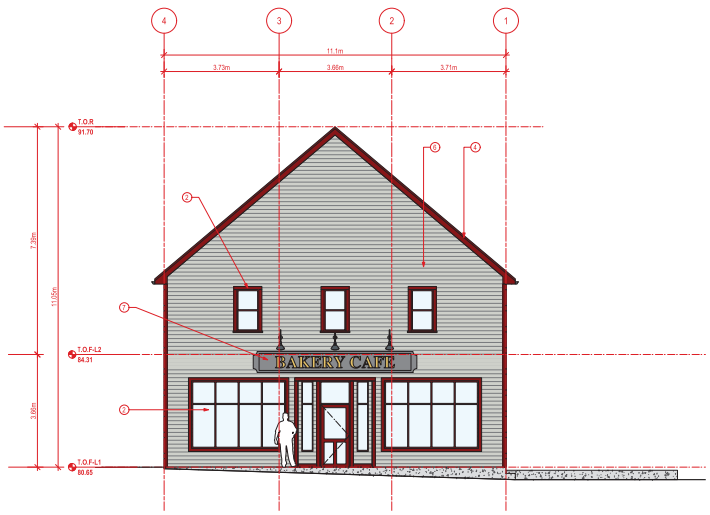
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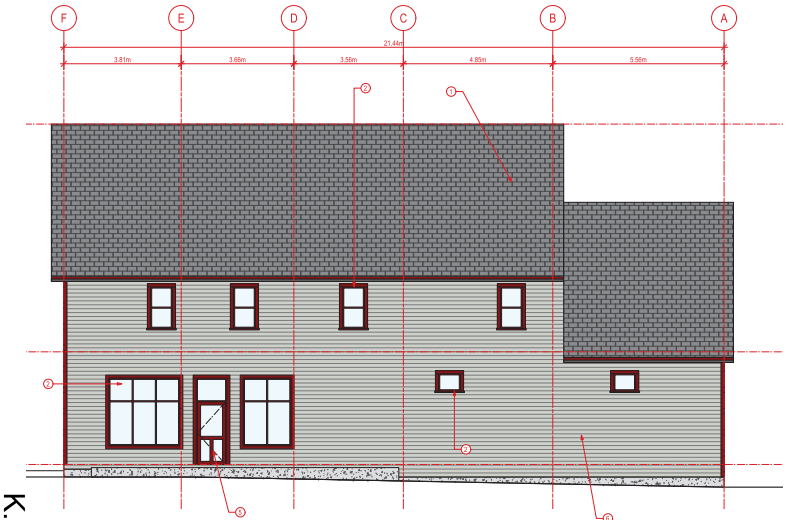
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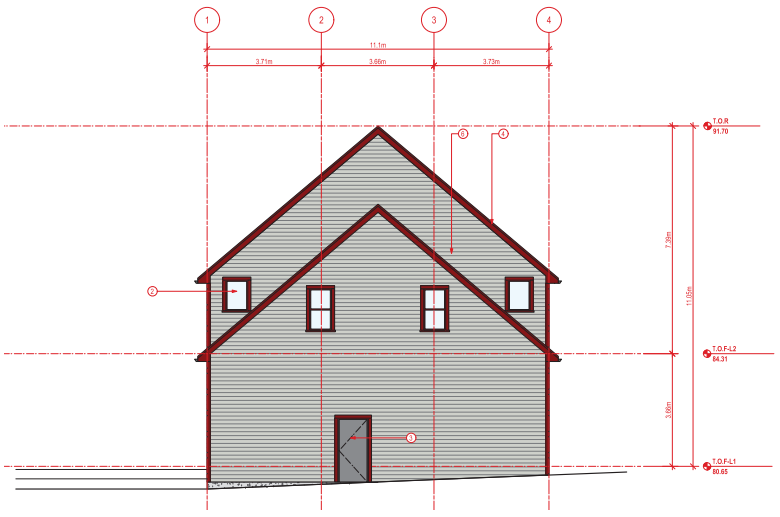
2 EAST ELEVATION



1 NORTH ELEVATION



4 WEST ELEVATION



3 SOUTH ELEVATION

KEYNOTE

1. RETAIN EXISTING ASPHALT ROOFING.
2. NEW PAINTED WOOD WINDOW.
3. PAINTED STEEL EXIT DOOR.
4. RESTORE AND PAINT CEDAR FACIA. COLOR: TBD.
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7. PAINTED SIGNAGE WITH GOOSENECK LIGHTS.

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Sheet Title

BUILDING #2_ELEVATIONS

Sheet No. K.3 A124

Statement of Significance

23210 Fraser Highway, Township of Langley, BC
May 2022 - Updated August 2022



Photograph courtesy of the author.



Image courtesy of Google Maps.

Description:

The subject building, an old general store, is located at 23210 Fraser Highway in the Township of Langley, British Columbia. It is a two-storey, wood frame commercial building with a front gable roof, currently clad in horizontal vinyl siding, and with glass display windows and a centred glass entry door.

Heritage Values:

The old general store has heritage significance for its historic/cultural, scientific and social values.

It has strong historic and cultural value for its age (c. 1930), for its association with the Berry family[1], and for its contribution to the growth and development of the Township of Langley.

The store is valued for its association with first owner/operator Harry (W. H.) Berry, who relocated his business to this location from Old Yale Road because Fraser Highway had just become part of the Trans-Canada Highway system. Harry is given credit for the economic survival of many residents in the community when he extended credit to them during the Great Depression of the 1930s[2]. The store was also an important social hub for decades. It was not simply a place to purchase supplies, but an important place to connect with other residents, to share and find solutions, and to catch up on the news.

The store has strong value for being family-owned and operated by the Berry family for 50 years, operated first by Harry and then by his nephew Jack Maitland in partnership with George Miles and later

[1] One of two important Berry families associated with the Township of Langley.
[2] Langley Centennial Museum Archives website

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with Ernie Morelli (when George retired). The store was sold in 1980 to Kyung Il Chun and continued to be run as a general store until approximately 2012, first under the name CK General Store[3] and later as Ye Olde Country General Store. As a true general store, it provided products that ranged from grocery items to hardware to horse tack[4], all of which were essential in a rural farming community during the middle of the Twentieth Century. Altogether, the store provided an important service to the community for over 80 years.

The store has scientific value as it allows passersby to better understand and appreciate the growth and development of the Township of Langley, or to at least make people curious about the history of this particular building as it relates to those early times.

The old general store has social value for being an iconic and relatively unchanged structure on the corner of Fraser Highway and 232nd Street for the last 90+ years.

The store has further value for being representative of the Township's Historic Context Theme of 'Habitation', in particular under the sub-theme 'Community Development' for its association with the type of village centres that started to develop here during the early part of the Twentieth Century. The building also represents the Theme of 'Economies', in particular the sub-theme 'Transportation & Infrastructure' for its location at the intersection of 232nd Street and Fraser Highway (newly designated as part of the national highway system), and the sub-theme 'Commerce & Service Industries' for its contribution to the economic development of the area during a period when shopping was a daily necessity and for its contribution to the survival of the community during the Great Depression[5].

Although unused at present, rehabilitating and reanimating the building in a way that encourages community interactions would allow the building to once again perform a key social and cultural role in the community. Sensitive exterior restoration of the building would increase the overall heritage significance of the building by increasing its aesthetic value.

Character-defining Elements

Key elements that define the heritage character of the building include:

- Location at the corner of Fraser Highway and 232nd Street.
- The original form, scale and massing as expressed by its 2-storey, rectangular footprint and large front gable roof
- Original wood-frame, wood casing windows, their style and fenestration pattern
- Location of large display windows and central front entry on the front façade[6]
- Style of horizontal siding[7]

[3] "Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz. December 5, 2011
[4] Ibid.
[5] Donald Luxton, Donald and Associates Inc. "Township of Langley: Our Shared History: Historic Context Statement and Thematic Framework: Summary", November 2017.
[6] The existing windows and door are not character-defining elements
[7] The vinyl siding is not a character-defining element

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Background Material

Context

Constructed in c. 1930 by Harry (W.H.) Berry as a small general store, the building is located in the southeast area of the Township of Langley. The subject property is a corner lot at the intersection of Fraser Highway and 232nd Street. The irregularly-shaped lot is flat with no vegetation adjacent to the building (other than some grass). The buiding is in the very northwest corner of the lot and its front elevation is oriented towards Fraser Highway.

The subject property is in an area of mixed use buildings, with single-family (mobile home) dwellings across Fraser Highway, single family homes behind and across 232nd Street, and other commercial buildings along Fraser Highway.



Image courtesy of Township of Langley Map System

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Photographs of the Building (May 2022)
Photographs by the author



Northeast (Front) Elevation



Southwest (Rear) Elevation

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Southeast Side Elevation



Northwest Side Elevation

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The Subject Building



Side Addition

The building is a two-storey, wood-frame commercial building, constructed in c. 1930 as a general store. It has a prominent front gable roof with narrow eaves, a narrow rake and closed soffits.

The building has had either one or two additions over time: one on the rear of the building that is 1 ½ storeys in height and that follows the general massing and roof form, and one that is a wrap-around 1-storey addition to the side (towards the rear) with a flat roof, which is likely a garage combined with storage. There is a garage door on the northwest elevation, facing 232nd Street.


Rear Section

Garage Door


Rear Section

The rear section is likely original even though it looks like an afterthought. This section has the exact same type of windows as the main portion of the store (see photo at right) and so it was most likely constructed as part of the original building. The other possibility (which is unlikely) is that the rear section was added later and the windows on the original rear elevation were removed and placed on this elevation. Least likely, but mentioned here for the sake of being thorough, is that when this rear section was constructed later, the entire building received new windows. Without building permit records, knowing which scenario is accurate is impossible. Given its compatibility with the main portion of the building and the likelihood that it is also original, it would be reasonable to retain this rear section as part of any future rehabilitation work on the building.



The majority of the building is currently clad in vinyl horizontal siding, which would have been installed after the newer side addition was constructed as this material is consistent over all parts of the building.

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An examination of a small section of the building shows that there is wood siding underneath, but until all of the vinyl siding has been removed, there is no way to know what the condition of it is, or how much of the building still has wood siding. The style of the wood siding found underneath the vinyl siding should be documented and ideally used as a template for new horizontal siding.



Wood siding underneath the current vinyl siding. Image courtesy of JY Architecture Inc. June 2022

The building has windows along the side elevations and on the upper level of all four sides of the main portion of the building. The upper level of the building has regularly spaced single-hung windows; three on the front elevation, four on each side elevation, and two on the newer rear addition.



Example of one of the single-hung windows on the upper level. Image courtesy of the author. May 2022

On the rear elevation of the main portion of the building there is also a small square window closer to 232nd Street. These windows have wide wood casings and narrow wood frames and narrow wood sills. They predate the vinyl siding, which is made evident by the narrow vinyl framing around each window. Most likely, these are the original windows.

Along the ground level of the side elevations of the main building, there are regularly spaced small square windows that have all been boarded over. There would have been four on each elevation, all matching, but the side addition removed one of them.

The side addition has narrow rectangular windows that have been boarded up.



Boarded windows on the side addition. Image courtesy of the author. May 2022



Example of the boarded up square windows on the ground level. Image courtesy of the author. May 2022

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Image courtesy of the author. May 2022

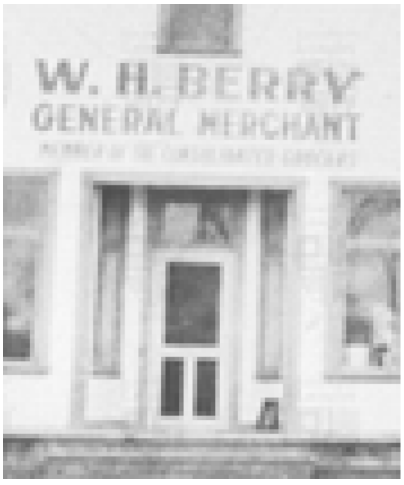
The front of the store faces Fraser Highway. It currently has a double glass entry door with a narrow transom that is centred on the front façade. The frames and casing of the front door are metal.

On either side are large plate glass display windows above an unadorned 'kickplate'. There is a large, curved awning that runs the entire width of the building.

Originally, the front door was recessed and had a single glass door with a wide transom and angled side lights. (See photo below left.) Ideally the original look of the front entry and display windows can be replicated as part of the rehabilitation of the building.

As early as 1957, the front entry was changed to a set of double doors positioned to be flush with the front elevation. The display windows had very narrow casings, as they do today. The doors in the 1950s were wood frame and there was a transom above.

The set of three photos below shows the changes in the front entry over time.



Excerpt of image courtesy of Langley Centennial Museum. 193?. Object 4888



Image courtesy of Langley Centennial Museum. 1957. Object 2010.022.025.



Image courtesy of the author. May 2022

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The original design and massing of the building is clearly still evident in today's building. Original elements that remain include the original footprint, gable roof, wood frame windows on the upper and ground levels, location of the front door and display windows. Original elements that no longer exist or that have been covered over include the horizontal wood siding, the wood frame front door and multi-pane display windows, and the recessed position of the front door.

Below are two sets of photographs; the first set compare how the building looked in the 1930s versus today, and the second set compare how it looked in 1982 versus today.



Image courtesy of Langley Centennial Museum. 193?. Object 4888



Photograph courtesy of the author. May 2022



Image courtesy of Langley Centennial Museum 1982. Object 3834



Photograph courtesy of the author. May 2022

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Early Owners

According to the Langley Centennial Museum, the Berry General Store was opened in c. 1930 by Harry (W.H.) Berry. Previously, he had operated a similar store on Old Yale Road, moving to the current location when Fraser Highway became part of the Trans-Canada Highway system.[8]

Harry belonged to one of Langley's pioneer families. There was another prominent pioneer family named Berry, headed by John Walter Berry, but the two families were not related[9]. To further confuse matters, John Walter Berry operated a general store in Murrayville beginning in 1897 and had seven children, one of whom was named William and one named Harold, both of which could be shortened to Harry.

The owner of the subject property and first proprietor of the store was Harry (W. H.) Berry, who was well-respected in the community for his community spirit and service. The store stayed in the Berry family for 50 years, operated first by Harry and then by his nephew Jack Maitland, before the store was sold in 1980 to Kyung Il Chun. Under this new ownership and management, the store was known first as the CK General Store[10] and later as "Ye Olde Country General Store". It remained a general store until at least 2012.

Harry is given credit for the economic survival of many local residents when he extended credit to them during the Great Depression of the 1930s[11]. The store offered groceries, hardware, farm supplies, and more. Like many general stores in rural communities, it was also a social gathering place. Maitland "recalled how people would come to the store after the weekly auction in Langley on Thursdays and spend hours there, visiting and occasionally buying something."[12]

Historic Context Statement and Thematic Framework

The Township of Langley retained Donald Luxton and Associates Inc. to develop an Historic Context Statement and Thematic Framework, which was submitted in November 2017. An Historic Context Statement is a document that investigates the historic elements and processes of an area that shaped its history, including geographical, political and socio-economic aspects. A thematic framework structures the themes identified in the Historic Context Statement into categories, providing "a basis to investigate, identify, understand, and assess heritage resources based on their significance within the broader community context"[13].

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[8] Langley Centennial Museum Archives website
[9] Warren F. Sommer. Frail Memorials – The Cemeteries of Langley. The Corporation of the Township of Langley, 2005, p. 72.
[10] "Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz, December 5, 2011.
[11] Langley Centennial Museum Archives website
[12] "Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz, December 5, 2011.
[13] Donald Luxton and Associates Inc. "Township of Langley: Our Shared History: Historic Context Statement and Thematic Framework: Summary", November 2017, p.5.

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The subject building falls under the general theme of 'Conflict and Turmoil' (#8). According to the Luxton report: "In 1929, the Stock Market Crash shattered the world's economy, and the agony of the Great Depression set in. The next few years were exceptionally difficult; wages plummeted, and countless thousands went bankrupt"[14]. As noted above, Harry (W. H.) Berry extended credit to community members as a way to help them survive the Depression. The subject building therefore is representative of this difficult era and the way in which community members helped each other.

In terms of themes, the subject building falls under two themes: Habitation, and Economies.

Under the theme of Habitation, the subject building falls under 'Sub-theme 1.C – Community Development' as it is a general store that developed at a major crossroad (Fraser Highway and 232nd Street). It is representative of the type of village centres that started to develop as settlement shifted away from Fort Langley. These centres typically included "a church, a general store, a hotel, a post office, and a blacksmith".[15]

Under the theme of Economies, the subject building falls under 'Sub-theme 2.B – Transportation & Roads' as it is associated with the designation of Fraser Highway as part of the Trans-Canada Highway. The building is particularly associated with theme component '2.B.2 – Trails and Roads'[16] for its connection to the shift away from rail transport to road transport. The store was relocated to its current site at the intersection of two important roads that were specifically developed to encourage and support commercial uses.

Also, under the theme of Economies, the subject building falls under 'Sub-theme 2.E – Commerce & Service Industries' for its contribution to the development of local commerce in the Township[17]. It is particularly associated with theme component '2.E.2 – Shopping & Retail' as it represented the lifestyle of daily shopping: "In the days before refrigeration, shopping was a daily activity, and small country stores appeared in convenient locations."[18].

[14] Ibid, p. 22.
[15] Ibid, p. 34.
[16] Ibid, p. 40.
[17] Ibid, p. 50.
[18] Ibid, p. 52.

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Appendix A: Definitions

The following definitions of heritage value are quoted directly from the "Canadian Register of Historic Places: Writing Statements of Significance" guide:

Aesthetic value refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

Historical and cultural values are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

Scientific value refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

Social value considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community's sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

Spiritual value is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial practices or rituals of a community/group of people.[19]

[19] Historic Places Program Branch, "Canadian Register of Historic Places: Writing Statements of Significance," Parks Canada, November 2006, pp. 12-13.

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Appendix B: Historic Information



Image courtesy of Langley Centennial Museum. 193?. Object 4888



Man entering the Berry General Store. Image courtesy of Langley Centennial Museum. 1957. Object 2010.002.025

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Interior of the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1958. Object 4887



Interior of the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1980. Object 5538

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Exterior of the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1980. Object 5530



Man leaving the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1980. Object 5531

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Image courtesy of Langley Centennial Museum. 1982. Object 3834



Image courtesy of Langley Centennial Museum. 1982. Object 3835

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Frail Memorial: The Cemeteries of Langley, by Warren F. Sommer



RONNIE BERRY
1925

Two unrelated Berry families have been prominent in the history of the Murrayville area. John Walter Berry, who operated the general store at Murrayville's Five Corners, and who also started a sizeable dairy farm, was the patriarch of the first, arriving in Langley in 1897. Harry Berry and his brother Owen headed the other Berry family. Harry operated a general store at the corner of the Old Yale Road and 232nd Street and later, a larger one at the corner of the Fraser Highway and 232nd Street. Owen's wife Eva operated a maternity hospital on 56th Avenue from 1924 to 1948. Owen and Eva's son Ronnie died in 1925 aged just three and one-half. As his death was never registered, his monument may be the only record of his ever having existed.

Ronnie's stone, a plain, small marble tablet, documents the belief of his survivors that he was "Budded on earth to bloom in Heaven."



THOROLD F. WILLIAMS
1926

A small monument marks the grave of young Thorold Frank Williams, who died in 1926 two weeks shy of his 5th birthday. Like many children at the time, Thorold fell victim to measles, a childhood disease that is now far less dangerous. Thorold is buried next to his father, Capt. Francis Williams, owner of Langley Greenhouses Ltd. from 1919 to 1958.

In keeping with attempts in the early twentieth century to downplay the finality of death, the inscription on Thorold's stone describes the deceased as one who "fell asleep." The stone itself is a short marble tablet. It bears a short, sentimental text:

No sordidness of life can stain
No weight of woe can crush
This little child of mine.

Excerpt from Warren F. Sommer's book: Frail Memorials – The Cemeteries of Langley
The Corporation of the Township of Langley, 2005, p.72

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Newspaper Article

“Long-time Langley store owner passes away”

Jack Maitland, former owner of Berry General Store, passes away at age 95
Article by Frank Bucholtz, December 5, 2011.
Langley Advanced Times

Jack Maitland, who ran the W.H. Berry General Store for more than 30 years, died on Nov. 21 at Langley Memorial Hospital. He was 95. The Berry General Store was a long-time Langley institution, at the corner of 232 Street and Fraser Highway.
The store is still in operation under another name, but in the years that Maitland was involved, it was a full-fledged general store, offering groceries, hardware, farm supplies and a host of other items for sale. In addition, it was a well-known meeting place where residents could catch up on what was going on in the largely rural community.
He grew up in the Collingwood area of east Vancouver and excelled at soccer and tennis.
During the Second World War, he served in the Royal Canadian Air Force in both Canada and England.
Following the war, he came to Langley to join the business of his uncle Harry Berry.
Berry had built the store when the highway was built in 1930, to replace an earlier store at the corner of 232 Street and Old Yale Road.
Maitland became a partner in the store along with George Miles.
After many years working together, Miles retired and Ernie Morelli took over as a partner.
In 1980, the two men sold the store to new owner Kyung Il Chun, and it became CK General Store.
The store was a community institution.
In the 1930s, Berry had extended a lot of credit to people in the neighbourhood, and most of them eventually repaid the money they owed him, Maitland remembered during an interview in 1980.
He also recalled how people would come to the store after the weekly auction in Langley on Thursdays, and spend hours there, visiting and occasionally buying something.
There was no shortage of things to choose from.
The store sold logging equipment, lamps, heaters, horse collars, traps, stove pipe, groceries in bulk and even gasoline, which was dispensed from a pump outside the front door — with the gas coming from 45-gallon drums.
Maitland’s daughter Heather Stromsten, who worked with her dad at the store, remembers how everybody knew each other, as Langley had fewer people.
The variety of items available even brought customers from as far as Vancouver, she says.
She also remembers Hollywood stars Tony Curtis and Dan Blocker visiting the store.
Maitland is survived by his daughter, Heather Stromsten, and two sons, Ross and Sandy Maitland, as well as 12 grandchildren and four great-grandchildren.
At his request, there was no memorial service.

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Appendix C: Bibliography and Sources

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HERITAGE DESIGNATION (BERRY GENERAL STORE) BYLAW NO. 5907

EXPLANATORY NOTE

Bylaw No. 5907 designates the property at 23210 Fraser Highway, including the historic Berry General Store, as protected heritage property under Section 611 of the *Local Government Act*.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HERITAGE DESIGNATION (BERRY GENERAL STORE) BYLAW NO. 5907

WHEREAS the Council of the Corporation of the Township of Langley considers that the Berry General Store located at 23210 Fraser Highway (the "Property") has heritage value and heritage character, and that the designation of the building is desirable for its conservation all in accordance with section 611 of the *Local Government Act*; and

WHEREAS the owner of the Property has requested that this Bylaw be adopted; and

WHEREAS the owner of the Property has entered into a Heritage Revitalization Agreement with the Township pursuant to section 610 of the *Local Government Act* in which, in exchange for certain variances to the Township bylaws that would otherwise prohibit the owner's proposed development of the Property, the owner has waived any entitlement to compensation to which the owner may otherwise be entitled to under section 613 of the *Local Government Act*, or otherwise;

NOW THEREFORE the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

Part 1 Citation

1.1 This Bylaw may be cited for all purposes as "Heritage Designation (Berry General Store) Bylaw No. 5907".

Part 2 Severability

2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then 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.

Part 3 Definitions

3.1 In this bylaw:

"Normal Repair" means the replacement of elements of the structure or finishing materials of a building with components that are equivalent to those being replaced in material composition, dimensions and quality. For greater certainty, it is not a Normal Repair if the element of the structure or finishing materials of a building being replaced is not original to the building, in which case a Heritage Alteration Permit is required in accordance with this Bylaw.

"Property" means that parcel of land in the Township of Langley, British Columbia, having a civic address at 23210 Fraser Highway and a legal description of:

Lot 5 Section 33 Township 10 New Westminster District Plan 21807

AND:

Parcel “A” (AB238020E) of Lot 1 Block 1 Section 33 Township 10 New Westminster District Plan 2260 Except: Part on Plan EPP28524.

“Statement of Significance” means the document titled *Statement of Significance – 23210 Fraser Highway,* which describes the heritage value and character-defining elements of the Berry General Store, prepared by Schueck Heritage Consulting, May 2022 (updated August 2022), which is attached as Schedule A to this bylaw.

Part 4 Heritage Designation

4.1 The Property is designated as protected heritage property under section 611 of the *Local Government Act*.

4.2 The designation applies to the following:

4.2.1 All aspects of the exterior of the Berry General Store building, including, without limitation, the exterior aspects that are specifically listed as Character Defining Elements of the building in Schedule “A” to this Bylaw.

Part 5 Heritage Alteration Permit

5.1 All alterations to the elements and features of the Property referred to in section 4.2 require a Heritage Alteration Permit, except:

5.1.1 Normal Repair of the Berry General Store building carried out in accordance with the Heritage Property Maintenance Standards Bylaw 2018 No. 5376, as amended or replaced from time to time.

Part 6 Delegation

6.1 Council delegates to the Delegated Official, as defined under the Development Permit Delegation Bylaw 2016 No. 5246, as amended or replaced from time to time, the authority to issue Heritage Alteration Permits to authorize alterations not otherwise permitted by this Bylaw or by the Heritage Property Maintenance Standards Bylaw 2018 No. 5376, provided that the alterations are, in the opinion of the Delegated Official, appropriate to the general period and style of the Berry General Store, and do not remove, replace or substantially alter its intact or repairable character defining elements, as described in Schedule “A” to this Bylaw.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

Schedule A
to Bylaw 2023 No. 5907

STATEMENT OF SIGNIFICANCE FOR BERRY GENERAL STORE
(23210 FRASER HIGHWAY)

Statement of Significance

23210 Fraser Highway, Township of Langley, BC
May 2022 - Updated August 2022



Photograph courtesy of the author.



Image courtesy of Google Maps.

Description:

The subject building, an old general store, is located at 23210 Fraser Highway in the Township of Langley, British Columbia. It is a two-storey, wood frame commercial building with a front gable roof, currently clad in horizontal vinyl siding, and with glass display windows and a centred glass entry door.

Heritage Values:

The old general store has heritage significance for its historic/cultural, scientific and social values.

It has strong historic and cultural value for its age (c. 1930), for its association with the Berry family[1], and for its contribution to the growth and development of the Township of Langley.

The store is valued for its association with first owner/operator Harry (W. H.) Berry, who relocated his business to this location from Old Yale Road because Fraser Highway had just become part of the Trans-Canada Highway system. Harry is given credit for the economic survival of many residents in the community when he extended credit to them during the Great Depression of the 1930s[2]. The store was also an important social hub for decades. It was not simply a place to purchase supplies, but an important place to connect with other residents, to share and find solutions, and to catch up on the news.

The store has strong value for being family-owned and operated by the Berry family for 50 years, operated first by Harry and then by his nephew Jack Maitland in partnership with George Miles and later

[1] One of two important Berry families associated with the Township of Langley.
[2] Langley Centennial Museum Archives website

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with Ernie Morelli (when George retired). The store was sold in 1980 to Kyung Il Chun and continued to be run as a general store until approximately 2012, first under the name CK General Store[3] and later as Ye Olde Country General Store. As a true general store, it provided products that ranged from grocery items to hardware to horse tack[4], all of which were essential in a rural farming community during the middle of the Twentieth Century. Altogether, the store provided an important service to the community for over 80 years.

The store has scientific value as it allows passersby to better understand and appreciate the growth and development of the Township of Langley, or to at least make people curious about the history of this particular building as it relates to those early times.

The old general store has social value for being an iconic and relatively unchanged structure on the corner of Fraser Highway and 232nd Street for the last 90+ years.

The store has further value for being representative of the Township's Historic Context Theme of 'Habitation', in particular under the sub-theme 'Community Development' for its association with the type of village centres that started to develop here during the early part of the Twentieth Century. The building also represents the Theme of 'Economies', in particular the sub-theme 'Transportation & Infrastructure' for its location at the intersection of 232nd Street and Fraser Highway (newly designated as part of the national highway system), and the sub-theme 'Commerce & Service Industries' for its contribution to the economic development of the area during a period when shopping was a daily necessity and for its contribution to the survival of the community during the Great Depression[5].

Although unused at present, rehabilitating and reanimating the building in a way that encourages community interactions would allow the building to once again perform a key social and cultural role in the community. Sensitive exterior restoration of the building would increase the overall heritage significance of the building by increasing its aesthetic value.

Character-defining Elements

Key elements that define the heritage character of the building include:

- Location at the corner of Fraser Highway and 232nd Street.
- The original form, scale and massing as expressed by its 2-storey, rectangular footprint and large front gable roof
- Original wood-frame, wood casing windows, their style and fenestration pattern
- Location of large display windows and central front entry on the front façade[6]
- Style of horizontal siding[7]

[3] "Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz. December 5, 2011
[4] Ibid.
[5] Donald Luxton, Donald and Associates Inc. "Township of Langley: Our Shared History: Historic Context Statement and Thematic Framework: Summary", November 2017.
[6] The existing windows and door are not character-defining elements
[7] The vinyl siding is not a character-defining element

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Background Material

Context

Constructed in c. 1930 by Harry (W.H.) Berry as a small general store, the building is located in the southeast area of the Township of Langley. The subject property is a corner lot at the intersection of Fraser Highway and 232nd Street. The irregularly-shaped lot is flat with no vegetation adjacent to the building (other than some grass). The buiding is in the very northwest corner of the lot and its front elevation is oriented towards Fraser Highway.

The subject property is in an area of mixed use buildings, with single-family (mobile home) dwellings across Fraser Highway, single family homes behind and across 232nd Street, and other commercial buildings along Fraser Highway.



Image courtesy of Township of Langley Map System

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Photographs of the Building (May 2022)
Photographs by the author



Northeast (Front) Elevation



Southwest (Rear) Elevation

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Southeast Side Elevation



Northwest Side Elevation

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The Subject Building



The building is a two-storey, wood-frame commercial building, constructed in c. 1930 as a general store. It has a prominent front gable roof with narrow eaves, a narrow rake and closed soffits.

The building has had either one or two additions over time: one on the rear of the building that is 1 ½ storeys in height and that follows the general massing and roof form, and one that is a wrap-around 1-storey addition to the side (towards the rear) with a flat roof, which is likely a garage combined with storage. There is a garage door on the northwest elevation, facing 232nd Street.





The rear section is likely original even though it looks like an afterthought. This section has the exact same type of windows as the main portion of the store (see photo at right) and so it was most likely constructed as part of the original building. The other possibility (which is unlikely) is that the rear section was added later and the windows on the original rear elevation were removed and placed on this elevation. Least likely, but mentioned here for the sake of being thorough, is that when this rear section was constructed later, the entire building received new windows. Without building permit records, knowing which scenario is accurate is impossible. Given its compatibility with the main portion of the building and the likelihood that it is also original, it would be reasonable to retain this rear section as part of any future rehabilitation work on the building.



The majority of the building is currently clad in vinyl horizontal siding, which would have been installed after the newer side addition was constructed as this material is consistent over all parts of the building.

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An examination of a small section of the building shows that there is wood siding underneath, but until all of the vinyl siding has been removed, there is no way to know what the condition of it is, or how much of the building still has wood siding. The style of the wood siding found underneath the vinyl siding should be documented and ideally used as a template for new horizontal siding.



Wood siding underneath the current vinyl siding. Image courtesy of JY Architecture Inc. June 2022

The building has windows along the side elevations and on the upper level of all four sides of the main portion of the building. The upper level of the building has regularly spaced single-hung windows; three on the front elevation, four on each side elevation, and two on the newer rear addition.



Example of one of the single-hung windows on the upper level. Image courtesy of the author. May 2022

On the rear elevation of the main portion of the building there is also a small square window closer to 232nd Street. These windows have wide wood casings and narrow wood frames and narrow wood sills. They predate the vinyl siding, which is made evident by the narrow vinyl framing around each window. Most likely, these are the original windows.

Along the ground level of the side elevations of the main building, there are regularly spaced small square windows that have all been boarded over. There would have been four on each elevation, all matching, but the side addition removed one of them.

The side addition has narrow rectangular windows that have been boarded up.



Boarded windows on the side addition. Image courtesy of the author. May 2022



Example of the boarded up square windows on the ground level. Image courtesy of the author. May 2022

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Image courtesy of the author. May 2022

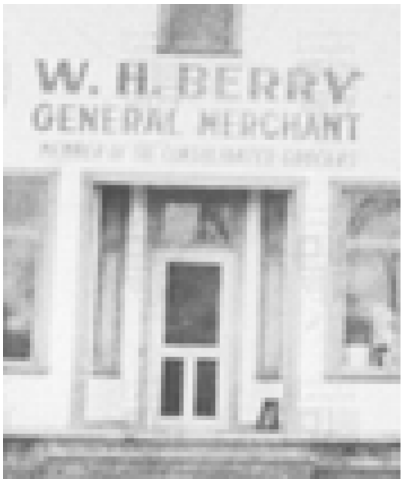
The front of the store faces Fraser Highway. It currently has a double glass entry door with a narrow transom that is centred on the front façade. The frames and casing of the front door are metal.

On either side are large plate glass display windows above an unadorned 'kickplate'. There is a large, curved awning that runs the entire width of the building.

Originally, the front door was recessed and had a single glass door with a wide transom and angled side lights. (See photo below left.) Ideally the original look of the front entry and display windows can be replicated as part of the rehabilitation of the building.

As early as 1957, the front entry was changed to a set of double doors positioned to be flush with the front elevation. The display windows had very narrow casings, as they do today. The doors in the 1950s were wood frame and there was a transom above.

The set of three photos below shows the changes in the front entry over time.



Excerpt of image courtesy of Langley Centennial Museum. 193?. Object 4888



Image courtesy of Langley Centennial Museum. 1957. Object 2010.022.025.



Image courtesy of the author. May 2022

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The original design and massing of the building is clearly still evident in today's building. Original elements that remain include the original footprint, gable roof, wood frame windows on the upper and ground levels, location of the front door and display windows. Original elements that no longer exist or that have been covered over include the horizontal wood siding, the wood frame front door and multi-pane display windows, and the recessed position of the front door.

Below are two sets of photographs; the first set compare how the building looked in the 1930s versus today, and the second set compare how it looked in 1982 versus today.



Image courtesy of Langley Centennial Museum. 193?. Object 4888



Photograph courtesy of the author. May 2022



Image courtesy of Langley Centennial Museum 1982. Object 3834



Photograph courtesy of the author. May 2022

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Early Owners

According to the Langley Centennial Museum, the Berry General Store was opened in c. 1930 by Harry (W.H.) Berry. Previously, he had operated a similar store on Old Yale Road, moving to the current location when Fraser Highway became part of the Trans-Canada Highway system.[8]

Harry belonged to one of Langley's pioneer families. There was another prominent pioneer family named Berry, headed by John Walter Berry, but the two families were not related[9]. To further confuse matters, John Walter Berry operated a general store in Murrayville beginning in 1897 and had seven children, one of whom was named William and one named Harold, both of which could be shortened to Harry.

The owner of the subject property and first proprietor of the store was Harry (W. H.) Berry, who was well-respected in the community for his community spirit and service. The store stayed in the Berry family for 50 years, operated first by Harry and then by his nephew Jack Maitland, before the store was sold in 1980 to Kyung Il Chun. Under this new ownership and management, the store was known first as the CK General Store[10] and later as "Ye Olde Country General Store". It remained a general store until at least 2012.

Harry is given credit for the economic survival of many local residents when he extended credit to them during the Great Depression of the 1930s[11]. The store offered groceries, hardware, farm supplies, and more. Like many general stores in rural communities, it was also a social gathering place. Maitland "recalled how people would come to the store after the weekly auction in Langley on Thursdays and spend hours there, visiting and occasionally buying something."[12]

Historic Context Statement and Thematic Framework

The Township of Langley retained Donald Luxton and Associates Inc. to develop an Historic Context Statement and Thematic Framework, which was submitted in November 2017. An Historic Context Statement is a document that investigates the historic elements and processes of an area that shaped its history, including geographical, political and socio-economic aspects. A thematic framework structures the themes identified in the Historic Context Statement into categories, providing "a basis to investigate, identify, understand, and assess heritage resources based on their significance within the broader community context"[13].

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[8] Langley Centennial Museum Archives website
[9] Warren F. Sommer. Frail Memorials – The Cemeteries of Langley. The Corporation of the Township of Langley, 2005, p. 72.
[10] "Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz, December 5, 2011.
[11] Langley Centennial Museum Archives website
[12] "Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz, December 5, 2011.
[13] Donald Luxton and Associates Inc. "Township of Langley: Our Shared History: Historic Context Statement and Thematic Framework: Summary", November 2017, p.5.

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The subject building falls under the general theme of 'Conflict and Turmoil' (#8). According to the Luxton report: "In 1929, the Stock Market Crash shattered the world's economy, and the agony of the Great Depression set in. The next few years were exceptionally difficult; wages plummeted, and countless thousands went bankrupt"[14]. As noted above, Harry (W. H.) Berry extended credit to community members as a way to help them survive the Depression. The subject building therefore is representative of this difficult era and the way in which community members helped each other.

In terms of themes, the subject building falls under two themes: Habitation, and Economies.

Under the theme of Habitation, the subject building falls under 'Sub-theme 1.C – Community Development' as it is a general store that developed at a major crossroad (Fraser Highway and 232nd Street). It is representative of the type of village centres that started to develop as settlement shifted away from Fort Langley. These centres typically included "a church, a general store, a hotel, a post office, and a blacksmith".[15]

Under the theme of Economies, the subject building falls under 'Sub-theme 2.B – Transportation & Roads' as it is associated with the designation of Fraser Highway as part of the Trans-Canada Highway. The building is particularly associated with theme component '2.B.2 – Trails and Roads'[16] for its connection to the shift away from rail transport to road transport. The store was relocated to its current site at the intersection of two important roads that were specifically developed to encourage and support commercial uses.

Also, under the theme of Economies, the subject building falls under 'Sub-theme 2.E – Commerce & Service Industries' for its contribution to the development of local commerce in the Township[17]. It is particularly associated with theme component '2.E.2 – Shopping & Retail' as it represented the lifestyle of daily shopping: "In the days before refrigeration, shopping was a daily activity, and small country stores appeared in convenient locations."[18].

[14] Ibid, p. 22.
[15] Ibid, p. 34.
[16] Ibid, p. 40.
[17] Ibid, p. 50.
[18] Ibid, p. 52.

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Appendix A: Definitions

The following definitions of heritage value are quoted directly from the "Canadian Register of Historic Places: Writing Statements of Significance" guide:

Aesthetic value refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

Historical and cultural values are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

Scientific value refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

Social value considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community's sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

Spiritual value is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial practices or rituals of a community/group of people.[19]

[19] Historic Places Program Branch, "Canadian Register of Historic Places: Writing Statements of Significance," Parks Canada, November 2006, pp. 12-13.

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Appendix B: Historic Information



Image courtesy of Langley Centennial Museum. 193?. Object 4888



Man entering the Berry General Store. Image courtesy of Langley Centennial Museum. 1957. Object 2010.002.025

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Interior of the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1958. Object 4887



Interior of the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1980. Object 5538

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Exterior of the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1980. Object 5530



Man leaving the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1980. Object 5531

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Image courtesy of Langley Centennial Museum. 1982. Object 3834



Image courtesy of Langley Centennial Museum. 1982. Object 3835

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Frail Memorial: The Cemeteries of Langley, by Warren F. Sommer



RONNIE BERRY
1925

Two unrelated Berry families have been prominent in the history of the Murrayville area. John Walter Berry, who operated the general store at Murrayville's Five Corners, and who also started a sizeable dairy farm, was the patriarch of the first, arriving in Langley in 1897. Harry Berry and his brother Owen headed the other Berry family. Harry operated a general store at the corner of the Old Yale Road and 232nd Street and later, a larger one at the corner of the Fraser Highway and 232nd Street. Owen's wife Eva operated a maternity hospital on 56th Avenue from 1924 to 1948. Owen and Eva's son Ronnie died in 1925 aged just three and one-half. As his death was never registered, his monument may be the only record of his ever having existed.

Ronnie's stone, a plain, small marble tablet, documents the belief of his survivors that he was "Budded on earth to bloom in Heaven."



THOROLD F. WILLIAMS
1926

A small monument marks the grave of young Thorold Frank Williams, who died in 1926 two weeks shy of his 5th birthday. Like many children at the time, Thorold fell victim to measles, a childhood disease that is now far less dangerous. Thorold is buried next to his father, Capt. Francis Williams, owner of Langley Greenhouses Ltd. from 1919 to 1958.

In keeping with attempts in the early twentieth century to downplay the finality of death, the inscription on Thorold's stone describes the deceased as one who "fell asleep." The stone itself is a short marble tablet. It bears a short, sentimental text:

No sordidness of life can stain
No weight of woe can crush
This little child of mine.

Excerpt from Warren F. Sommer's book: Frail Memorials – The Cemeteries of Langley
The Corporation of the Township of Langley, 2005, p.72

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Newspaper Article

“Long-time Langley store owner passes away”

Jack Maitland, former owner of Berry General Store, passes away at age 95
Article by Frank Bucholtz, December 5, 2011.
Langley Advanced Times

Jack Maitland, who ran the W.H. Berry General Store for more than 30 years, died on Nov. 21 at Langley Memorial Hospital. He was 95. The Berry General Store was a long-time Langley institution, at the corner of 232 Street and Fraser Highway.
The store is still in operation under another name, but in the years that Maitland was involved, it was a full-fledged general store, offering groceries, hardware, farm supplies and a host of other items for sale. In addition, it was a well-known meeting place where residents could catch up on what was going on in the largely rural community.
He grew up in the Collingwood area of east Vancouver and excelled at soccer and tennis.
During the Second World War, he served in the Royal Canadian Air Force in both Canada and England.
Following the war, he came to Langley to join the business of his uncle Harry Berry.
Berry had built the store when the highway was built in 1930, to replace an earlier store at the corner of 232 Street and Old Yale Road.
Maitland became a partner in the store along with George Miles.
After many years working together, Miles retired and Ernie Morelli took over as a partner.
In 1980, the two men sold the store to new owner Kyung Il Chun, and it became CK General Store.
The store was a community institution.
In the 1930s, Berry had extended a lot of credit to people in the neighbourhood, and most of them eventually repaid the money they owed him, Maitland remembered during an interview in 1980.
He also recalled how people would come to the store after the weekly auction in Langley on Thursdays, and spend hours there, visiting and occasionally buying something.
There was no shortage of things to choose from.
The store sold logging equipment, lamps, heaters, horse collars, traps, stove pipe, groceries in bulk and even gasoline, which was dispensed from a pump outside the front door — with the gas coming from 45-gallon drums.
Maitland’s daughter Heather Stromsten, who worked with her dad at the store, remembers how everybody knew each other, as Langley had fewer people.
The variety of items available even brought customers from as far as Vancouver, she says.
She also remembers Hollywood stars Tony Curtis and Dan Blocker visiting the store.
Maitland is survived by his daughter, Heather Stromsten, and two sons, Ross and Sandy Maitland, as well as 12 grandchildren and four great-grandchildren.
At his request, there was no memorial service.

Appendix C: Bibliography and Sources

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Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 24, 2023 - REGULAR MEETING	**REPORT:**	23-165
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0099 / 08-22-0117
SUBJECT:	WILLOUGHBY COMMUNITY PLAN AND LATIMER NEIGHBOURHOOD PLAN AMENDMENT NO. 100263 AND REZONING APPLICATION NO. 100617 (1177293 BC LTD. / GURSIMER DESIGN AND MANAGEMENT LTD. / 7894 – 197 STREET)		

PROPOSAL:

Application to amend the Willoughby Community Plan and Latimer Neighbourhood Plan for 10 properties located in the 7700 to 8000 Block of 197 Street and to rezone one of the properties (7894 – 197 Street) to Comprehensive Development Zone CD-190 to facilitate development of approximately 53 townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5919; that Council give first and second reading to Bylaw No. 5920 (subject to 12 development prerequisites being satisfied prior to final reading); and that staff be authorized to schedule the required Public Hearing for Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 5919 and Rezoning Bylaw No. 5920.

RATIONALE:

The proposal complies with Council's resolution of May 1, 2023 and the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Township of Langley) Bylaw No. 5919;

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1177293 BC Ltd.) Bylaw No. 5920 rezoning 0.8 ha (2 ac) of land located at 7894 – 197 Street to Comprehensive Development Zone CD-190 to facilitate the development of approximately 53 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road, greenway, and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road and trail dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.

3. Submission of an erosion and sediment control plan 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 the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development until a Development Permit is issued for the site.
    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.
    c. Identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
    d. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces).
    e. Prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units, and prohibiting the development of secondary suites within individual units.
6. Registration of a reciprocal access easement over 7894 – 197 Street for the purposes of access to lands located to the east (7891 – 199 Street).
7. Registration of a reciprocal access easement over 7894 – 197 Street for the purposes of access to lands located to the north (7922 – 197 Street).
8. Registration of a statutory right-of-way over 7894 – 197 Street for the purposes of servicing lands located to the east (7891 – 199 Street).
9. Registration of a statutory right-of-way over 7894 – 197 Street for the purposes of a Recreational Greenway on the south side of the subject property from 197 Street to lands located to the east (7891 – 199 Street).
10. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $1,643,200 in support of the proposed OCP amendment and rezoning.
11. Compliance with the Willoughby Greenway Amenity Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and 5% Neighbourhood Park Land Acquisition Policy.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1177293 BC Ltd.) Bylaw No. 5919 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, and Housing Needs Report; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5919 and 5920.

EXECUTIVE SUMMARY:

At the April 3, 2023 Regular Council Meeting, Council considered a rezoning application for 7894 – 197 Street to facilitate a residential development consisting of eight single family dwelling lots and eight duplex lots and deferred the application to the May 1, 2023 Meeting. At the May 1, 2023 Regular Council meeting Council resolved:

> *"That the application be referred to staff to receive further information from the proponent regarding a potential townhouse land use for the subject site within the context of the surrounding area with servicing, the road and mobility network, Community Amenity Contribution considerations, and a Latimer Neighbourhood Plan amendment bylaw for Council's consideration."*

Consistent with this resolution, Bylaw No. 5919 advances a plan amendment for lands between Latimer Creek and the east side of 197 Street consisting of 10 properties from the 7700 Block to 80 Avenue to allow for townhouses up to 30 units per acre (upa).

The subject lands are currently designated Residential (6 upa) in the Willoughby Community Plan and Single Family (8 upa) in the Latimer Neighbourhood Plan. To accommodate future townhouse development, the subject lands are proposed to be redesignated to the Multi Family land use designation within the Willoughby Community Plan and to a newly created "Townhouse – Bonus" land use designation within the Latimer Neighbourhood Plan.

Gursimer Design and Management Ltd. has applied to rezone one of the 10 subject properties (7894 – 197 Street) to Comprehensive Development Zone CD-190 to facilitate development of approximately 53 townhouses (26.5 upa).

The subject plan amendment and rezoning submitted by Gursimer Design and Management Ltd. aligns with the May 1, 2023 Council resolution.

As the proposed density exceeds 25 upa, a future non-delegated development permit application will be required for 7894 – 197 Street.

The development proposal is consistent with the overall objectives the Willoughby Community Plan and the Latimer Neighborhood Plan. Staff recommend that Council consider the Willoughby Community Plan and Latimer Neighbourhood Plan amendments and rezoning amendment, subject to the 12 development prerequisites listed in this report being satisfied.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to the proposed Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 5919 and Rezoning Bylaw No. 5920.

REFERENCE:

Properties Subject to the Proposed OCP Amendment:

Legal Description:	Lot 7 Section 22 Township 8 New Westminster District Plan 70469 Lot 6 Section 22 Township 8 New Westminster District Plan 70469 Lot 5 Section 22 Township 8 New Westminster District Plan 70469 Lot 4 Section 22 Township 8 New Westminster District Plan 70469 Lot 3 Section 22 Township 8 New Westminster District Plan 70469 Lot 2 Section 22 Township 8 New Westminster District Plan 70469 Lot 1 Section 22 Township 8 New Westminster District Plan 70469 Lot 14 Section 22 Township 8 New Westminster District Plan 49697 Lot B Section 22 Township 8 New Westminster District Plan 68321 Lot A Section 22 Township 8 New Westminster District Plan 68321
Location and Lot Area:	7772 – 197 Street (0.94 ha (2.34 ac)) 7806 – 197 Street (0.8 ha (2 ac)) 7838 – 197 Street (0.8 ha (2 ac)) 7860 – 197 Street (0.8 ha (2 ac)) 7894 – 197 Street (0.8 ha (2 ac)) 7922 – 197 Street (0.8 ha (2 ac)) 19752 – 80 Avenue (1.83 ha (4.54 ac)) 7917 – 199 Street (1.9 ha (4.74 ac)) 7891 – 199 Street (0.9 ha (2.37 ac)) 7883 – 199 Street (0.9 ha (2.37 ac))
Existing Zoning:	Suburban Residential Zone SR-2
Willoughby Community Plan (existing):	Residential (6 upa)
Willoughby Community Plan (proposed):	Multi Family
Latimer Neighbourhood Plan (existing):	Single Family (8 upa)
Latimer Neighbourhood Plan (proposed):	Townhouse – Bonus

Property Subject to the Proposed Zoning Bylaw Amendment:

Owner:	1177293 BC Ltd. 8484 – 141A Street Surrey, BC V3W 2T4
Agent:	Gursimer Design and Management Ltd. 8686 – 166 Street Surrey, BC V4N 5B2

Legal Description:	Lot 3 Section 22 Township 8 New Westminster District Plan 70469
Location and Lot Area:	7894 – 197 Street (0.8 ha (2 ac))
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-190
Willoughby Community Plan (existing):	Residential (6 upa)
Willoughby Community Plan (proposed):	Multi Family
Latimer Neighbourhood Plan (existing):	Single Family (8 upa)
Latimer Neighbourhood Plan (proposed):	Townhouse – Bonus

BACKGROUND/HISTORY:

- The subject lands consist of 10 properties currently zoned Suburban Residential Zone SR-2, designated Residential (6 upa) in the Willoughby Community Plan (Attachment B), and designated Single Family (8 upa) in the Latimer Neighbourhood Plan (Attachment C).
- Council considered a development application proposing to rezone the property located at 7894 – 197 to facilitate a residential development consisting of eight single family dwelling lots and eight duplex lots at its meeting of April 3, 2023 and deferred the application to the May 1, 2023 meeting.
- At the May 1, 2023 Regular Council Meeting Council resolved the following:

> *"That the application be referred to staff to receive further information from the proponent regarding a potential townhouse land use for the subject site within the context of the surrounding area with servicing, the road and mobility network, Community Amenity Contribution considerations, and a Latimer Neighbourhood Plan amendment bylaw for Council's consideration."*

DISCUSSION/ANALYSIS:

- Bylaw No. 5919 amends the Willoughby Community Plan and Latimer Neighbourhood Plan for 10 properties located between Latimer Creek and the east side of 197 Street from the 7700 Block to 80 Avenue to allow for townhouses up to 30 upa consistent with Council's May 1, 2023 resolution.
- Gursimer Design and Management Ltd. has applied to rezone one of the 10 properties (7894 – 197 Street) to Comprehensive Development Zone CD-190 to facilitate development of approximately 53 townhouses (26.5 upa).

Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Jericho Sub-Neighbourhood Plan Designation	Existing Zoning
North:	80 Avenue, beyond which are existing single family dwellings	Streamside Protection and Enhancement Areas Designation	N/A	SR-2
South:	Properties with existing single family dwellings	Multi Family Designations	N/A	SR-2
East:	Latimer Creek, beyond which are properties with existing single family dwellings	N/A	Multi Family Designations	SR-2
West:	197 Street, beyond which are existing single family dwellings and townhouses	Single Family and Multi Family Designations	N/A	R-CL(A), (B), (SD) and CD-131

Community / Neighbourhood Plan Amendment:

- The subject lands are designated Residential (6 upa) in the Willoughby Community Plan (Attachment B) and designated Single Family (8 upa) in the Latimer Neighbourhood Plan.
- Bylaw No. 5919 amends the Plans to designate 10 properties located between Latimer Creek and the east side of 197 Street from the 7700 Block to 80 Avenue to Multi Family in the Willoughby Community Plan and to a new 'Townhouse – Bonus' land use designation in the Latimer Neighbourhood Plan.
- The 'Townhouse – Bonus' designation accommodates townhouse developments at a base density of 20 uph (8 upa), with densities up to a maximum of 74 uph (30 upa) considered as part of a site specific rezoning process.

Zoning Amendment:

- Bylaw No. 5920 proposes to rezone 7894 – 197 Street to a new Comprehensive Development Zone CD-190 to facilitate development of approximately 53 townhouse units (26.5 upa).
- The project will be further reviewed as part of the development permit application process to ensure compliance with the provisions of the site's proposed CD-190 zoning in terms of siting, lot coverage, height, use and density.

Development Permit Area 'B' – Residential:

- The subject lands are located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan.
- Future development permit application(s) will be required prior to building permit issuance should Council elect to advance the application.
- Consistent with Bylaw No. 5246 (Development Permit Delegation Bylaw), residential developments with a density more than 25 upa are not delegated and are Council approved.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.
- Section 5.2.f of the CAC Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional $20,000 per townhouse unit is applicable.
- The applicant's proposed plan amendment results in a potential additional 44 units beyond the base density in the plan.
- Based on current rates, the CAC calculation for the proposal is as follows:

	Unit Count	**Rate per unit**	**Total**
Townhouses	53	$14,400	$763,200
Additional Contribution	44	$20,000	$880,000
Total			**$1,643,200**

Tree Protection / Replacement:

The applicant for 7894 – 197 Street has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	**Significant Trees Retained**	**Replacement Trees Required**	**Replacement Trees Provided**	**Street Trees Provided**	**Total Trees Post Development**
15	0	59	59	6	65

Detailed Tree Management and Landscape Plans will be provided and reviewed in conjunction with a future development permit application.

Policy Considerations:

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendments will enable future townhouse development on the subject lands. The proposed rezoning application will facilitate development of approximately 53 townhouse units on property located at 7894 – 197 Street.

Staff recommend that Council give first and second reading to Bylaw No. 5919; that Council give

first and second reading to Bylaw No. 5920 (subject to 12 development prerequisites); and that staff be authorized to schedule the required Public Hearing for Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 5919 and Rezoning Bylaw No. 5920.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

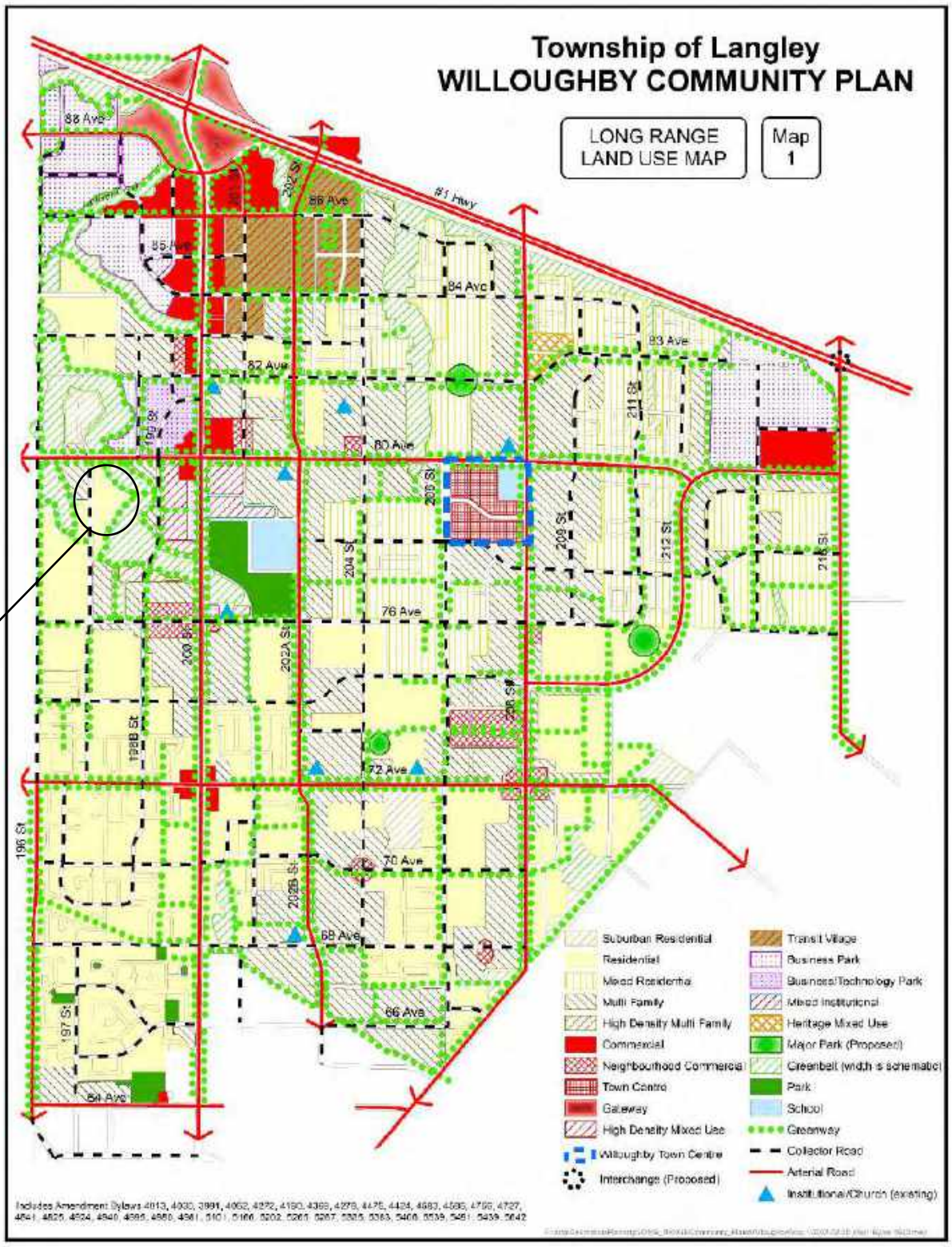
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Latimer Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Conceptual Site Plan for 7894 – 197 Street

ATTACHMENT A



AERIAL CONTEXT MAP

ATTACHMENT B

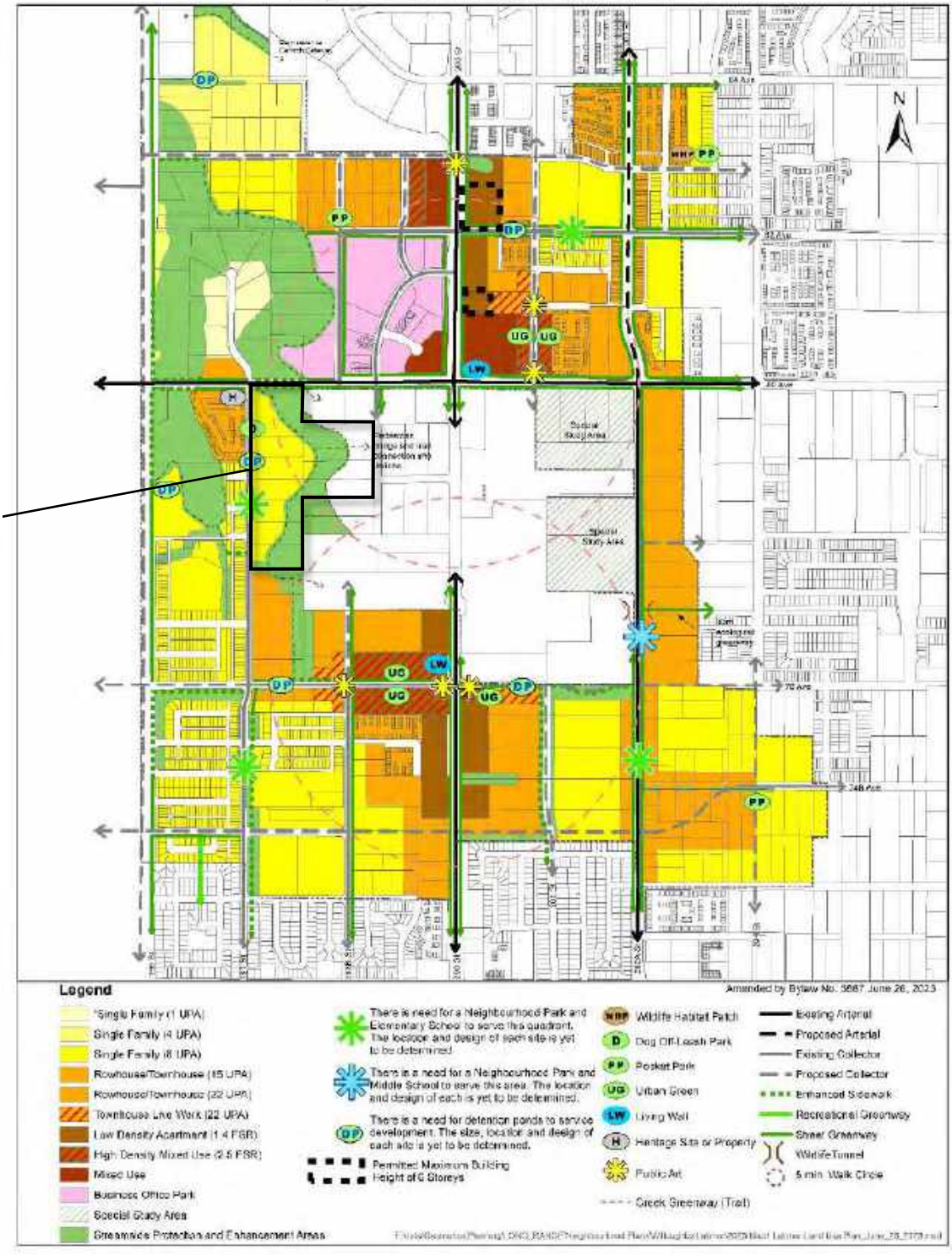


SUBJECT

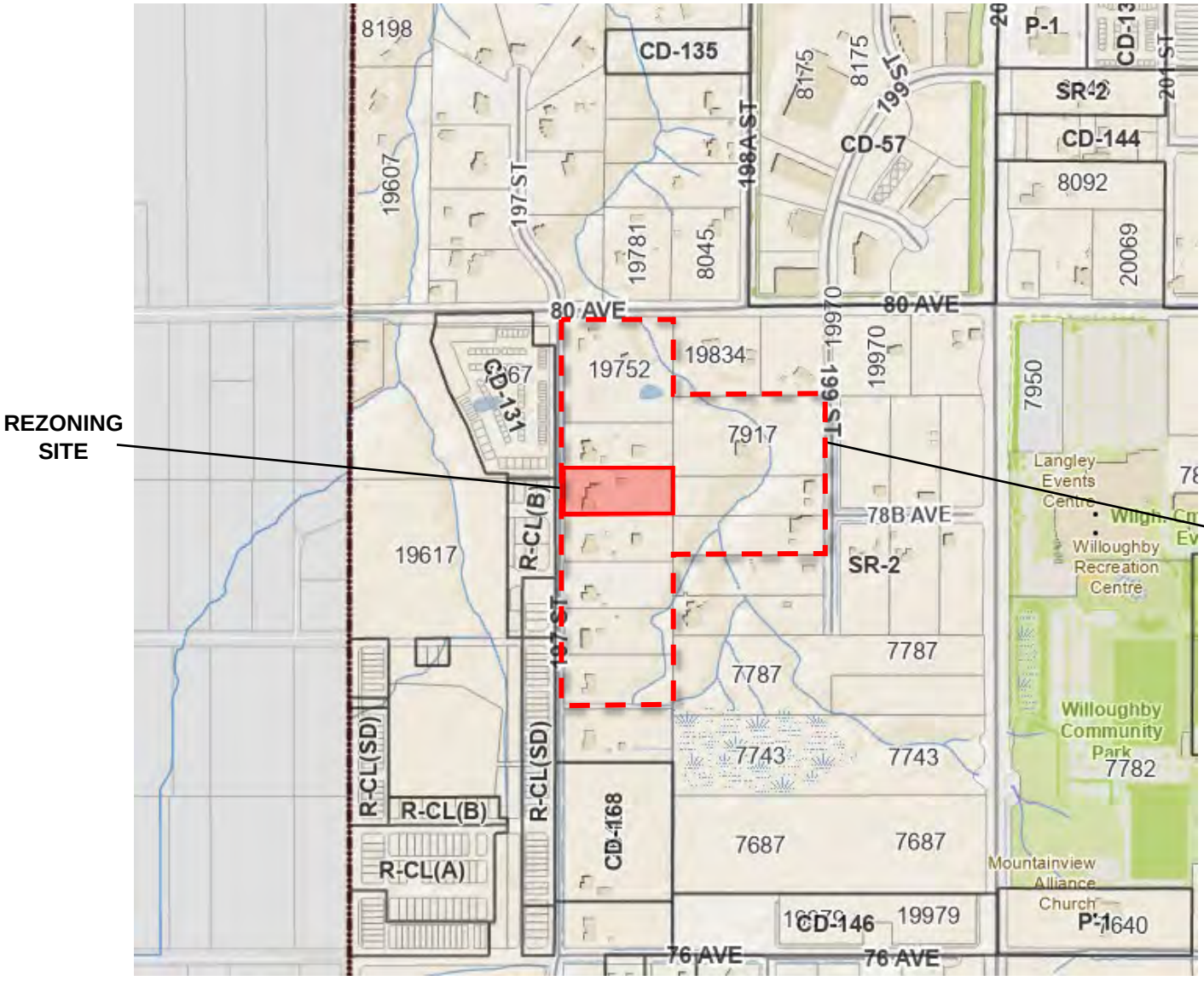
ATTACHMENT C

Map 1 - Latimer Land Use Plan

SUBJECT



ATTACHMENT D



ZONING BYLAW NO. 2500



1 Schematic Site Plan

	REQUIRED	PROPOSED
BUILDING HEIGHT (STORIES)	3	3
TOTAL PROPOSED UNITS		53 UNITS
SITE		8,097.2 sq.m (87,158.5 sq.ft)
AGE FRIENDLY AMENITY AREAS (AFAA) (8 sq.m/DU)	53X8=424 sq.m	430 sq.m
ADAPTABLE UNITS (5%)	53X5%=2.65	3
PARKING	REQUIRED	PROPOSED
Visitor Parking (1/5 DU)	10.6	11
SETBACKS	REQUIRED	PROPOSED
MINIMUM SETBACK PROVIDED		
NORTH	3 m (9' 10.25")	3 m (9' 10.25")
SOUTH	3 m (9' 10.25")	3 m (9' 10.25")
WEST	3.5 m (8' 3")	4.5 m (14' 9")
EAST	4.5 m (14' 9")	4.5 m (14' 9")



2 Overall Site Plan

UNIT TYPE LEGEND

2 BEDROOM UNITS

ADAPTABLE UNITS

ARCHITECTURE **PANEL** INC.

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Project
Townhouse Development
7894 197 St.

Owner

Sheet Title
CONCEPTUAL SITE PLAN

Total Sheets	Sheet No.	Contractors	Consultants
1	A0.01		Architecture Panel Inc.
Drawn By	Checked By	AHJ	Documents
SO	RD	Township of Langley	
Reviewed By	Status		
RD			

CONCEPTUAL
NOT FOR CONSTRUCTION

No	Date	Issue Notes
A	2020-05-28	ISSUED FOR REZONING

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0 2 7 12 M

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW NO. 5919

EXPLANATORY NOTE

Bylaw No. 5919 amends the Willoughby Community Plan for land located in the 7700 to 8000 Block of 197 Street to change the land use designation from Residential to Multi Family. Bylaw No. 5919 also amends the Latimer Neighbourhood Plan to create a new Townhouse – Bonus land use designation and designate land located between Latimer Creek and the east side of 197 Street from the 7700 to 8000 Block to the new Townhouse – Bonus land use designation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW NO. 5919

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Latimer Neighbourhood Plan Bylaw No. 5101.

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 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Township of Langley) Bylaw No. 5919".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800" as amended is further amended by:

   a) Amending Map 1 to change the land use designation for the lands to "Multi Family" for the area shown on Schedule "A" attached to and forming part of this Bylaw.

   b) By amending Map 1 to add a Greenway to the location shown on Schedule "A" attached to and forming part of this Bylaw.

3. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101" as amended is further amended by:

   a) Adding the following land use designation to Section 5.2.3 after the "Rowhouse/Townhouse (22 UPA)" land use designation:

      - Townhouse – Bonus: The intent of the Townhouse – Bonus designation is to accommodate townhouse developments at a base density of 20 uph (8 upa). Densities up to a maximum of 74 uph (30 upa) may be considered as part of a site specific rezoning process.

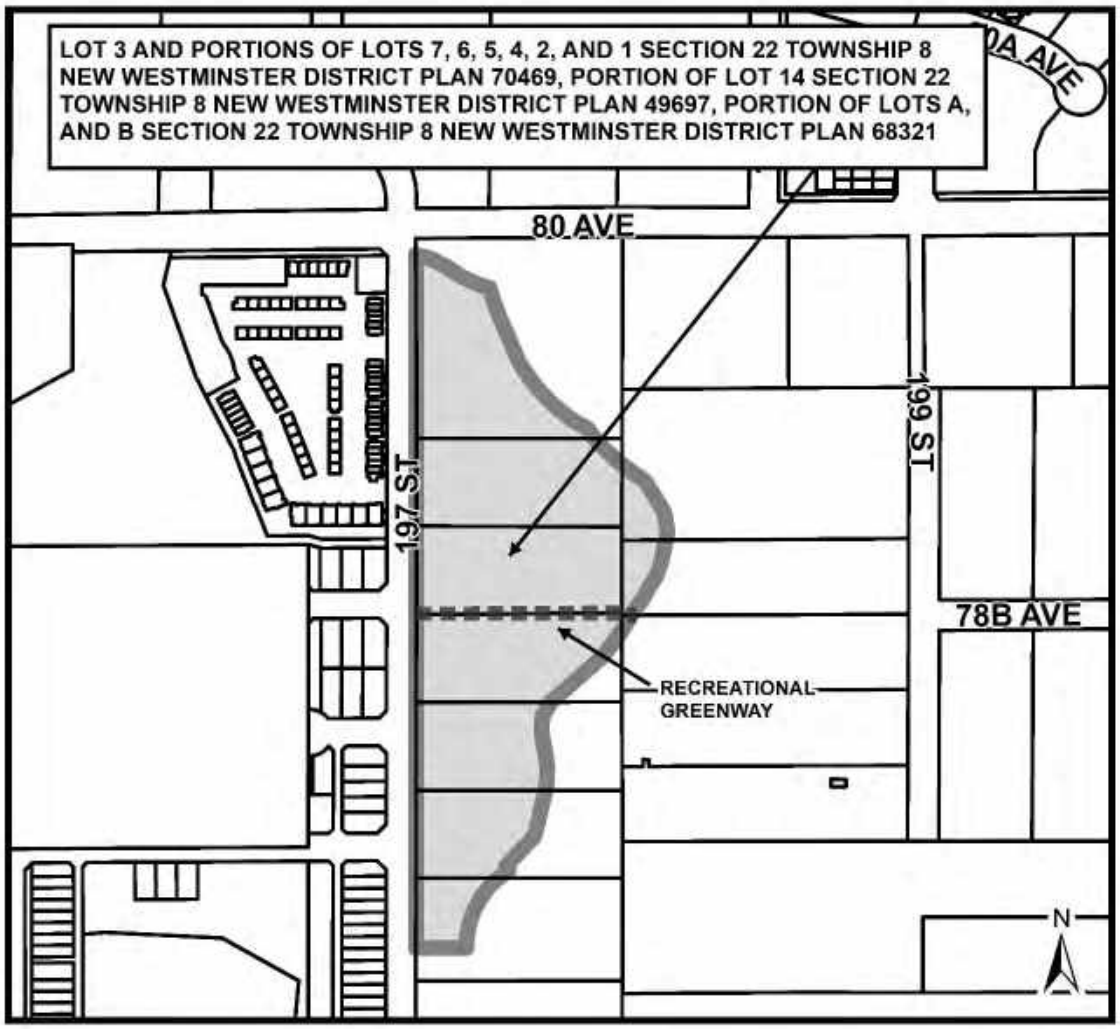
   b) Amending Map 1 to change the land use designation for a portion of the lands to "Townhouse – Bonus" and update the legend accordingly for the area shown on Schedule "A" attached to and forming part of this Bylaw.

   c) Amending Map 1 to add a Recreational Greenway to the location shown on Schedule "A" attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5919



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1177293 BC LTD.) BYLAW NO. 5920

EXPLANATORY NOTE

Bylaw No. 5920 rezones 0.8 ha (2 ac) of land located at 7894 – 197 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-190 to accommodate approximately 53 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1177293 BC LTD.) BYLAW NO. 5920

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 (1177293 BC Ltd.) Bylaw No. 5920".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-190" after the words "Comprehensive Development Zone CD-189"

   b. Adding to Section 110.1 after the words "CD-189" the words "CD-190 – 2024 m^2"

   c. Adding after Section 1089 "Comprehensive Development Zone CD-189" the following as Section 1090 "Comprehensive Development Zone CD-190"

1090 **COMPREHENSIVE DEVELOPMENT ZONE CD-190**

Uses Permitted

1090.1 In the CD-190 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*

Density

1090.2 The density permitted shall be no greater than 74 units per hectare (30 units per acre).

Lot Coverage

1090.3 The maximum permitted lot coverage of *buildings* and *structures* shall not exceed 50% of the lot area.

Siting of Buildings and Structures

1090.4 Siting of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1090.5 The *height* of *buildings* and *structures* shall not exceed three (3) storeys.

Parking and Loading

1090.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

1090.7 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

1090.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1090.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1090.10 An application for a Development Permit shall be submitted to Council for its consideration 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:

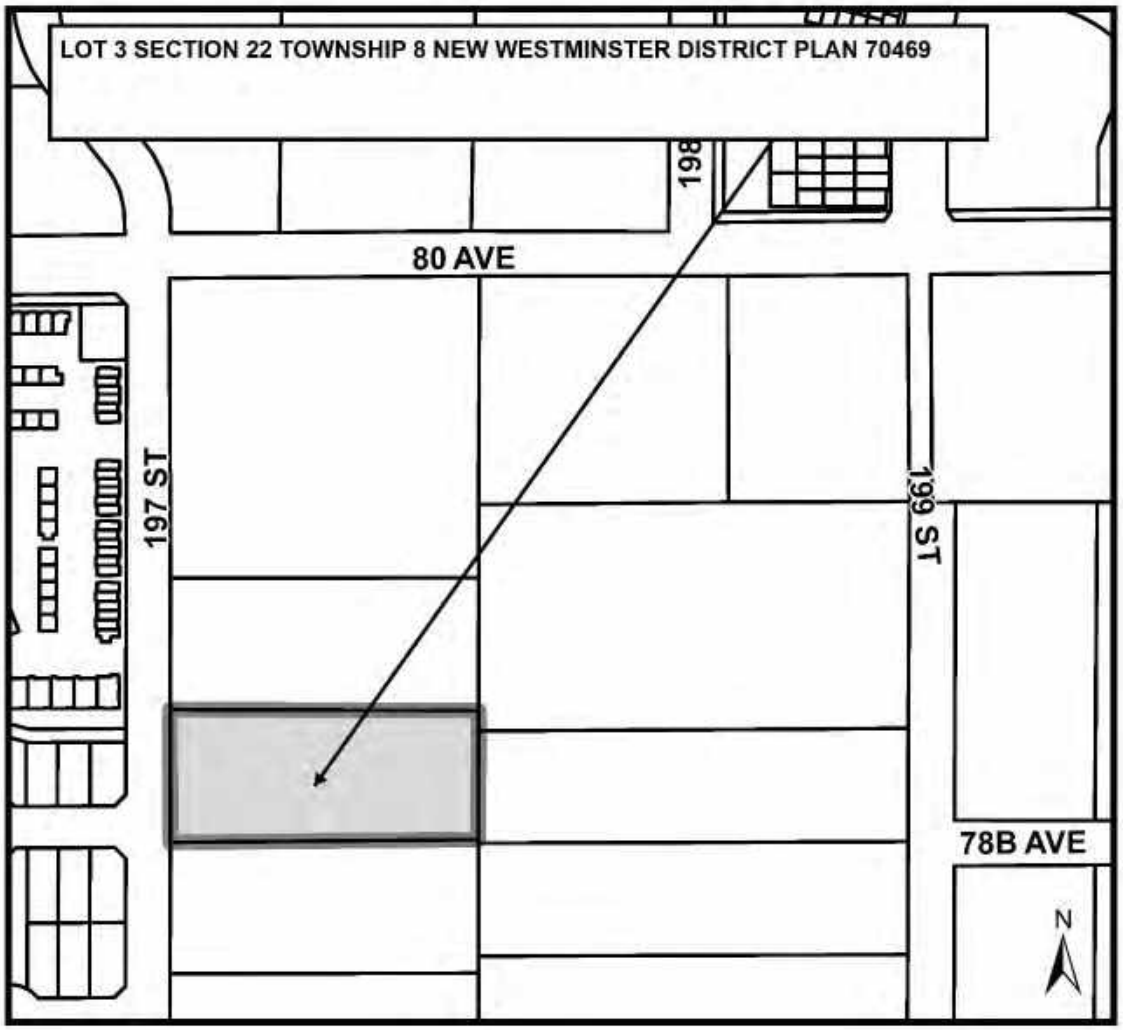
Lot 3 Section 22 Township 8 New Westminster District Plan 70469

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-190.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023.
PUBLIC HEARING HELD the	day of	, 2023.
READ A THIRD TIME the	day of	, 2023.
ADOPTED the	day of	, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5920



Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JULY 24, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	5600-05-001
SUBJECT:	2022 ANNUAL WATER QUALITY REPORT		

The purpose of this memorandum is to provide Mayor and Council with information regarding the 2022 Annual Water Quality Report.

The 2022 Water Quality Report documents the results of the Township's drinking water monitoring program between January 1, 2022 and December 31, 2022 including source well water and distribution water quality. A copy of the report is attached.

The BC Drinking Water Protection Act and Regulation requires that all water suppliers prepare and make public an annual water quality report. This report will be posted on the Township's website and hard copies will be available at the Customer Service counter for public viewing.

Source water quality met the requirements of British Columbia Drinking Water Protection Regulations and the Guidelines for Drinking Water Quality (GCDWQ) for microbial parameters. There was no E. coli detected in source water samples. One sample from Aldergrove Well 4 tested positive for total coliform; the well was flushed, resampled, and the subsequent test returned a negative result.

Some source water samples exceeded the health based Maximum Acceptable Concentration (MAC) and Aesthetic Objective (AO) guidelines for semi annual routine parameters. The MAC for nitrate as nitrogen was exceeded in Aldergrove Well 10. The MAC for Turbidity and AO for iron was exceeded in both Brookswood wells and Murrayville Well 1. Several wells in Acadia, Aldergrove, Brookswood and Murrayville exceeded the MAC and AO for manganese, however the Brookswood and Murrayville wells have been offline since 2019 and the water from the Aldergrove wells is treated and filtered at the Aldergrove Water Treatment Plant (AWTP). The water filters at the AWTP were replaced in 2022. In the Acadia water system, manganese exceedances have not been found in the water distribution system due to the chlorine interaction causing the manganese to precipitate and settle inside an onsite tank.

To alleviate concerns regarding iron and manganese related aesthetics of the water, all wells in the Brookswood and Murrayville areas were taken offline in fall 2019, remained offline in 2022, and are scheduled for decommissioning.

In the distribution system, there were a total of 12 samples that tested positive for total coliforms. The positive test results were communicated to Fraser Health and the Township flushed the affected sample station and resampled until two consecutive negative analyses for

the presence of total coliforms were received, in compliance with the Township's Water Emergency Response Plan. There were no E. coli positive samples in 2022.

The Township follows the GCDWQ recommended pH operational guideline of 7.0 to 10.5 for finished water. In the distribution system the Township's pH had an average of 7.56. The source water sample pH was below the operational guideline at Aldergrove Well 9, Aldergrove Well 10, Brookswood Well 7, and Fort Langley Well 2. The water from the Aldergrove wells is blended at the AWTP to raise the overall pH above the minimum guideline. Brookswood Well 7 remains offline and Fort Langley Well 2 was taken offline and disconnected from the municipal water system in November 2022 and will be permanently decommissioned in 2023.

In 2020/21 a qualified professional completed structural assessment of the Aldergrove East, Aldergrove West, Brookswood East, Brookswood West, Willoughby, Murrayville, and Strawberry reservoirs. As a result of this assessment, the Murrayville reservoir was taken offline due to its deteriorating condition. A temporary repair to extend the useful life of the Strawberry reservoir was completed in 2022. Structural reinforcements are currently in progress for the Aldergrove East, Aldergrove West, and Brookswood West reservoirs. These structural improvements address public safety concerns and extend the remaining life of the reservoirs by a few years.

The 2022 water quality monitoring results indicate that the Township's water is potable and safe for public consumption. Staff will continue to seek improvements to the water supply and distribution systems, in coordination with Fraser Health and Greater Vancouver Water District, to provide high quality water to residents and business owners.

ATTACHMENT A 2022 Water Quality Report

ATTACHMENT A

Township of Langley

Est. 1873

2022 ANNUAL

WATER QUALITY REPORT







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1.0 EXECUTIVE SUMMARY

The Township of Langley has a population of approximately 145,000 and provides water to approximately 121,900 residents. Those not serviced by the Township's water utility, typically access water from private or community wells. In 2022, the Township's water was sourced from nine groundwater wells and via the Greater Vancouver Water District (GVWD). There were an additional five wells which are inactive in Brookswood and Murrayville.

In 2022, source water quality met the requirements of British Columbia Drinking Water Protection Regulations (DWPR) and the Health Canada Guidelines for Drinking Water Quality (GCDWQ) for microbial parameters. There was no E. coli detected in source water samples. One sample from Aldergrove Well 4 tested positive for Total Coliforms; the well was flushed, resampled, and the subsequent sample returned negative for Total Coliforms.

Some source water samples exceeded the health based Maximum Acceptable Concentration (MAC) and Aesthetic Objective (AO) for semi annual routine parameters. The MAC for Nitrate as nitrogen was exceeded in Aldergrove Well 10. The MAC for Turbidity and AO for Iron was exceeded in both Brookswood wells and Murrayville Well 1. Several wells in Acadia. Aldergrove, Brookswood and Murrayville source samples exceeded the MAC and AO for Manganese.

The water from the Aldergrove wells is treated at the Aldergrove Water Treatment Plant (AWTP). The water filters at the AWTP were replaced in 2022 as they had reached the end of their service life. To alleviate concerns regarding manganese related aesthetics of the water, all wells in the Brookswood and Murrayville areas were taken offline in fall 2019 and remain offline. In the Acadia water system, exceedances were not found in the water distribution system due to the chlorine interaction causing the Manganese to precipitate and settle inside the onsite clear well.

In the distribution system, there was a total of 12 samples that tested positive for Total Coliforms. There were no E. coli positive samples. The positive test results were communicated to Fraser Health and the Township flushed and resampled until two consecutive negative samples for the presence of Total Coliforms were received, in compliance with the Township's Water Emergency Response Plan.

The Township adheres to the GCDWQ recommended pH operational guideline of 7.0 to 10.5 for finished water. In the distribution system the Township's pH had an average of 7.56. In the source water samples the recommended pH range was under the operational guideline at Aldergrove Well 9, Aldergrove Well 10, Brookswood Well 7 and Fort Langley Well 2. The water from Aldergrove wells is blended at AWTP to raise the overall pH above the minimum guideline. Fort Langley Well 2 was taken offline and disconnected from the municipal water system and will be decommissioned in 2023.

In 2020/21 an engineering consultant for the Township completed structural assessment of the Aldergrove East, Aldergrove West, Brookswood East, Brookswood West, Murrayville, Strawberry, and Willoughby reservoirs. As a result of this assessment, the Murrayville reservoir was taken offline due to its deteriorating condition. A temporary repair to extend the useful life of the Strawberry reservoir was completed in 2022. Additional remediation work will be required to extend the useful life of the remaining reservoirs with the required funding to be included in

future budgets for Council's consideration. Township staff will prioritize the reservoirs with care being given to reservoirs that show signs of continued deterioration or leaks.

The 2022 water quality monitoring results indicate that the Township's water is potable and safe for public consumption. Staff will continue to seek improvements to the water supply and distribution systems, in coordination with Fraser Health and Greater Vancouver Water District, to provide high quality water to residents and business owners.

This report is prepared according to the BC DWPR (Section 11) which requires all water suppliers publish an annual water quality report and ensure that the information be made public.

ACRONYMS

AC	Asbestos Cement
ALARA	As low as reasonably achievable
AO	Aesthetic Objective
AWTP	Aldergrove Water Treatment Plant
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
CCCP	Cross Connection Control Program
cfu/mL	Coliform forming units per milliliter
DWPR	Drinking Water Protection Regulation
EMS	Environmental Monitoring System
EOCP	Environmental Operators Certification Program
GARP	Ground Water at Risk of Containing Pathogens
GCDWQ	Health Canada (September 2022) Guidelines for Canadian Drinking Water Quality
GVRD	Greater Vancouver Regional District
GVWD	Greater Vancouver Water District
HAA	Halo Acetic Acid
HPC	Heterotrophic Plate Count
MAC	Maximum Acceptable Concentration
MDL	Minimum Detectable Level
mg/L	Milligram per Litre
mL	Millilitre
ML	Megalitre
MLD	Megalitre per Day
MPN	Most Probable Number
NTA	Nitrilotriacetic Acid
NTU	Nephelometric Turbidity Unit
PAH	Polycyclic Aromatic Hydrocarbon
pH	Measure of water acidity, pH of 7 is neutral
PRV	Pressure Reducing Valve
SCADA	Supervisory Control and Data Acquisition
SRU	Salmon River Uplands
THM	Trihalomethane
TOC	Total Organic Carbon
TOL	Township of Langley
VOC	Volatile Organic Carbon
WERP	Water Emergency Response Plan
WQMRP	Water Quality Monitoring and Reporting Plan (for GVRD and member municipalities)

2.0 INTRODUCTION

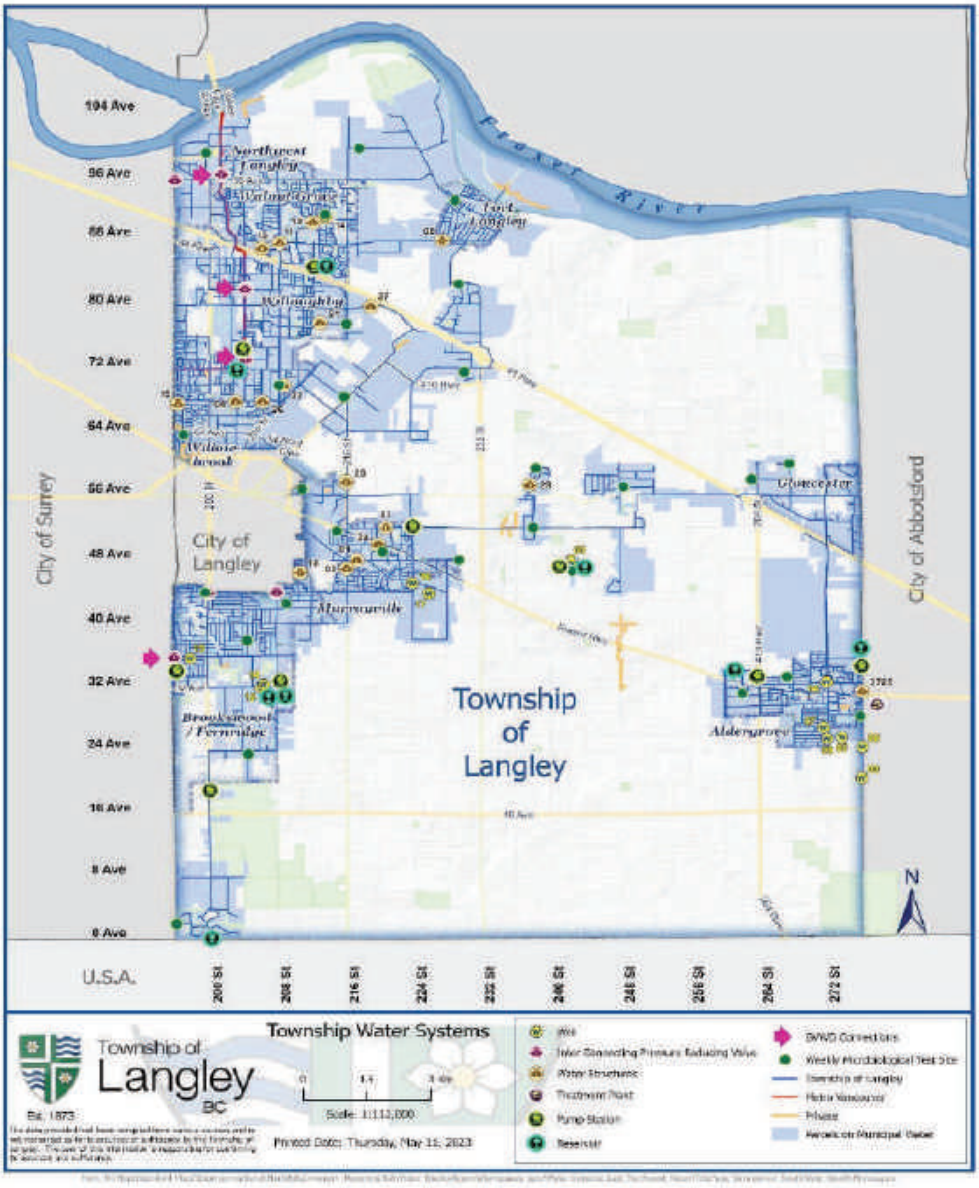
The Township of Langley is home to approximately 145,000 residents and provides water to approximately 121,900 of these residents. Those not serviced by the Township water utility access water from private or community wells. Township water is currently sourced from nine groundwater wells and via the Greater Vancouver Water District (GVWD). There are an additional five wells which were inactive in the Brookswood and Murrayville areas.

The BC Drinking Water Protection Regulation (DWPR) (Section 11) requires all water suppliers to produce and make public an annual water quality report. This report, along with previous annual reports, is available in PDF format at www.tol.ca. This report provides an overview of the Township's water system and documents the test results of its well water and distribution water quality monitoring program.

3.0 SYSTEM DESCRIPTION

The Township encompasses a 316 km^2 area bounded by the Fraser River to the north, 196 Street to the west, 0 Avenue to the south, and 276 Street to the east. Excluded from this area is the City of Langley which is situated on the western boundary. The Township also borders and is within the traditional territories of the q̓i̓c̓ə́y̓ (Katzie), q̓ʷɑ:n̓ƛ̓ən̓ (Kwantlen), Máthxwi (Matsqui), and Se'mya'me (Semiahmoo) First Nations communities; providing water to the Kwantlen and Katzie communities.

Figure 1: All Water Systems



4.0 WATER SYSTEM DESCRIPTION

The Township supplements its potable water from GVWD (mainly Coquitlam Lake) transmission mains with groundwater sources. Most of the Township is supplied water by GVWD water with Aldergrove supplied by a combination of GVWD water and municipal groundwater wells. The central community of Acadia is only supplied water by the municipal groundwater wells. Some farming properties have both a municipal water connection for domestic consumption and a private well for irrigation purposes. The remaining properties obtain water from private wells. In 2022, GVWD provided 78% of the Township's water supply and municipal groundwater wells provided the other 22%.

In case of an emergency there are water inter-connections between the City of Abbotsford, City of Langley, City of Surrey, and Township of Langley.

There are four separate municipal water systems in the Township:

- Northwest Langley (Figure 4.0.1),
- Southwest Langley (Figure 4.0.2),
- East Langley (Figure 4.0.3), and
- Acadia (Figure 4.0.3)

Table 4.0.1 provides location information for these municipal water systems and Figure 4.0.1, Figure 4.0.2 and Figure 4.0.3 map the individual water systems.

Northwest Langley consists of the communities and neighbourhoods of Forest Knolls, Fort Langley, Milner, University District, Walnut Grove, Willoughby, and Willowbrook. The GVWD Barnston Island Water Main runs north-south through Northwest Langley and delivers water through one point in northern Walnut Grove and two points in Willoughby. Emergency storage for this area is provided at Strawberry Reservoir located in Walnut Grove and at Willoughby Reservoir in Willoughby. The Willoughby Pump Station, located adjacent to the Willoughby Reservoir, draws from the GVWD main, and adjusts pressure to meet system requirements. Water can also be transmitted south from Walnut Grove into Willoughby via the Strawberry Pump Station when pressure in the GVWD main is low. In 2021, Metro Vancouver completed the Jericho Reservoir, which provides additional storage and supply points for the Township. Until November 2022, Northwest Langley was also supplied water from Fort Langley Well 2.

The Southwest communities and neighbourhoods of Brookswood, Fernridge, High Point, and Murrayville receive water from the GVWD main near 36 Avenue and 196 Street, and from the ELWS through the Brawn Pump Station in Murrayville and adjacent to McLeod Athletic Park. Township operated wells in Brookswood (Brookswood Wells 7, 9, and 10) and Murrayville (Murrayville Wells 1 and 2) remained offline in 2022. The Brookswood Pump Station, located at the 36 Avenue GVWD connection, is operated as a booster station when adequate system pressures cannot be maintained directly from the GVWD main.

The distribution system also includes additional above grade reservoirs in Brookswood (2), and High Point (1), and booster stations in Murrayville, Brookswood/Fernridge, and High Point. The East Langley system consists of the communities and neighbourhoods of Aldergrove, Gloucester Industrial Estates, Salmon River Uplands, and Tall Timber. Water is supplied from GVWD through the ELWS via the Brawn Pump Station, and from six groundwater wells in Aldergrove via the Aldergrove Water Treatment Plant (AWTP).

The AWTP provides a multi-barrier treatment approach to improve water quality from aquifers to East Langley by filtration of manganese and iron aesthetic parameters. AWTP was designed to meet or exceed the GCDWQ (in 1997) and for a maximum day design capacity of 10 MLD. The AWTP during normal operation supplies 5 MLD of water. The filter tanks at the AWTP were replaced in summer 2022 as the previous filters had reached the end of their service life.



Aldergrove Water Treatment Plant

The Acadia system is a small water system run by the Township. The Acadia community consists of 29 homes, served by Acadia Well 1 and Acadia Well 2.

The Township does not operate the private Otter Road and Last Chance community systems.

The Annual Water Demand was 17,449.3ML; 3,894.7ML or 22% was supplied from Township wells and 13,554.6 ML or 78% from GVWD. Despite population growth, total water demand was less than 2021. Once estimated leakage, and industrial, commercial, and institutional demands are removed, the average daily residential per capita water consumption was approximately 245 L. This was a decrease from the 2021 average daily use of 260 L per person. Production from all sources is summarized in Table 4.0.2; well depths, rated capacity, and rehabilitation schedules are shown in Table 4.0.3.

Figure 4.0.1: Northwest Water System

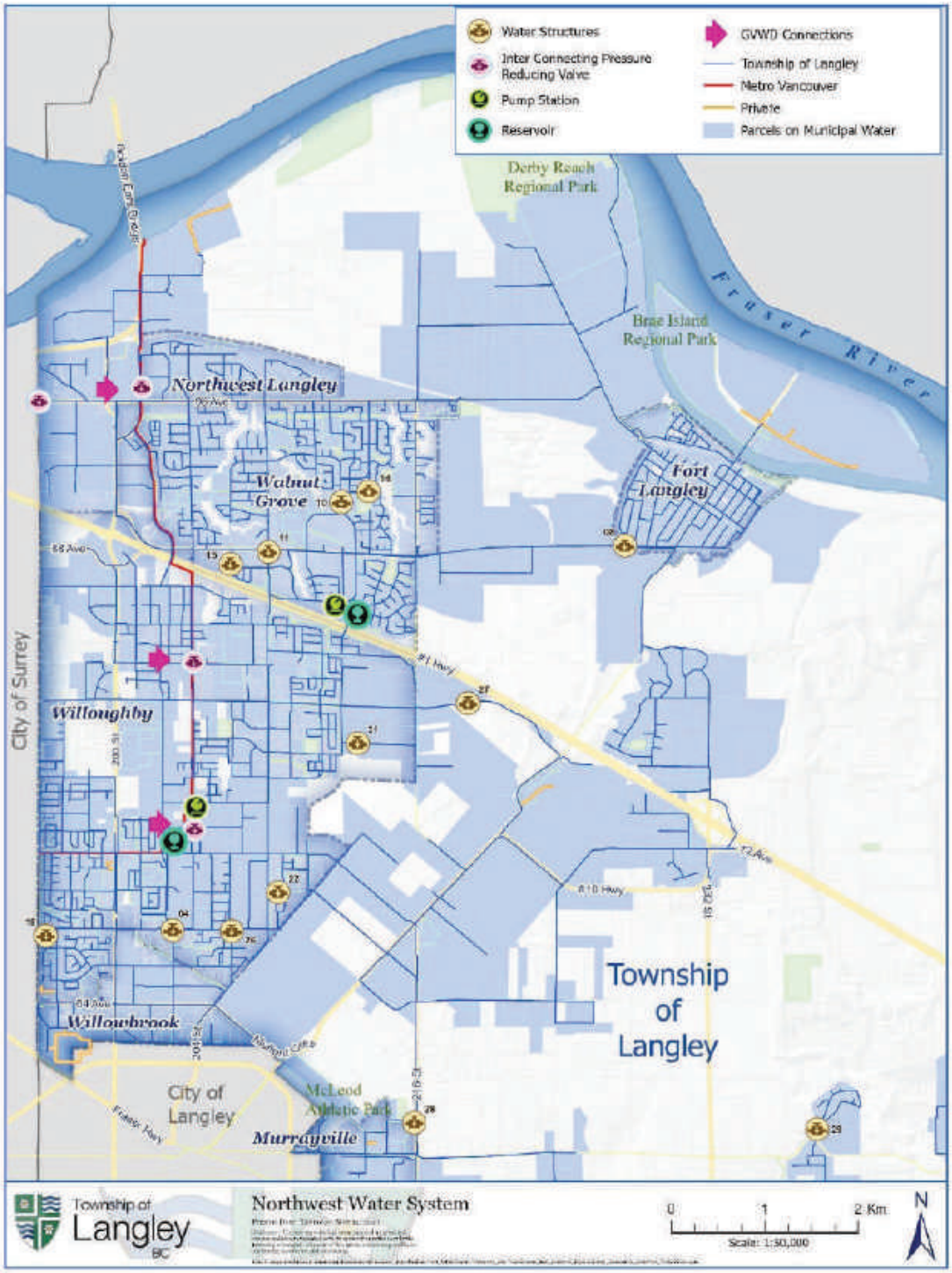


Figure 4.0.2: Southwest Water System

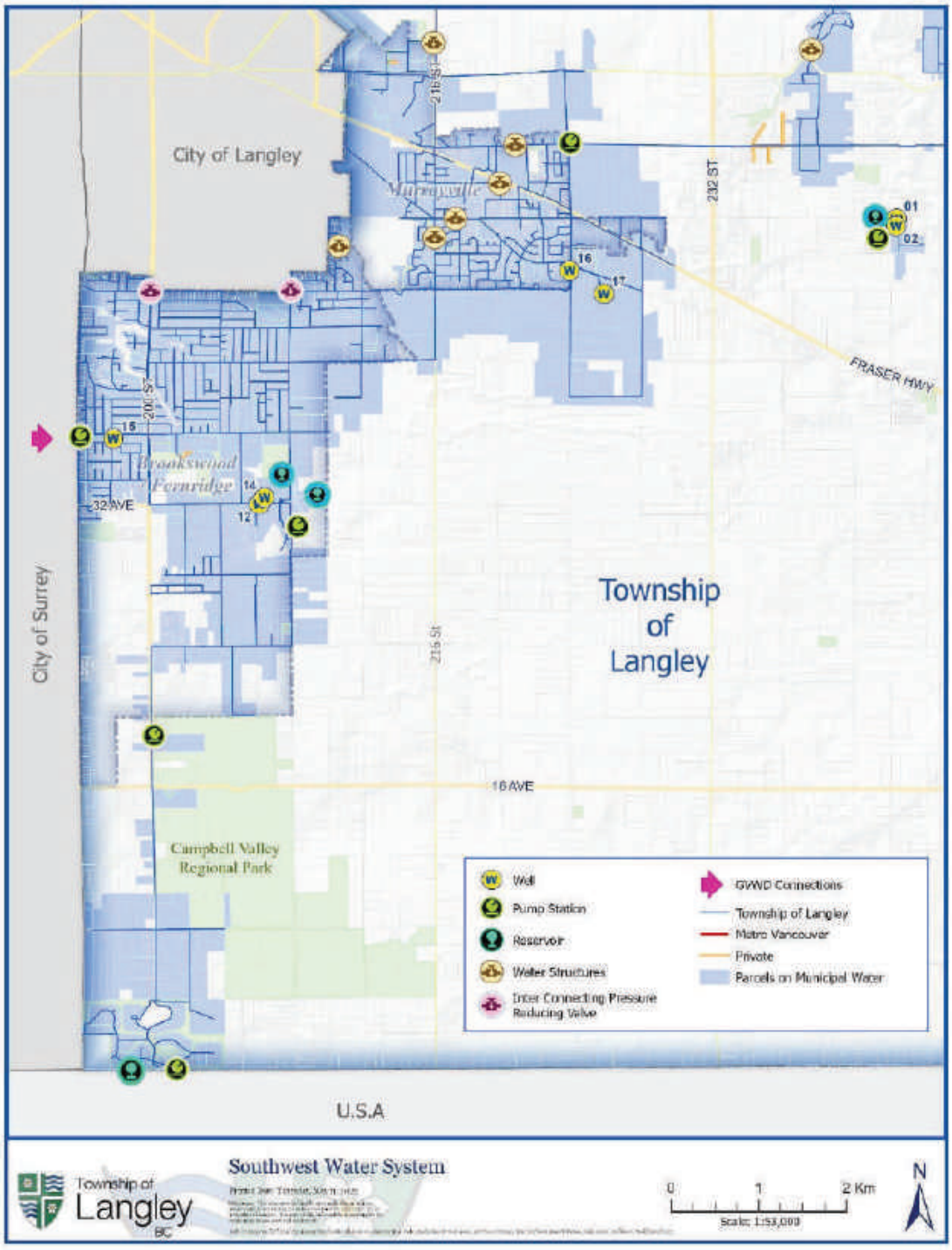


Figure 4.0.3: East Water System

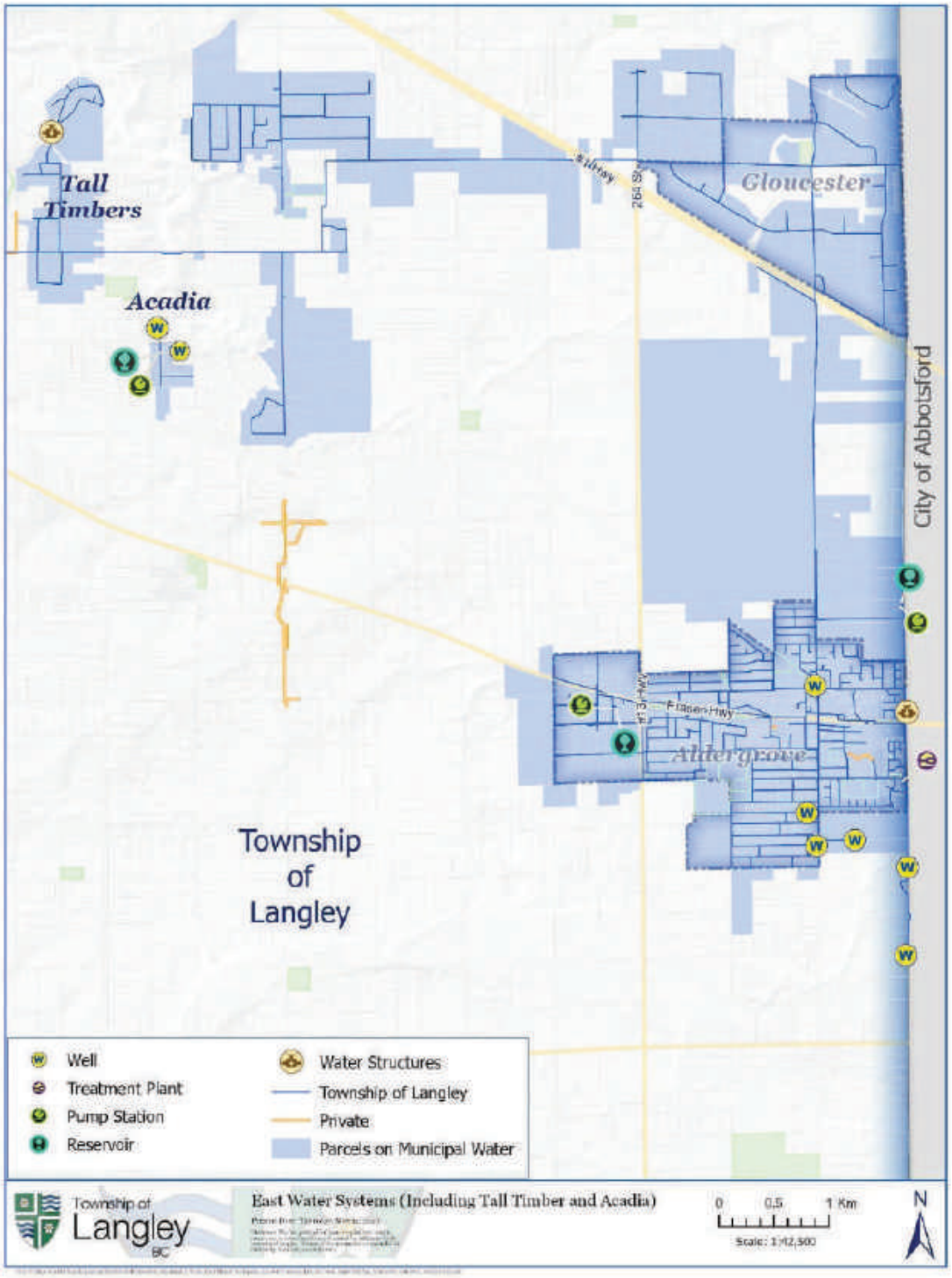


Table 4.0.1: Locations for Figures 4.0.1, 4.0.2, and 4.0.3

Name	Location	Name	Location
48 Avenue PRV	21720 48 AVE	Acadia Reservoir and Pump Station	4761 242A ST
216 Street PRV	4681 216 ST	Brookswood Reservoir (East and West) and Pump Station	20771 32 AVE
52 Avenue PRV	22132 52 AVE	Brookswood PRV and Pump Station	19638 36 AVE
203 Street PRV	20302 68 AVE	Willoughby Reservoir and Pump Station	20400 73A AVE
88 Avenue PRV	22779 88 AVE	Strawberry Reservoir and Pump Station	21212 85 AVE
212 Street PRV	9045 212 ST	Murrayville Reservoir and Pump Station	22566 OLD YALE RD
208 Street PRV	8790 208 ST	Aldergrove West Reservoir and Pump Station	3120 262B ST
201 Street PRV	9650 201 ST	Aldergrove East Reservoir and Pump Station	27595 Quinton RD
213 Street PRV	9120 213 ST	High Point Reservoir and Pump Station	20020 1 AVE
87 Avenue PRV	8749 206 ST	19 Ave Pump Station	1898 200 ST
82 Avenue PRV	20415 82 AVE	Brawn Pump Station	5202 224 ST
73A Avenue PRV	20400 73A AVE	Acadia Well 1	4791 242A ST
Maysfield Crescent PRV	4604 Maysfield CRES	Acadia Well 2	4761 242A ST
196B Avenue PRV	6739 196B PL	Aldergrove Well 4	3210 272 ST
Billy Brown PRV	22862 Billy Brown RD	Aldergrove Well 6	2520 272 ST
78 Avenue PRV	21282 78 AVE	Aldergrove Well 7	27186 25 AVE
70 Avenue PRV	7000 208A ST	Aldergrove Well 8	2623 271A ST
96 Avenue PRV	19603 96 AVE	Aldergrove Well 9	27598 Simpson RD
50 Avenue PRV	4994 220 ST	Aldergrove Well 10	2071 Lefeuvre RD
Worrell PRV	6990 210 ST	Brookswood Well 7	20650 32 AVE
206 Street PRV	6795 206 ST	Brookswood Well 9	20679 32 AVE
Labonte PRV	21840 UNIVERSITY DR	Brookswood Well 10	19810 36 AVE
McLeod PRV	21574 58 AVE	Murrayville Well 1	4505 224 ST
Tall Timber PRV	5765 237A ST	Murrayville Well 2	22566 OLD YALE RD

Table 4.0.2: Annual Water Volume by Source (m^3)

Source	2019	2020	2021	2022
Aldergrove 4	51,540	125,177	140,091	84,514
Aldergrove 6	224,549	168,898	248,969	193,721
Aldergrove 7	200,766	209,055	232,776	173,273
Aldergrove 8	432,792	486,339	508,196	379,920
Aldergrove 9	147,954	233,285	259,429	139,438
Aldergrove 10	272,124	336,660	447,150	219,400
Brawn PS GVWD*	1,182,241	1,094,289	1,217,429	2,401,419
AWTP Inflow	1,473,316	1,708,965	1,999,495	1,287,492
AWTP Outflow	1,412,210	1,633,667	1,939,095	1,255,216
Aldergrove Total	**2,511,966.00**	**2,653,702.00**	**3,054,039.91**	**3,591,684.33**
Brookswood 7	359,945	9195**	254**	152**
Brookswood 9	317,000	-	-	0**
Brookswood 10	304,125	206**	242**	178**
Brookswood PRV	1,515,101	2,949,104	2,469,828	2,469,828
Murrayville 1	160,365	185**	284**	2387**
Murrayville 2	498,994	398**	766**	358**
McLeod PRV*	87,675	166,802	365,716	377,222
Brawn to Murrayville Connection				323,049
Brookswood and Murrayville Total	**3,243,205**	**3,125,889**	**2,835,544**	**3,170,099**
Willoughby 1	-	1607	0	0
Fort Langley 2	2,936,626	3,156,730	3,281,477	2,629,629
201 St GVWD	1,898,698	1,610,412	1,915,343	2,135,602
82 Ave GVWD	2,622,151	2,871,504	2,958,726	2,948,851
73 A Ave GVWD	1,484,806	2,041,145	2,028,795	1,889,670
Willoughby Pumped GVWD	796,545	528,626	636,928	865,047
72B Ave GVWD*	1,681,819	1,426,460	1,831,138	
Worrell PRV *	354,820	343,136	247,993	98,319
206 Street PRV				675,564
West Langley Total	11,420,645	11,636,484	12,652,407	11,242,683
Tall Timber 1	6,876	6,979	0	0
Tall Timber 2	9,504	7,739	36	51
Tall Timber 3	7,070	4,928	0	0
Tall Timber Total	23,450	19,646	36	51

Source	2019	2020	2021	2022
Acadia Total	7,389	7,443	10,509	9,940
Total Langley Well Production	**6,020,104**	**4,819,093**	**5,231,117**	**3,894,785**
Total GVWD	**9,999,121**	**11,427,250**	**12,325,156**	**13,554,554**
Combined Total	**16,019,225**	**16,256,327**	**17,556,273**	**17,449,339**

*Aldergrove outflow meter at AWTP is used in the Combined Total calculations in the table above. Also, readings for the GVWD main running from Willoughby to Aldergrove is read at 206 Street PRV, 72B Ave GVWD, Brawn pump station, McLeod PRV, and Worrell PRV. Only the reading at 72B Ave is used in the Combined Total calculations for 2019 to 2020. This meter was disconnected due to work at the Jericho Reservoir and the total readings of 206 Street PRV Brawn pump station, McLeod PRV, and Worrell PRV meters are used in the Combined Total calculations for 2021 and 2022.

**Water production displayed for wells in Murrayville and Brookswood were run to waste for testing purposes and not pumped into the distribution system, these readings are excluded from the combined totals.

Table 4.0.3: Municipal Well Data

Well Name	EMS	Year Drilled	Rated Capacity (L/s)	Depth (m)	Year Redevelopment
Acadia Well 1	E243968	1973	4.5	49	2001/2011
Acadia Well 2	E218073	2008	3.5	43	
Aldergrove Well 4	E218079	1977	13	31	2000/2010
Aldergrove Well 6	E244334	1995	44	34	2007/2010/2013/2015
Aldergrove Well 7	E218082	1978	44	34	2004/2010/2014
Aldergrove Well 8	E218081	1985	57	44	2002/2003/2009
Aldergrove Well 9	E259837	2004	30	41	2009
Aldergrove Well 10	E259838	2005	45	50	2012
Brookswood Well 7	E218071	1977	32	59	2001/2003/2011
Brookswood Well 9	E218072	1988	30	43	2001/2003/2010/2013
Brookswood Well 10	E244194	1960	22	31	1998/2008/2012
Murrayville Well 1	E218084	1978	15	117	2006
Murrayville Well 2	E218085	1978	26	68	2007

4.1 SYSTEM INVENTORY

Water is supplied through 558.2km of water main. This table has been updated for past years as the decommissioned and abandoned water mains have been removed. Of the various pipe materials PVC represents approximately 67%. A breakdown is found below in Table 3.1.1.

Table 4.1.1: Distribution Pipe Inventory

Years	Diameter (m)	Asbestos Cement (m)	Cast Iron (m)	Ductile Iron (m)	HDPE (m)	Perma* (m)	PVC (m)	PVCO (m)	Steel (m)	Unknown (m)	Grand Total (m)
1960-1969	50						141				141
1960-1969	100	1,215									1,215
1960-1969	150	3,073									3,073
1960-1969	200	5									5
1960-1969	250	123									123
1960-1969	**Total**	**4,417**					**141**				**4,557**
1970-1979	50	76					40				116
1970-1979	100	2,286					770				3,056
1970-1979	150	47,389		7,580			22,949			3	77,921
1970-1979	200	4,588		7,279		105	5,887				17,859
1970-1979	250	5,477		5,397		187	3,473				14,534
1970-1979	300	2,974		6,731		831	2,312				12,849
1970-1979	350	67	2,504	1,713							4,285
1970-1979	400	2,311	1,231	1,526	2						5,070
1970-1979	450				253						253
1970-1979	500		2,547	1,357							3,904
1970-1979	**Total**	**65,169**	**6,282**	**31,584**	**255**	**1,124**	**35,431**			**3**	**139,847**
1980-1989	25						1				1
1980-1989	50						175				175
1980-1989	100			259			3,162				3,421
1980-1989	150	5,062		8,596	17	62	42,719				56,456
1980-1989	200			848		12	23,070				23,929
1980-1989	250	95		2,492		128	15,816				18,531
1980-1989	300	3		1,112		1,177	4,436				6,726
1980-1989	350			2,337			620				2,957
1980-1989	400	1,305		1,207			401				2,913
1980-1989	450	2,082									2,082
1980-1989	500			3,602							3,602
1980-1989	600			632					795		1,427
1980-1989	**Total**	**8,546**		**21,083**	**17**	**1,378**	**90,400**		**795**		**122,220**

Years	Diameter (m)	Asbestos Cement (m)	Cast Iron (m)	Ductile Iron (m)	HDPE (m)	Perma* (m)	PVC (m)	PVCO (m)	Steel (m)	Unknown (m)	Grand Total (m)
1990-1999	50			5	208						213
1990-1999	100			391			3,427			2	3,821
1990-1999	150			76			23,454			2	23,532
1990-1999	200			1,000			31,954				32,953
1990-1999	250	212		2,954			20,896			22	24,085
1990-1999	300			3,076			14,871				17,947
1990-1999	350	20		7			209				236
1990-1999	400			3,318			6,393				9,711
1990-1999	450			378			418				796
1990-1999	500			118							118
1990-1999	600			2					831		834
1990-1999	750								21		21
1990-1999	**Total**	**232**		**11,326**	**208**		**101,621**		**852**	**26**	**114,265**
2000-2009	50						10				10
2000-2009	100				124		3,322				3,446
2000-2009	150			4	648		9,815			9	10,476
2000-2009	200			824	677	2	35,419		6	243	37,171
2000-2009	250			178	380		14,203				14,761
2000-2009	300			451	14	322	12,376				13,163
2000-2009	350				515		1,356				1,871
2000-2009	400			84	394		3,986				4,465
2000-2009	450						203				203
2000-2009	unknown						35				35
2000-2009	**Total**			**1,542**	**2,752**	**324**	**80,724**		**6**	**252**	**85,600**
2010-2019	25				79						79
2010-2019	100						885	252			1,137
2010-2019	150			103			1,842	3		8	1,956
2010-2019	200			1,000	1,026		32,122	1,281	235	32	35,695
2010-2019	250			3	25		7,178	3	434	43	7,686
2010-2019	300			1,334	207		5,684		328	2	7,555
2010-2019	350			1,339			150				1,490
2010-2019	400			953			26		322	6	1,307
2010-2019	450			143							143

Years	Diameter (m)	Asbestos Cement (m)	Cast Iron (m)	Ductile Iron (m)	HDPE (m)	Perma* (m)	PVC (m)	PVCO (m)	Steel (m)	Unknown (m)	Grand Total (m)
2010-2019	500			7							7
2010-2019	600			2,104			11		102	1	2,219
2010-2019	750			2,712			225	3			2,940
2010-2019	900			19			130		6,003		6,151
2010-2019	unknown			2			539			29	569
2010-2019	**Total**			**9,717**	**1,337**		**48,794**	**1,541**	**7,424**	**121**	**68,933**
2020-2023	100						5				5
2020-2023	150						559			1	560
2020-2023	200			62			3,360			84	3,506
2020-2023	250			71			2,036				2,107
2020-2023	300						1,452				1,452
2020-2023	350			8			74				82
2020-2023	400						368				368
2020-2023	unknown						13			1	14
2020-2023	**Total**			**141**			**7,868**			**85**	**8,094**
Unknown	100			2			83				85
Unknown	150			7			212			1	220
Unknown	200			132			7,818			198	8,148
Unknown	250			5			1,119				1,124
Unknown	300			2			2,022			183	2,207
Unknown	400			2			225				226
Unknown	600			780			78				858
Unknown	unknown			1			1,118			680	1,798
Unknown	**Total**			**930**			**12,674**			**1,062**	**14,666**
Grand Total (m)		**78,363**	**6,282**	**76,323**	**4,569**	**2,825**	**377,653**	**1,541**	**9,078**	**1,549**	**558,183**

*Perma is fiberglass reinforced concrete pipe

4.2 CROSS CONNECTION CONTROL PROGRAM



A Cross Connection Control Program (CCCP) mitigates the risk of introducing potentially contaminated water into the drinking water system. The introduction of contaminated water could result from either excessive pressure in the private water system or a loss of pressure in the municipal water system. Many solutions exist to protect the Township's safe drinking water including widespread education, assessing backflow risks, and installing backflow preventers. The Township has successfully implemented the first stage of its CCCP and is transitioning into the implementation of an effective and leading-edge program.

The Township is tracking 4,894 active backflow preventers as of the end of 2022. Of these devices, 380 were new installations. Some 103 backflow preventers failed their annual test and 76 have since been repaired. Backflow preventers are installed in new Industrial/Commercial/Institutional (ICI) facilities, during plumbing upgrades or changes in occupancy, or because of inspection requirements. Backflow preventer test reports are submitted by the Owner or Certified Backflow Preventer Tester annually as required by the Township of Langley Waterworks Regulation Bylaw 2008 No. 4697, as amended.

In 2022, there were no events warranting further investigation for potential backflow.

The DWPR (Section 15) states,

> "For the purpose of section 22(3) of the Act, an assessment response plan must include provisions to identify, eliminate and prevent cross connections with non-potable water sources".

The Township's CCCP derives its authority from the Langley Waterworks Regulation Bylaw 2008 No. 4697, as amended. As an evolving field, developing a CCCP includes updating the bylaws and policies while considering the recommendations of the B.C. Water and Waste Association's Cross Connection Control Committee. The Water Emergency Response Plan (WERP) contains an action plan in the case of an unknown contamination and potential backflow. The action plan lists when to activate the plan, appropriate persons to contact, and appropriate water sampling plan to monitor the water quality.

Next steps in implementing a leading edge CCCP include:

- develop and update policies and procedures;
- continue to perform inspections and surveys;
- mitigate risk and provide solutions;
- investigate actual or potential cross connections; and
- implement strategic asset management initiatives.

4.3 SYSTEM MAINTENANCE

The 2022 staff complement was 4 exempt staff, 4 regular full time (RFT) technical staff, 28 RFT field staff, and 12 temporary full time (TFT) field staff assigned to the operations management, maintenance, monitoring, and repair of the water utility system. Along with the Utilities Operations staff, which perform operational and maintenance works, Water Resources and Environment staff help to design and plan new capital works and large-scale projects.

Programs geared to enhancing water quality include:

- water main looping in areas of new construction which reduces the amount of low circulation areas, bacterial re-growth, and areas of stagnant water;
- preventative pump and system maintenance such as reservoir cleaning, PRV maintenance, air valve maintenance, etc.;
- operation of Auto Flushers on dead end water mains; and
- a leak detection program.

Flushing



The Township water distribution staff performs an annual uni-directional flushing program to maintain high water quality throughout the distribution system. Regular water main flushing is an important component of a comprehensive water management program to prevent bacterial re-growth and stagnation in low circulation areas of the distribution system. The program aims to flush the entire water system, approximately 560km of mains, prior to and following seasonal water restrictions. In 2019, the Walnut Grove flushing plan was reviewed by an engineering consultant to confirm the adequacy of the plan.

In addition to flushing the Township ensures that in areas of new construction water mains are looped to reduce the number of areas with low circulation, bacterial re-growth, and stagnant water.

Operations staff also perform preventative and reactive maintenance which includes:

- maintaining pumps, PRVs, reservoirs, chlorinators, and air valves;
- monitoring water quality;
- responding to resident service requests;
- monitoring flow and pressure;
- monitoring chlorine residuals;
- conducting station inspections with health authorities; and
- maintaining operations at the water treatment plant.

Storage reservoir cleaning and inspection

Reservoirs are utilized for fire protection/emergency as well as daily storage to equalize peak daytime demand, amongst various other benefits. The cleaning and inspection process ensures the reservoirs are structurally sound, sealed, and not exposed to external contamination including wildlife. The benefits of routine reservoir cleaning include decreasing microbial growth and turbidity in the water.



In 2022, High Point cell 1 reservoir were cleaned by Township of Langley staff.

In 2023, Acadia and East Aldergrove reservoir are scheduled to be cleaned.

In 2020/21 an engineering consultant for the Township completed structural assessment on seven Township water reservoirs based on a 2020 water stations condition assessment. The consultant conducted a post tensioning assessment by carefully chipping out concrete around the horizontal tendons at selected locations to expose the tendons and visually review the condition, followed by tape repair of the tendon sheathing and concrete patching.

The consultant recommended the following repairs for the reservoirs:

The Brookswood West reservoir was assessed to be in fair condition. The post tensioning system appears to be functional and there is no indication of significant loss of structural capacity. The consultant recommended that Township periodically re-assess the condition of the reservoir.

The Aldergrove East reservoir is determined to be in poor condition. The consultant recommended that the maximum water level of the reservoir be lowered to avoid any further deterioration. The reservoir is recommended to be put on a quarterly monitoring program for any leaks or further deterioration.

The Strawberry reservoir is assessed to be in very poor condition and exhibiting signs of ongoing failure. The consultant recommended to complete repairs on this reservoir to avoid any further deterioration. A temporary repair to extend the useful life of the reservoir was completed in 2022.

The Aldergrove West and Brookswood East Reservoirs were assessed to be in very poor condition. The consultant recommended to operate these reservoirs at a reduced water level until the structures are removed, repaired, or replaced. Both reservoirs are scheduled for a temporary repair in 2023.

Murrayville reservoir was determined to be in very poor condition. The consultant recommended to take the reservoir offline due to its excessive deteriorating condition. The Murrayville reservoir was disconnected from the distribution system in fall 2020.
The Willoughby Reservoir appears to be in generally fair condition. The consultant recommended that Township periodically re-assess the condition of the reservoir.

Leak Detection Program



A Leak Detection Program was fully implemented in 2018. The purpose of the program is to use leak detection equipment in a systematic manner to determine which water mains and appurtenances have the potential to cause disruption of service and/or require repair/replacement. By proactively looking for water loss and water theft, the Township strives to eliminate unaccounted for water and water waste, as well as reduce potential infrastructure damage. Over the coming years, this leak data will be correlated with the facility condition data using asset maintenance planning software, to build a capital works planning budget.

The Township of Langley water system infrastructure is maintained by certified staff. Staff carry out many maintenance programs to keep the infrastructure in optimal operation.

4.4 STAFF TRAINING AND OPERATION LEVELS

The DWPR (Section 12) states:

> "*a person is qualified to operate, maintain or repair a water supply system if the person is certified by the Environmental Operators Certification Program for that class of system as classified under the Environmental Operators Certification Program.*"

The Environmental Operators Certification Program (EOCP) classified the Township's water distribution systems as Levels I through IV and the water treatment plant as Level II. In addition to meeting the DWPR requirements, the Permit to Operate requires the Township to have a water system Operator with a certification level equivalent to the designated EOCP level. The Township continuously trains Operators to maximize the performance of the water system, minimize health and environmental risks, and raise the level of certifications achieved.

The highest level of EOCP Certifications attained are four Level IV Operators, three Level III Operators, nine Level II Operators, eight Level I Operator, and one Operator in Training (OIT) for a total of 24 Certified Water Distribution Operators and one OIT. The Township also has five Level II, three level I, and one OIT Water Treatment Operators. Furthermore, four Applied Science Technologists and Technicians of BC (ASCTT BC) technical staff and one Professional Engineer with in-depth knowledge of the water system to complement and support the Utilities Operations team.

4.5 EMERGENCY RESPONSE AND CONTINGENCY PLAN

The Water Emergency Response Plan as part of an overall Engineering Department Emergency Plan, addresses potential hazards such as earthquakes, floods, severe storms, and water security. Outlined in the plan are procedures dealing with the effects of various scenarios: loss of water supply, loss of power, contamination, or damage to any pipelines or facilities. Currently, this is a standalone document to deal with a water emergency that is managed by Utilities Operations staff.

Activation of the plan occurs when information is received that an emergency exists, either through staff or external agencies. Staff is directed to determine the event location and nature, isolate, or eliminate the hazard in collaboration with other agencies if applicable, and ultimately restore normal water service. The plan encompasses risks and responses, problem indicators, and restoration plans.

The WERP is reviewed and updated as needed on an ongoing basis.

4.6 MURRAYVILLE AESTHETIC WATER ISSUES

In 2019, the Murrayville area experienced a high number of aesthetic water related incidents. The Township received complaints from Murrayville residents regarding brown or yellow coloured water. The Township engaged in water main flushing of the hotspots where these issues were reported and upon an increase in the number of aesthetic water incidents a full water system flush of the Murrayville area was completed in fall 2019.

The aesthetic issues in the Murrayville water supply are caused by the reaction of chlorine with the manganese and iron that is present in all water sourced from the groundwater wells in the area. The chlorine reacts with the manganese and iron and causes it to precipitate out of solution resulting in a yellow or brown tint to the water. Under normal operation the water is consumed before this reaction can fully take place; but if the water remains in the distribution system for a longer period of time or if there is spike in the chlorine concentration the manganese and iron can precipitate. Additionally, when the temperature increases bacterial growth in the water main can also increase which requires more chlorine to fight the bacteria, resulting in even more manganese and iron precipitating out. It should be noted that with the exception of Brookswood Well 10, all of the wells servicing Murrayville are within the health-based MAC. The issue is solely with the aesthetic based AO. As per the GCDWQ technical document on manganese:

> Concerns regarding the presence of manganese in drinking water are often related to consumer complaints regarding discoloured water. The aesthetic objective (AO) of 0.02 mg/L (20 µg/L) is intended to minimize the occurrence of discoloured water complaints based on the presence of manganese oxides and to improve consumer confidence in drinking water quality.

In May 2019, Health Canada established a health-based Maximum Acceptable Concentration (MAC) value for manganese in drinking water of 0.12 mg/L and lowered the Aesthetic Objective (AO) to 0.02 mg/L. The water in Murrayville is sourced via the local groundwater wells and from GVWD. The groundwater wells in the Murrayville and Brookswood area which supply the Murrayville area, all exceed the AO limit for Manganese.

All the wells supplying Murrayville were subsequently turned off and taken out of production to combat the AO limit exceedance. The water from Brookswood wells is also conveyed into Murrayville and subsequently those wells were also turned off. Brookswood Well 10 was taken out of production in October 2019. Murrayville Well 2 was taken out of production in November 2019. Murrayville Well 1 was taken out of production in December 2019. Brookswood Well 7 and 9 were taken out of production in January 2020. The Murrayville and Brookswood areas are currently being supplied with water only from GVWD.

4.7 AUDITOR GENERAL FOR LOCAL GOVERNMENT AUDIT REPORT SUMMARY, ACTION ITEMS AND UPDATES

In August 2017, the Township was informed that the Auditor General for Local Government (AGLG) was going to undertake an audit of the Township' water utility system. The Township was selected based on risks, potential relevance of findings to other local governments, the size, geographic location, and complexity of the water supply system. The overall goal of the audit was identified as providing an objective and independent examination of drinking water services in the Township to determine whether clean and safe drinking water is being provided to the users on the Township's water utility system.

The AGLG report focused on four key audit objectives:

1. The local government's governance structure and activities supported the provision of clean and safe drinking water where and when needed.
2. The local government managed its drinking water supplies to meet current and expected future demand.
3. The local government ensured the safety and reliability of drinking water provided through its treatment and distribution systems.
4. Managing water supply infrastructure to meet current and future demand.

The AGLG developed the following action plan template with respect to the first three audit objectives. It lists the recommendation of the AGLG, the steps taken by the Township to meet the objective as well as a target date to meet the objective:

AUDITOR GENERAL FOR LOCAL GOVERNMENT REPORT: SUMMARY OF RECOMMENDATIONS FOR OBJECTIVES 1-3			
Recommendations	**Description**	**Steps Taken**	**Target Date**
	Audit Objective One:	How the local government's governance structure and activities supported the provision of clean and safe drinking water where and when needed.	
Recommendation One	Consider drinking water strategies that focus on sustainability, protecting water sources, explore rainwater capture as a long-term solution and assess land use applications that might impact groundwater sources.	The Township is currently developing a long-term drinking water supply plan to supplement the many existing related programs, plans, studies and strategies related to water conservation, groundwater protection and sustainable water management planning. The Township is currently in discussion with Fraser Health regarding long term source water protection planning.	TBD
Recommendation Two	Consider a cost recovery approach to it its water service planning that focuses on costs associated with water delivery to residents and long-term capital planning.	The Township has established a water utility reserve fund to address replacement of aging infrastructure and will explore ways to further a full cost recovery approach building on existing practices.	Underway
Recommendation Three	Develop a formal framework for risk identification, mitigation and reporting that includes regular re-assessment and reporting of organizational risks with respect to drinking water.	The Township has established a water emergency response plan and commits to regular practice exercise. The Township will also consider conducting a risk hazard assessment related to the municipal water system as	TBD

AUDITOR GENERAL FOR LOCAL GOVERNMENT REPORT: SUMMARY OF RECOMMENDATIONS FOR OBJECTIVES 1-3			
Recommendations	**Description**	**Steps Taken**	**Target Date**
		it has done with other areas of the services it provides.	
Recommendation Four	Seek to improve data collection, analysis, monitoring and reporting on its water services as part of a continual improvement process.	Township staff currently reports to Council, and the public on key aspects of its water system, including quantity and quality, with senior management staff fully engaged in the reporting and aware of any concerns. This information is reported annually in the water quality reports and is made available on the Township's website. Staff will examine opportunities for improvements related to performance measures, monitoring and reporting.	Ongoing
Recommendation Five	Improve its tracking and reporting on service requests and enquiries from the public relating to its water systems.	The Township is utilizing a new system for tracking and reporting on service requests. The Township will conduct an evaluation of this system on a regular basis to ensure it is meeting the needs of the municipality and its customers.	Ongoing
Recommendation Six	Improve the workflow of its water infrastructure work-order system to enhance its efficiency.	The Township has a tracking system that helps manage the workflow of the water infrastructure work-order system. The Township is currently exploring alternatives to the	Ongoing

AUDITOR GENERAL FOR LOCAL GOVERNMENT REPORT: SUMMARY OF RECOMMENDATIONS FOR OBJECTIVES 1-3			
Recommendations	**Description**	**Steps Taken**	**Target Date**
		current system in order to improve efficiency.	
Recommendation Seven	Retain a record of its management team meetings in order to track organizational decisions.	Water related departments not already doing so, have implemented recording team meeting minutes as of 2019. Records will be retained.	Ongoing
Recommendation Eight	Enhance its human resource policies by reviewing and updating its ethical policies and by developing a whistle blower policy.	The Township will continue to enhance HR policies, procedures and practices in keeping with the overall goals of the organization, applicable legislation and to ensure employee related issues are appropriately addressed.	Ongoing
Recommendation Nine	Consider a more formal approach to measuring employee workplace engagement.	The Township will continue to evaluate opportunities for engagement through the involvement of employees in programs and initiatives as appropriate and applicable.	Ongoing
Recommendation Ten	Enhance its emergency and business continuity planning by ensuring its emergency plan is updated and tested regularly and completing business continuity planning for critical services,	The Township's water emergency response plan was recently completed. The plan will be updated periodically with regular practice to ensure relevant staff are versed and practiced.	Ongoing
	Audit Objective Two:	How the local government managed its drinking water supplies to meet current and expected future demand.	

AUDITOR GENERAL FOR LOCAL GOVERNMENT REPORT: SUMMARY OF RECOMMENDATIONS FOR OBJECTIVES 1-3			
Recommendations	**Description**	**Steps Taken**	**Target Date**
Recommendation Eleven	Township should improve its water conservation and demand management efforts by developing a long term approach that focuses on residents' water use habits, water conservation, draught response, water supply shortages, water reuse application, bylaw compliance and a leak detection program.	The Township continues to utilize community based social marketing to identify barriers to water conservation and design programs to reduce overall and per capita water use. Water conservation programs continue to evolve and the water conservation bylaw is reviewed and revised regularly.	Ongoing
	Audit Objective Three:	How the local government ensured the safety and reliability of drinking water provided through its treatment and distribution systems.	
Recommendation Twelve	Continue to improve its water quality reporting processes by reviewing its annual water quality report and reporting changes in practice due to water quality issues.	The Township meets all Fraser Health reporting requirements and continues to endeavor to ensure accuracy and error free reporting. Staff will examine opportunities for improvements related to reporting.	Ongoing

With respect to objective 4 the AGLG audited the East Langley Water Supply project. During this audit the AGLG noted the successes of the Township of Langley in delivering the project as well as gaps in the Township of Langley's approach to managing water supply infrastructure. The Township has developed a Quality Management Manual (the manual). The manual addresses audit objective 4 recommendations 1, 3, 6, 7, 8, 12, and 14. The table below summarizes the list of recommendations with respect to objective 4:

AUDITOR GENERAL FOR LOCAL GOVERNMENT REPORT: SUMMARY OF RECOMMENDATIONS FOR OBJECTIVE 4			
Recommendations	**Description**	**Steps Taken**	**Target Date**
	Audit Objective Four:	How the Township of Langley is managing water supply infrastructure to meet current and future demand.	
Recommendation One	Develop and follow standards for project governance, defining when a project needs a project board, roles and responsibilities of the participants, guidelines related to stage gate review process, evaluate the project delivery method and meeting protocols.	The Township will look to further develop and expand on its 'Capital Project Procedure' document related to project governance especially for complex projects and projects over a certain size/threshold.	Covered under Section 2.3 of the manual
Recommendation Two	Develop a documented planning procedure to identify and assess the specific staff resources required for capital projects based on the scope and complexity of each project	Project teams are built based on specific project needs and internal resourcing. The Township will consider development of a formal planning procedure document for projects over a certain size/threshold.	TBD
Recommendation Three	Ensure project charters are complete and kept up to date throughout the project.	Project charters will be developed, monitored, and kept current for projects, especially for projects of size and/or complexity exceeding a pre-determined threshold.	Covered under Section 2.3 of the manual
Recommendation Four	Develop a project plan template as a tool for leading projects of high-value, high risk and/or public significance.	This is already being done on a case-by-case basis and through the Township's Capital Project Procedure' document; however, a standard template could be developed and utilized	TBD

AUDITOR GENERAL FOR LOCAL GOVERNMENT REPORT: SUMMARY OF RECOMMENDATIONS FOR OBJECTIVE 4			
Recommendations	**Description**	**Steps Taken**	**Target Date**
		for projects exceeding a pre-determined threshold.	
Recommendation Five	Broaden and formalize an approach to capital project risk management. This policy should be based on risk identification, risk assessment, monitoring of risks and ensuring project contingency is tied to risk management.	Risk management is currently considered on a project-by-project basis and contingencies are built into project budgets and schedules. Formal policies related to capital project risk management will be considered.	TBD
Recommendation Six	Develop guidance for how project scope is defined and how project scope change is authorized and implemented.	Project scope and scope change is managed internally via internally developed procedures and policy, and externally via contracts (typically MMCD contracts). The Township will look at developing and expanding internal procedure for projects of size and/or complexity that exceed a pre-determined threshold.	Covered under Section 2.3 of the manual
Recommendation Seven	Develop a policy and procedure that outlines the process for development, approval, management and reporting of budgets for capital projects that includes guidance on financial contingencies, budgets, and other financial control procedures.	A formal document to provide guidance on the process for development, approval, management and reporting of budgets will be considered along side a project plan template as per recommendation four.	Covered under Section 2.3 of the manual

AUDITOR GENERAL FOR LOCAL GOVERNMENT REPORT: SUMMARY OF RECOMMENDATIONS FOR OBJECTIVE 4			
Recommendations	**Description**	**Steps Taken**	**Target Date**
Recommendation Eight	Develop a baseline schedule at the time of project chartering, create a process of managing project schedules, and review progress reports against the baseline schedule.	Project timing needs are varied and schedules are often dependant on multiple factors including budget approval, regulatory agency permitting, development needs, land requirement considerations, contractor availability and other factors outside of the Township control. Schedules are typically set via contract with construction contractors and managed according to the terms of the contract. It should be noted that worldwide supply chain issues have delayed many project schedules beyond the control of the municipality or the contractor.	Covered under Section 2.3 of the manual
Recommendation Nine	Review and update its procurement policy to align with evolving procurement practices and relevant trade agreements.	A regular review and update of the Township's procurement policy to be undertaken.	Ongoing
Recommendation Ten	Township of Langley's purchasing department should monitor its procurement activities and ensure they are well documented and comply with its purchasing policies and procedures.	Monitoring of the Township's procurement activities to ensure they are well documented and comply with its purchasing policies and procedures is an ongoing effort.	Ongoing
Recommendation Eleven	Develop and implement a policy and related processes and tools to formally and systematically evaluate vendor performance.	The Township will explore the development and implementation of a policy and related processes and tools to formally and	TBD

AUDITOR GENERAL FOR LOCAL GOVERNMENT REPORT: SUMMARY OF RECOMMENDATIONS FOR OBJECTIVE 4			
Recommendations	**Description**	**Steps Taken**	**Target Date**
		systematically evaluate vendor performance.	
Recommendation Twelve	Define reporting requirements for capital projects to ensure that those accountable for the performance of a project receive regular and consistent status updates.	Internal reporting to project sponsors, etc. occurs regularly with frequency depending on project size and complexity. A formal document to provide guidance on reporting will be considered along side a project plan template as per recommendation four.	Covered under Section 2.3 of the manual
Recommendation Thirteen	Develop a stakeholder engagement plan and procedures for its capital projects.	Stakeholder engagement is currently considered on a project-by-project basis and is dependant on potential impacts to stakeholders. A formal plan and procedures document could be considered for projects meeting pre-determined thresholds.	Ongoing and TBD
Recommendation Fourteen	Develop a project close-out procedure and related checklist	Review and improvements to the Township's 'Capital Projects Procedures' document will be considered in conjunction with checklist.	Covered under Section 2.4 of the manual

AUDITOR GENERAL FOR LOCAL GOVERNMENT REPORT: SUMMARY OF RECOMMENDATIONS FOR OBJECTIVE 4			
Recommendations	**Description**	**Steps Taken**	**Target Date**
Recommendation Fifteen	Further develop its asset management practices for water infrastructure.	Asset management is a continuous process at the Township of Langley. The Township is developing the water asset management program by updating the water asset management plan and integrating it along with the Asset Management Policy and the Water Master Plan. The Township is also integrating its Risk and Criticality model with current data on waterman breaks and the leak detection program.	TBD
Recommendation Sixteen	Improve its tracking of infrastructure maintenance, renewal and replacement activities by internally reporting on the status of work orders relative to its maintenance schedule.	The Township is reviewing the current level of service and work management practices including a review of current workflows and the current procedures for collecting and reporting on work related data as part of its continuous improvement process. This review would include establishing KPI's for both work management processes and the major asset systems.	Underway

The Township will consider all the remaining AGLG recommendations and develop a plan of action to improve its governance structure and practices to support the provision of clean and safe drinking water to its residents, meet current and future water supply demands, ensure the safety and reliability of drinking water sources, and manage water supply infrastructure projects to meet future water demands.

4.8 OPERATIONAL HIGHLIGHTS FOR 2022

The Township achieved the following operational milestones:

- Hired two new water operators
- Commissioned Metro-Vancouver Jericho reservoir
- Completed filter replacement at AWTP
- Disconnected of Fort Langley Well 2

4.9 PLANNED WORKS FOR 2023

The Township plans to achieve the following works:

- Install dedicated water main from AWTP to East Aldergrove reservoir to improve chlorine levels in the reservoir outflow
- Replace inflow control valve to the East Aldergrove reservoir
- Upgrade Brookswood East reservoir, East Aldergrove reservoir, and West Aldergrove reservoir to the latest seismic code
- Install fire pump at Brawn station for Murrayville connection
- Complete Brawn station line from Murrayville to Brookswood
- Upgrade West Aldergrove reservoir chlorination system
- Install Brawn station Clortec hypo-generation system
- Decommission Fort Langley Well 1 and Well 2; Tall Timber Well 1, 2, and 3; and Willoughby Well 1

5.0 WATER SAMPLING AND TESTING PROGRAM

The Township follows a routine BC DWPR water sampling and testing program to maintain the delivery of safe, high quality drinking water to its residents. EOCP certified Water Distribution Operators take samples and test water at local supply sources and various points throughout the water distribution system. Weekly water samples are tested at an accredited lab and GVWD Labs both of which are Canadian Association for Laboratory Accreditation (CALA) certified labs for routine physical and microbiological parameters; and quarterly, summer and winter for microbial parameters, chemical and/or physical parameters. The GVWD also samples water prior to it entering the Township's distribution system.

The BC DWPR below outlines the minimum number of water samples based on the Township's serviced population of 121,900. Based on Schedule B of the regulation, the Township's monthly sampling of 112 exceeds the required 94.

Table 5.0.1 Drinking Water Protection Regulations: Schedule A

Schedule A	
Water Quality Standards for Potable Water	
Parameter:	**Standard:**
Fecal coliform bacteria	No detectable fecal coliform bacteria per 100 ml
Escherichia coli	No detectable Escherichia coli per 100 ml
Total coliform bacteria:	
(a) 1 sample in a 30-day period	No detectable total coliform bacteria per 100 ml
(b) more than 1 sample in a 30-day period	At least 90% of samples have no detectable total coliform bacteria per 100 ml and no sample has more than 10 total coliform bacteria per 100 ml

Table 5.0.2 Drinking Water Protection Regulations: Schedule B

Schedule B	
Frequency of Monitoring Samples for Prescribed Water Supply Systems	
Population Served by the Prescribed Water Supply System:	**Number of Samples Per Month:**
less than 5,000	4
5,000 to 90,000	1 per 1,000 of population
more than 90,000	90 plus 1 per 10,000 of population in excess of 90,000

Water sampling, as described in Table 4.0.3, and Table 6.0.1 met regulatory requirements as set by the GCDWQ and the Water Quality Monitoring and Reporting Plan (WQMRP) (September 2008) for municipalities in the GVWD. There was one indication of positive coliforms in the groundwater wells and 12 samples in the distribution system indicating the presence of Total Coliforms. A further breakdown of the events is provided in Section 6.2.

Of the 28 sampling locations, 17 weekly samples are sent to a CALA Lab and 11 samples are tested by GVWD. The weekly samples are tested for the following chemical, physical, and microbiological parameters:

- colour
- pH
- turbidity
- free chlorine
- temperature
- conductivity
- HPC
- total coliforms and
- E. coli.



Sampling Station

The GCDWQ promotes '*the use of a multi-barrier approach that includes source water protection, adequate treatment, including disinfection, and a well maintained distribution system can reduce microorganisms to levels that have not been associated with illness, as well as meet the guidelines…"*

Table 5.0.3 Water Sampling and Testing Schedule

Water Type	Parameter	Frequency
Township Source Water	E. coli, Total Coliforms, HPC	Quarterly
	Alkalinity, Colour, Chloride, Fluoride, Hardness, Nitrite, Nitrate, pH, Sulfate, Turbidity	Summer/Winter
	Aluminum, Antimony, Arsenic, Barium, Boron, Cadmium, Calcium, Chromium, Copper, Iron, Lead, Magnesium, Manganese, Potassium, Silicon, Sodium, Uranium, Zinc	
	Nitrilotriacetic Acid (NTA)	Summer/Winter
	BTEXs, MCPA, PAHs, Phenols, VOCs	
	Ammonia, Chlorate, Cyanide, Dissolved Organic Carbon, Sulphide, Total Dissolved Solids, Total Organic Carbon	
	Beryllium, Bismuth, Cobalt, Mercury, Molybdenum, Nickel, Phosphorous, Selenium, Silver, Strontium, Sulphur, Thallium, Tin, Titanium, Vanadium, Zirconium	
	Pesticide and Herbicide Scan, Radionuclides	Summer
Township Distribution System	Aluminum, Antimony, Arsenic, Barium, Boron, Cadmium, Calcium, Chromium, Cobalt, Copper, Iron, Lead, Magnesium, Manganese, Mercury, Molybdenum, Nickel, Potassium, Selenium, Silver, Sodium, Zinc	Summer/Winter at five locations
	E. coli, Total Coliforms, HPC	Weekly
	Free Chlorine	
	Turbidity	
	pH, Temperature, Conductivity	
	THM, HAAs, pH, Vinyl Chloride, TOC, Conductivity	Quarterly at selected sites by GVWD and by TOL quarterly at five locations

5.1 GCDWQ UPDATES

Health Canada publishes the GCDWQ on behalf of the Federal-Provincial-Territorial Committee on Drinking Water (CDW). Guidelines are systematically reviewed to assess the need for updates; several chemical, physical, and microbiological parameters are new or have been revised since the publication of the Sixth Edition of the Guidelines for GCDWQ in 1996. This report references Federal-Provincial-Territorial Committee on Drinking Water of the Federal-Provincial-Territorial Committee on Health and the Environment, September 2022, which supersedes the GCDWQ, 6th edition.

In 2022, the following parameters were updated by Health Canada:

Parameter	MAC (mg/L)	Common sources of parameter in water	Health considerations
Bromoxynil	0.03	Leaching and/or runoff from agricultural use	Increased clinical signs (panting, salivation, liquid feces, pale gums) and liver weight, as well as both decreases in body weight and body weight gain
Dicamba	0.11	Leaching or runoff from agricultural or other uses	Liver effects
2,4-Dichlorophenoxy acetic acid (2,4-D)	0.1	Leaching and/or runoff from agricultural and non-cropland use	Kidney effects
Dimethoate and omethoate	0.02	Leaching and/or runoff from agricultural and non-agricultural use	Nervous system effects (cholinesterase inhibition)
Diquat	0.05	Leaching and/or runoff from agricultural use; added directly to water to control aquatic weeds	Cataract formation
2-Methyl-4-chlorophenoxyacetic acid (MCPA)	0.35	Leaching and/or runoff from agricultural and other uses	Kidney effects (increased absolute and relative weights, urinary bilirubin, crystals and pH) Other: Systemic, liver, testicular, reproductive/developmental and nervous system effects

6.0 SOURCE WATER QUALITY

Source water quality is an important indicator of the level of treatment required to produce a water supply that is safe for consumption and aesthetically pleasing. The source water quality monitoring program ensures that source water quality remains high, and it provides analytical data required by the GCDWQ for ongoing confirmation of water quality.

As detailed in Table 4.0.3, the Township's source water is sampled on a quarterly basis for microbial parameters, semi-annually for routine parameters, and annually for complex parameters. Source samples were collected from wellheads in March, June, August/September, and January for microbial testing. Each sample collected in August/September (summer) and January (winter) was additionally analyzed for routine parameters; the August samples were also analyzed for complex parameters.

The 2022 source water sampling program is detailed in sub-sections 5.1, 5.2 and 5.3. The MAC represent health related guidelines. AO apply to certain substances that may affect acceptance by consumers but are not a direct health concern. As low as reasonably achievable (ALARA) is MAC within reason. ALARA is used as a guideline in parameters such as Arsenic, Lead, and Disinfection Byproducts.

It should also be noted that where the Aldergrove well tests were outside of acceptable limits, these sources were treated and blended at the Aldergrove Water Treatment Plant with the approval of Fraser Health until the desired MAC or AO was achieved. For details on the water quality coming out of the treatment plant, see sample site AD AWTP in the charts in section 4.2.

6.1 QUARTERLY MICROBIAL TESTING

Quarterly microbial testing sets out to sample for E. coli and total coliform bacteria.

From the GCDWQ:

> *"Total coliforms are naturally found in both fecal and non-fecal environments, so they are commonly present in both surface water and groundwater under the direct influence of surface water sources. Consequently, monitoring total coliforms in these sources does not provide information on the quality of the source water from the perspective of health risk. Protected groundwater systems, on the other hand, should not contain total coliforms. As their presence indicates that the groundwater may be vulnerable to contamination from the surrounding environment, detection of total coliforms in the water leaving the well should trigger further actions… This MAC does not apply to distribution systems, where total coliforms are used to indicate changes in water quality… In municipal-scale systems, the detection of more than 10% of samples in a given sampling period, or of consecutive samples from the same site, that are positive for total coliforms indicates changes in the quality of the water and a need for follow-up actions to be initiated."*

Total coliforms are an important indicator of the degree of contamination, low flow/stagnant water, and the treatment required to ensure a safe, potable water supply. Table 3.0.1 outlines Schedule A of the BC DWPR, which provides quality standards for potable water. For the Township water supply points which originate from wells, quarterly microbiological testing has been carried out. If problems were to develop, it is expected that they would appear in the distribution system's weekly testing (see section 6.0).

Table C.1 in the Appendix lists results for the 2022 quarterly microbiological analysis of the source water for total coliforms and E. coli. For 2022 sampling period there was only one indication of total coliforms detected in the source samples at Aldergrove Well 4.

6.2 SEMI-ANNUAL ROUTINE PARAMETER TESTING

Source water sampling for routine parameters provides the Township with valuable information on water quality and enables Water Operators to plan treatment options based on historical trends. Parameters highlighted in this section have either exceeded the GCDWQ for MAC or AO or they are discussed for public information. Presented in *Appendix A: Source Water Test Results* are parameters that have health-based or aesthetic guidelines for chemical and physical parameters in the GCDWQ. For common parameters of interest, see further details in *Appendix B: Raw Data*

6.2.1 MANGANESE

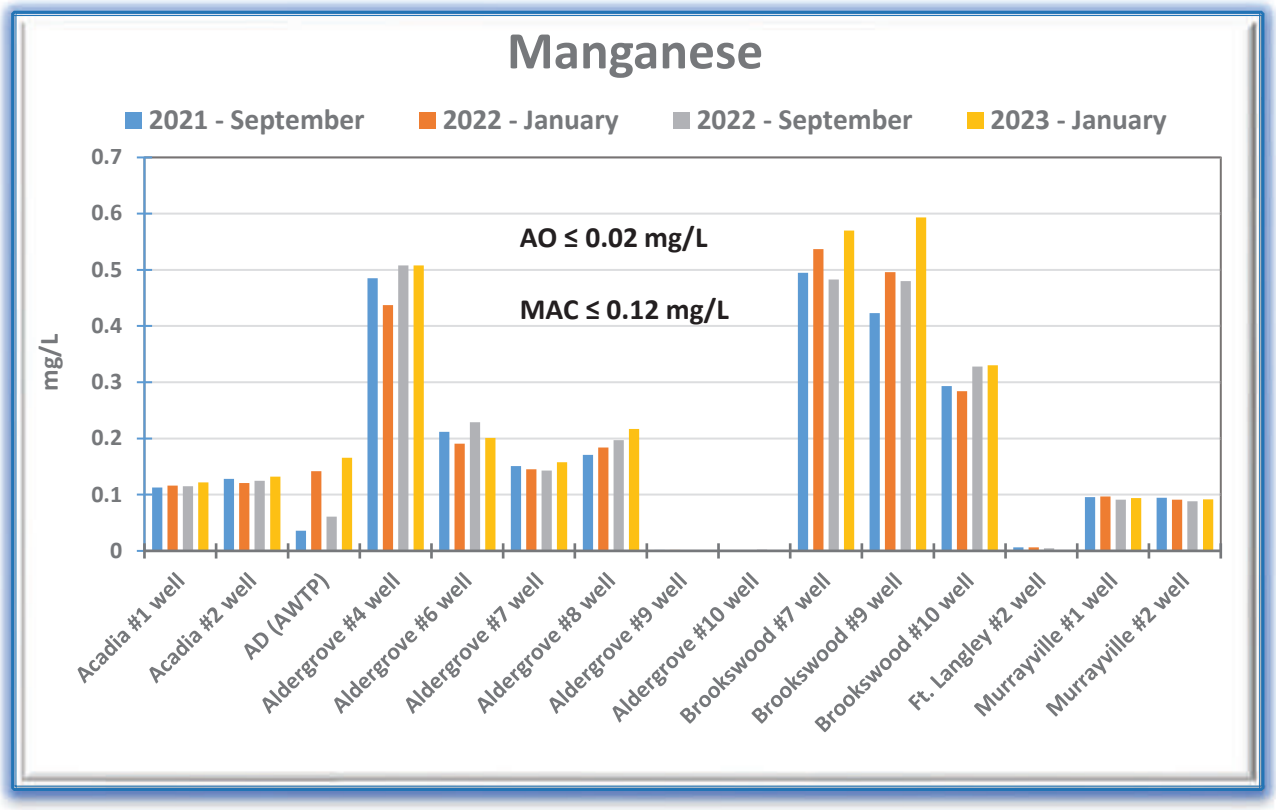
Manganese is naturally occurring in the environment and normally arises due to erosion and weathering of rocks and minerals. MAC parameters are based on high manganese levels effecting neurological development and deficits leading to memory problems, attention, and motor skills issues. AO concerns are due to high levels staining laundry and plumbing fixtures. Manganese releases with Iron during certain pH conditions.

The current MAC guideline of 0.12 mg/L was exceeded in Acadia Well 1, Acadia Well 2, AWTP, Aldergrove Well 4, Aldergrove Well 6, Aldergrove Well 7, Aldergrove Well 8, Brookswood Well 7, Brookswood Well 9, and Brookswood Well 10. In addition, the AO guideline of 0.02 mg/L was also exceeded in Murrayville Well 1, and Murrayville Well 2.

The levels in Aldergrove wells were reduced to acceptable levels during the treatment process at the AWTP prior to distribution. The Township conducts weekly tests at its Distribution sample stations to mitigate the effects of high manganese levels. No action has been taken to counteract the high levels in the Acadia as plans include a connection to the East Langley system and decommissioning of the wells. The manganese levels in Acadia wells are higher than the MAC guideline but the levels are below the MAC in the distribution system. This is possibly due to settling in the Acadia clear well or due to the manganese precipitating out of solution due to chlorine interaction.

Brookswood and Murrayville wells were turned off in 2019 due to the aesthetic water issues caused by manganese.

Figure 6.2.1 Manganese

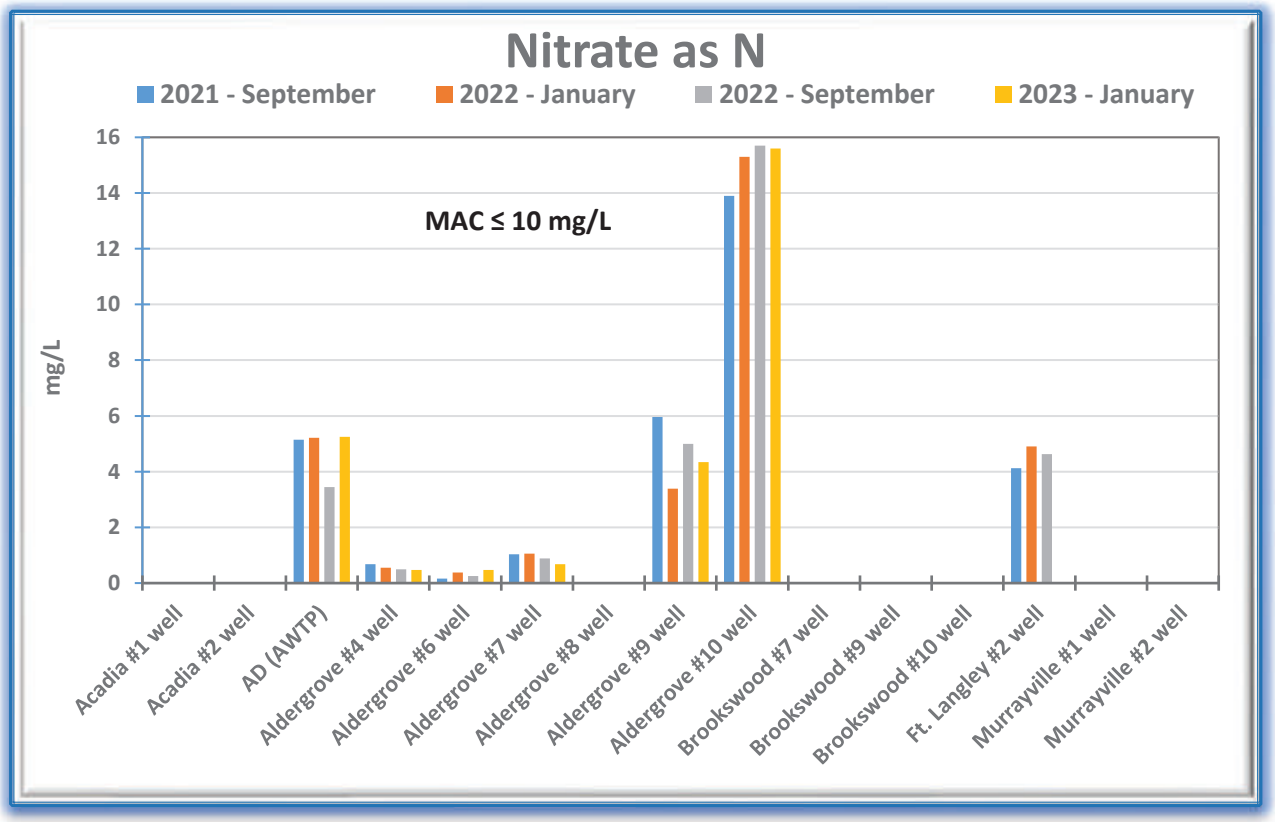


Due to the Brookswood well shutdown a sharp increase in manganese levels was noticed in the Brookswood wells. This could be due to a combination of factors including anoxic conditions formed over time due to wells not pumping, or manganese settling in and around the pump and metal casing resulting in higher concentrations when the samples were taken. It should be noted that the water from Brookswood and Murrayville wells was not conveyed into the distribution system but was flushed to waste instead.

6.2.2 NITRATE AS NITROGEN

At Aldergrove Well 10 Nitrate was above the MAC level of 10 mg/L. With the approval of Fraser Health, prior to distribution, the Township blends high and low nitrate content water at the AWTP. The blending results in an acceptable nitrate level of less than 10 mg/L, measured weekly at sample stations to ensure treated water meets regulatory compliance.

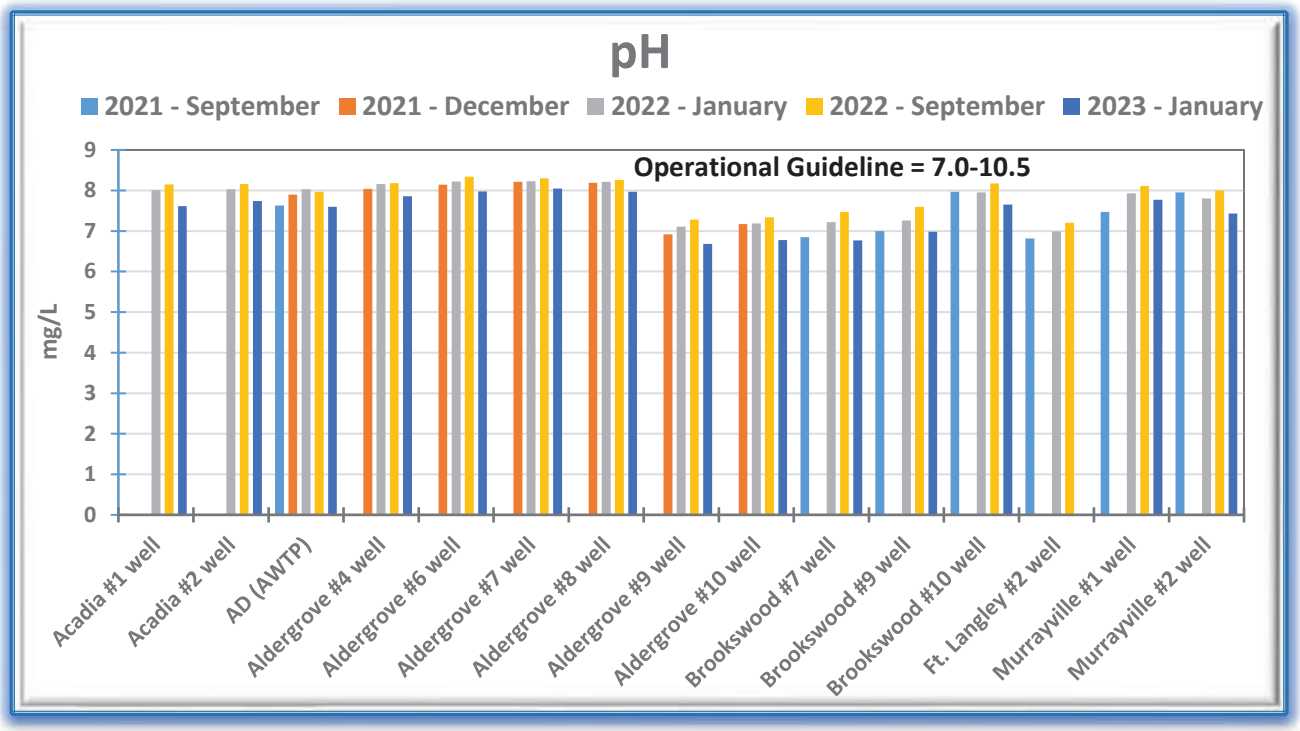
Figure 6.2.2 Nitrate as N



6.2.3 PH

pH is a measure of acidity/basicity of water. pH does not have a MAC or AO instead Health Canada recommends an operational guideline of 7.0 – 10.5. pH within the operational guideline maximizes water treatment effectiveness, controls corrosion, and reduces leaching from distribution system and plumbing. As stated previously, Aldergrove sources are blended at the Aldergrove Water Treatment Plant prior to distribution, which raises low pH levels. (See AD AWTP for treatment plant results).

Figure 6.2.3 pH



As a part of its Corrosion Control Program: Copper Pipes Protection Initiative Metro Vancouver has increased the pH of its finished water from 7.7 to 8.3-8.5. This pH change commenced in June 2021. Metro Vancouver is using natural minerals to achieve the higher pH which will:

- reduce the release of copper from pipes in buildings caused by low pH in the region's water;
- reduce leaks in pipes caused by copper corrosion;
- help preserve the lifespan of pipes and hot water tanks; and
- reduce green stains on tubs, sinks, and grout

Older buildings and homes can have plumbing and fittings that have brass components that contain copper. This change may prompt some water users, such as health care facilities and breweries, to adjust and calibrate their operations to the change in pH.

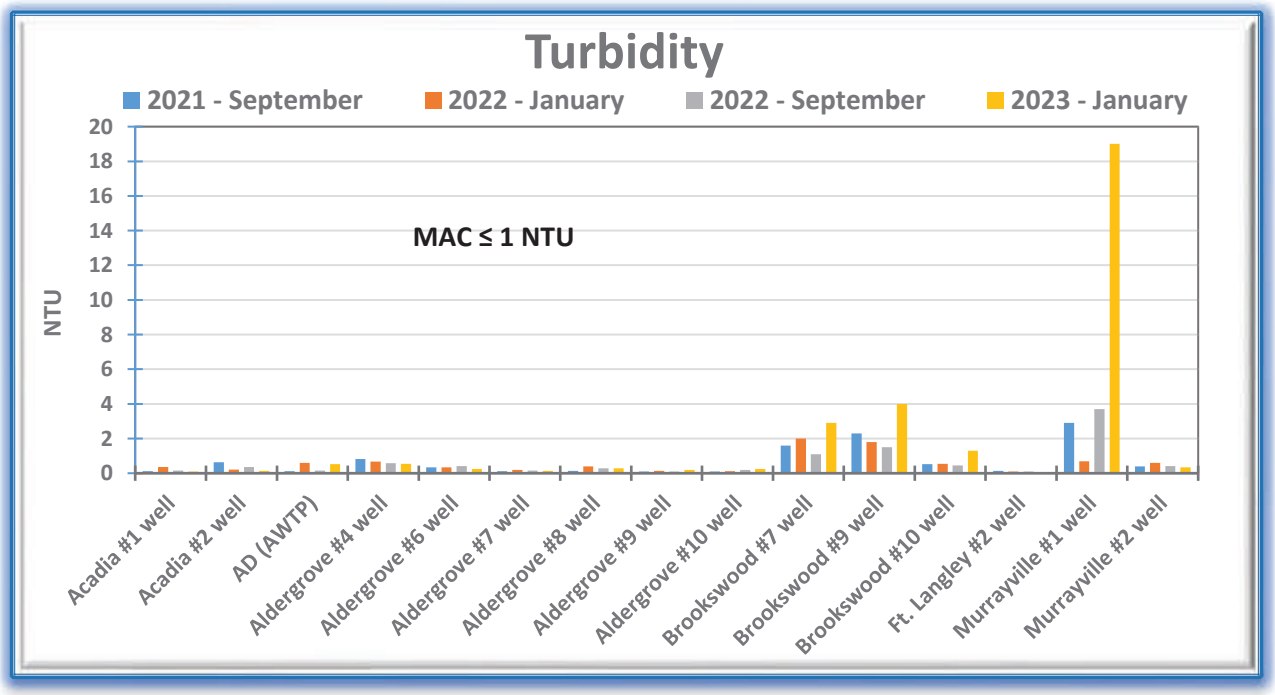
The pH of Fort Langley Well 2 was not within the operation guideline. Accordingly, the well was disconnected from the water distribution system in 2022 and is scheduled for decommissioning in 2023.

6.2.4 TURBIDITY

Turbidity above the MAC of 1NTU was exceeded in Brookswood Well 7, Brookswood Well 9, and Murrayville Well 1. The wells in Brookswood and Murrayville have been taken out of production.

It should also be noted that minerals present in the water and holding time can reflect negatively on the turbidity results. The Ground Water at Risk of Containing Pathogen (GARP) study in section 6.5 has indicated that higher level of turbidity can lead to increased risk of groundwater containing pathogens.

Figure 6.2.4 Turbidity

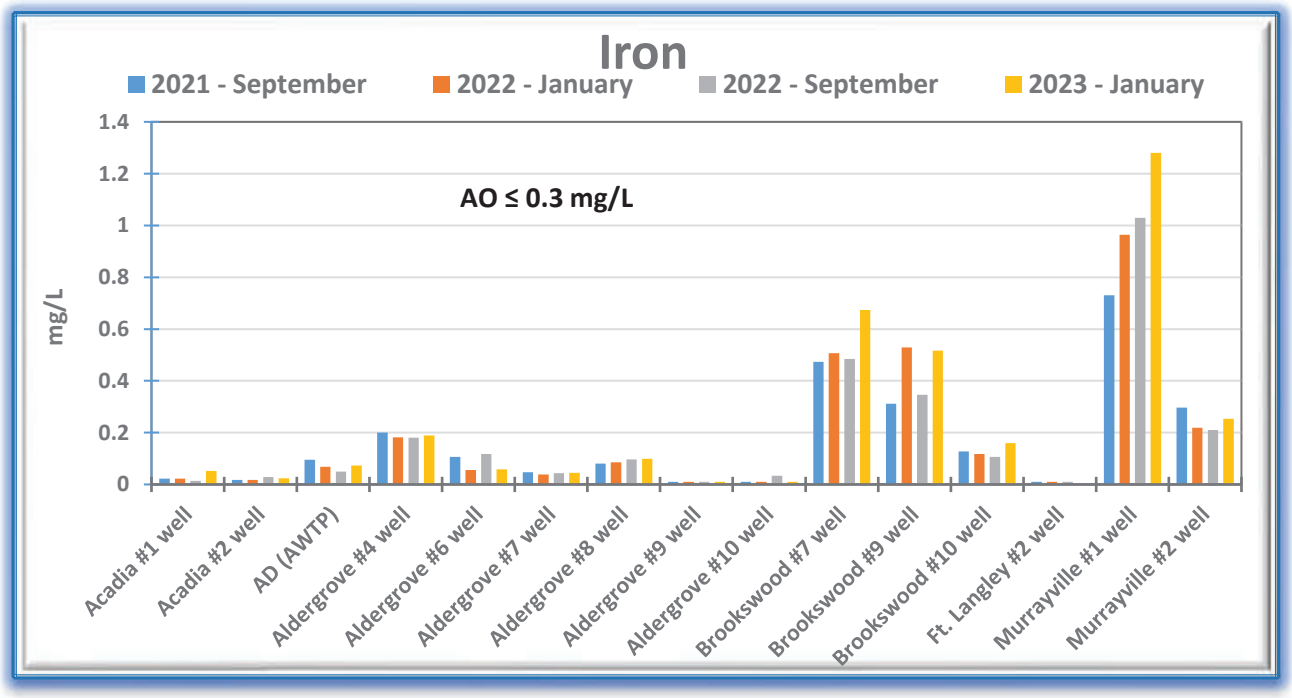


The GCDWQ states: *"To ensure effectiveness of disinfection and for good operation of the distribution system, it is recommended that water entering the distribution system have turbidity levels of 1.0 NTU or less. For systems that use groundwater, turbidity should generally be below 1.0 NTU."*

6.2.5 IRON

The AO for Iron was exceeded at Brookswood Well 7, Brookswood Well 9 and Murrayville Well 1. The wells in Brookswood and Murrayville were not in production during 2019-2022.

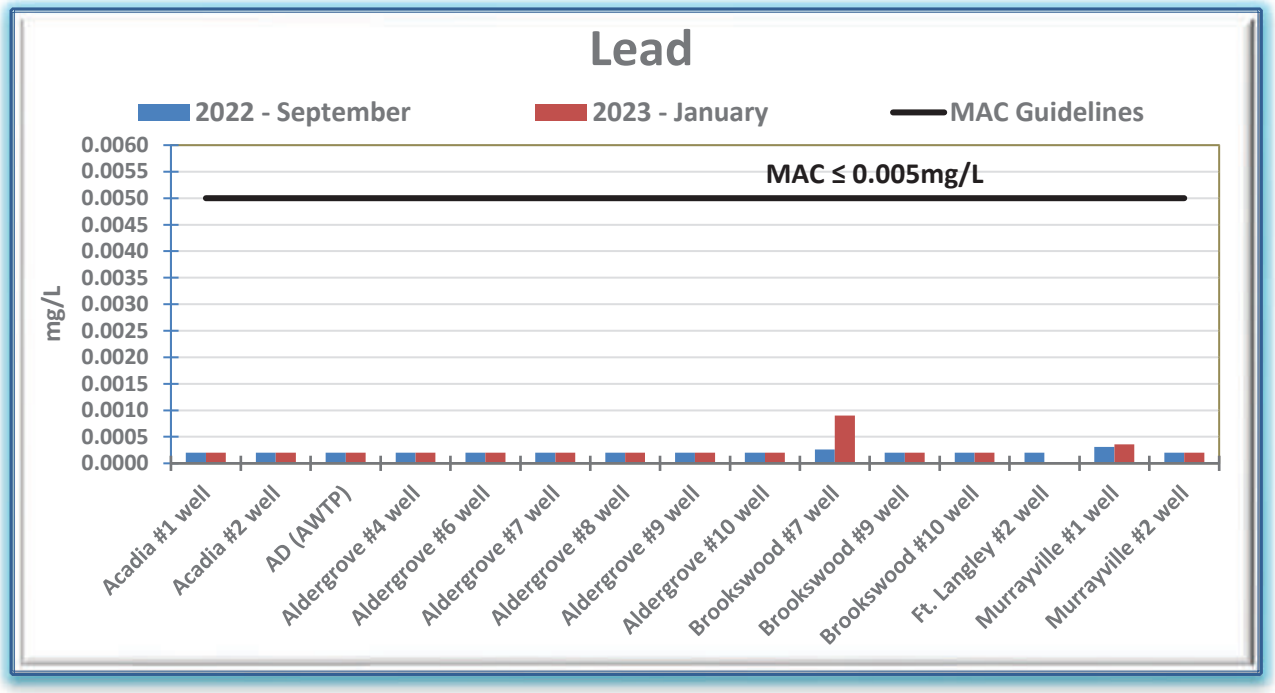
Figure 6.2.5 Iron



6.2.6 LEAD

Health Canada has set the MAC associated with health concerns at 0.005 mg/L for lead. Health Canada also recognizes that most of the lead concentration is due to plumbing, leaching lead service lines, and lead solder. During the 2022 semi-annual chemical and physical parameter testing, all the distribution and source samples in the Township were below the MAC of 0.005 mg/L.

Figure 6.2.6 Lead



All the source samples tested in 2022 tested below the MAC for lead.

It should be noted that water sitting in private side plumbing pipes for longer than six hours should be flushed by running water fixtures until a change in water temperature is noted. This is due to private side pipes possibly containing lead or lead solder which can contribute to above MAC levels of Lead in drinking water. Rather than just running the water down the drain the water can instead be used for watering plants. Only cold water should be used for drinking, cooking, and especially making baby formula. Hot water is likely to contain higher levels of lead.

6.3 ANNUAL COMPLEX PARAMETER TESTING

Source water sampling for complex parameters complies with the GCDWQ and provides the Township with information on water quality for a given well. All annually tested parameters (refer to Table 3.0.3) in 2022 were within acceptable limits of the GCDWQ.

6.4 SOURCE WATER PROTECTION

A Water Demand Management Strategy to assist with long term management of municipal water supplies was completed in 2007. Since completing this strategy, Township staff has been working to implement its recommendations. The Township also completed work with the Province to develop a water management plan in 2009, which aims to provide safe and sustainable groundwater for our community. Implementation of recommendations from the Water Management Plan has included a contaminant inventory of potential threats to municipal well capture zones, and a pesticide awareness campaign. The Water Wise program has been in place for nearly 15 years and continues to provide education and incentives to the public to protect groundwater from contamination and to conserve water.

As of February 2016, the Water Sustainability Act came into force. This Act replaced the Water Act and ensured a commitment to secure and healthy water for current and future generations by protecting water flows for ecosystems and fish and including requirements for groundwater use and licensing, well construction and maintenance, dam safety, and compliance.

6.5 GARP – HAZARD SCREENING AND PRELIMINARY ASSESSMENT OF POTENTIAL GROUNDWATER AT RISK OF CONTAINING PATHOGENS

The Township has conducted a preliminary study with an engineering consultant to determine wells that may be at risk of containing pathogens. The preliminary GARP assessment was done in accordance with the procedure outlined in the BC Ministry of Health (BC MoH) "Guidance Document for Determining Ground Water at Risk of Containing Pathogens." The consultant provided a list of recommendations to support development and implementation of a strategy to manage the potential risk of pathogens to the Township wells. These recommendations are listed below:

- Determine if the contact time from when chlorine is injected into the groundwater supply to when it reaches the first resident is sufficient to neutralize bacteria and to review potential options if the contact time is not sufficient as out lined in the BC MoH Drinking Water Treatment Objectives.
- Compare the reported detection of total coliform bacteria with the operational records to confirm if the results reflect normal operating conditions. If results identify samples that are not representative of operating conditions the results of the GARP study should be revisited.
- Turbidity should also be monitored when source samples are collected for microbiological analyses. The results should be reviewed to determine if there is any correlation between high turbidity levels and microbiological levels.
- Cross contamination prevention procedures should be monitored and reviewed and if possible, expanded to control the potential of cross-contamination of samples.
- A formal well protection plan (WPP) should be developed for the Township's production wells and the WPP should be prioritized for wells that are at a higher risk of being GARP.

In the preliminary GARP assessment Fort Langley Well 2 was recognized as groundwater at risk of containing pathogens. The well was monitored and sampled weekly for bacteriological analysis and alkalinity. The results of the bacteriological samples can be found in Appendix B Table B.1. All the bacteriological samples for Fort Langley Well 2 tested negative for Total

Coliform and E. coli for any water that was conveyed into the municipal water system. Township assessed the current chlorination practices at Fort Langley Well 2. In the study it was determined that the current chlorination practices do not meet the 99.99% (4-log) virus inactivation before the water is delivered to the first residential connection. The study recommended a large diameter pipe to increase the chlorine contact to allow for 4-log virus inactivation. This contact pipe was put into operation in February 2021.

Fort Langley Well 2 was disconnected from the water system in Fall 2022 and will be decommissioned in 2023.

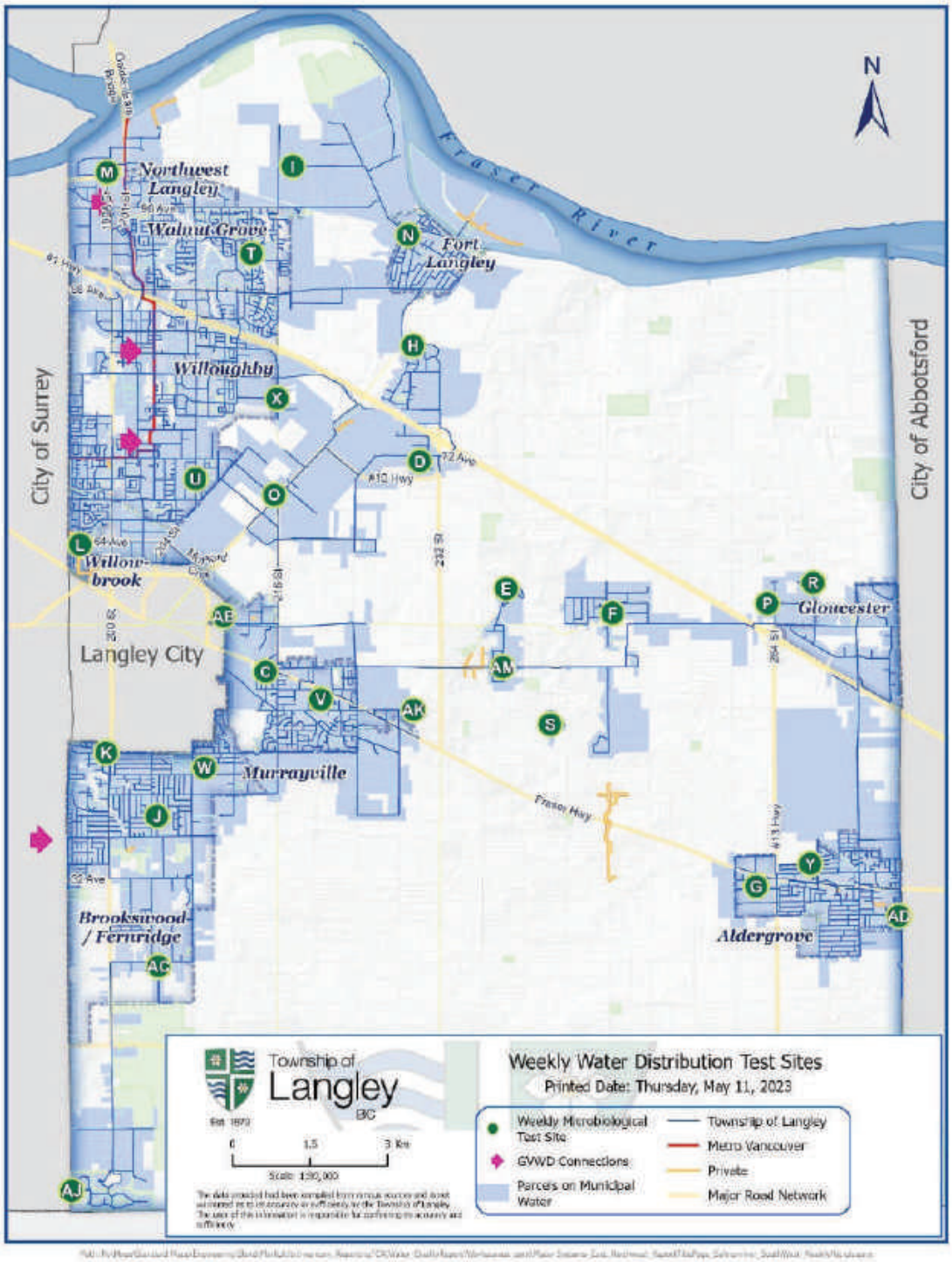
7.0 DISTRIBUTION SYSTEM WATER QUALITY

Water in the Township's distribution system is tested weekly as outlined in Table 5.0.3. A map of the weekly sampling sites and list of the map labels by location can be seen in Table 7.0.1 and Figure 7.0.1, respectively. Distribution system microbial and physical parameter results are highlighted in Appendix B.

Table 7.0.1 Weekly Water Distribution Test Site Addresses

Map Label	Location	Map Label	Location
AB	5679 211 St	K	19966 44 Ave
AC	2340 204A St	L	6350 197 St
AD	AWTP	M	9844 199A St
AJ	19620 3A Ave	N	22870 96 Ave
AK	22930 48 Ave	O	21575 Crush Cr
AM	23752 52 Ave	P	26342 58 Ave
C	21484 51B Ave	R	26829 60 Ave
D	7175 230 St	S	4649 242A St
E	23740 60 Ave	T	9163 213 St
F	24919 57 Ave	U	7025 208 St
G	3133 262 St	V	22020 49 Ave
H	23000 Rawlison Cr	W	4257 209 St
I	21736 100 Ave	X	21584 78 Ave
J	3781 204A St	Y	26736 33 Ave

Figure 7.0.1 Weekly Water Distribution Sample Sites



7.1 DISTRIBUTION SYSTEM MICROBIAL TESTING

Total coliforms and E. coli testing indicate the effectiveness of system disinfection and ensures that the water supply system meets the MAC for microbials. HPCs are naturally occurring and their presence in drinking water is not indicative of a public health risk. No MAC is specified for HPC bacteria in drinking water but increases in HPC concentration above site baseline levels are considered undesirable.

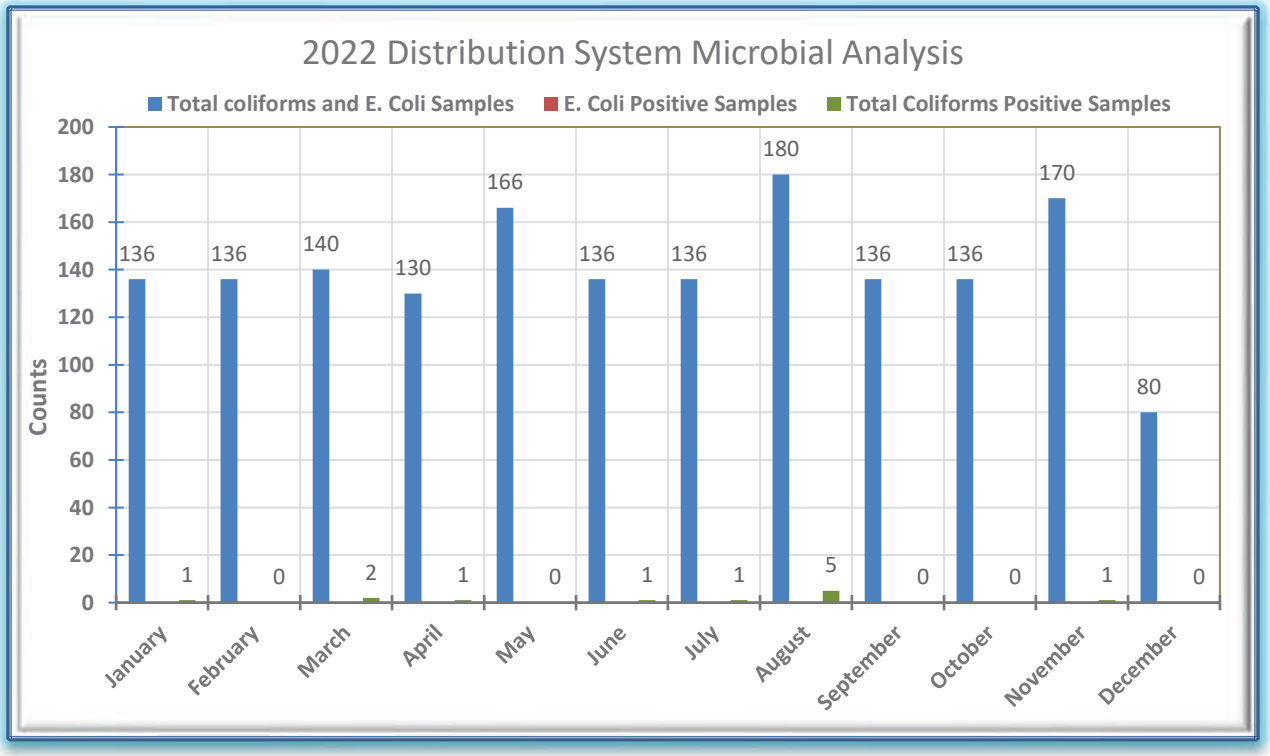
As previously mentioned in section 4.0, Table 4.0.2*: BC DWPR* provides microbial water quality standards for potable water which aligns with Health Canada guidelines for water sampling frequency of microbiological contaminants.

For a population of approximately 121,900 being served by Township water supplies, the required number of samples should be on the order of 94 per month. Currently the Township exceeds the requirement by testing an average of 112 samples per month to address low flow areas and community growth.

7.2 MICROBIAL RESULTS FOR 2022

Distribution water system samples for E. coli and Total Coliform are collected and analyzed weekly.

Figure 7.2.1 2022 Distribution System Microbial Analysis



Total Coliforms were detected in 12 of the regular weekly sample stations. There was no E. Coli positive samples in the regular weekly sampling.

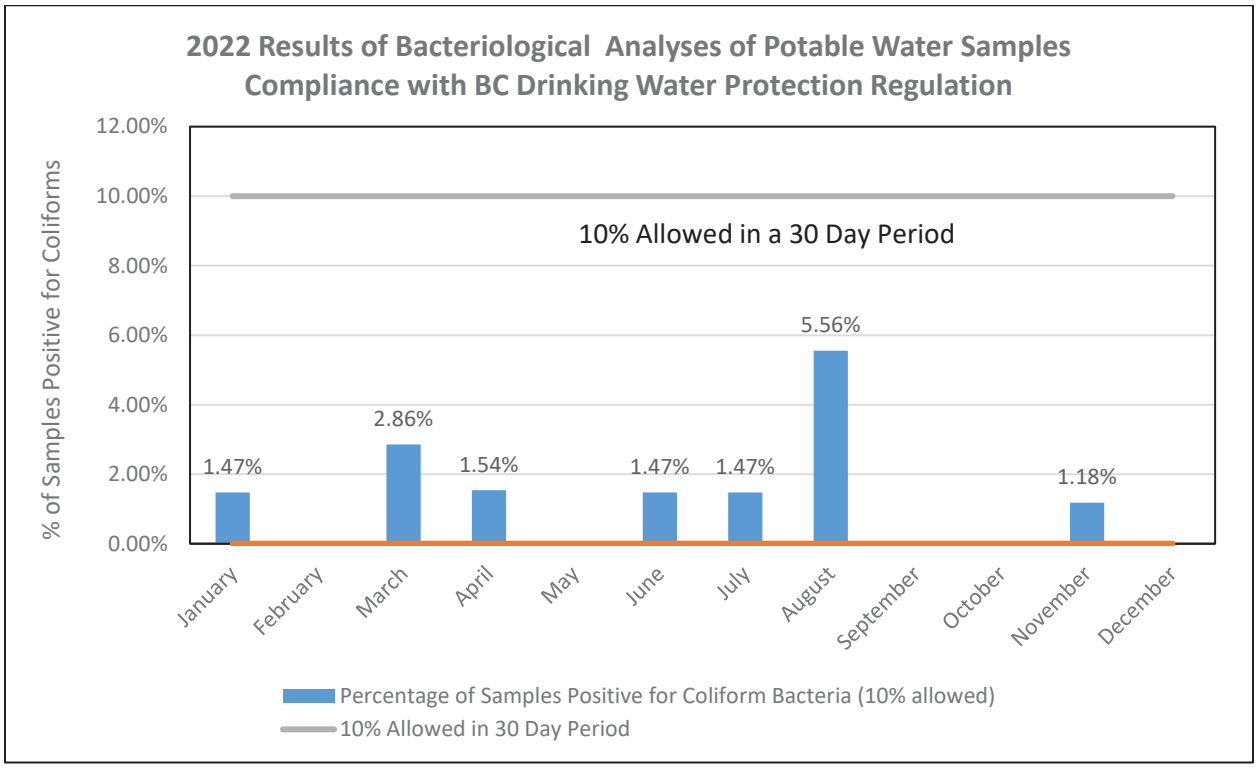
Table 7.2.1 2022 Distribution System Total Coliforms Results

Sampling Station	Collection Date	Total Coliforms (CFU/100ml)
J	01/04/2022	**1**
G	03/01/2022	**1**
AK	03/15/2022	**1**
G	04/19/2022	**2**
H	06/07/2022	**16**
J	07/05/2022	**3**
W	08/02/2022	**1**
AJ	08/09/2022	**4**
S	08/23/2022	**1**
J	08/23/2022	**1**
K	08/23/2022	**1**
Y	11/22/2022	**1**

After each positive total coliform detection, the sample station was resampled, and the subsequent sample was negative.

The MAC for total coliform is 90% of samples taken have no detectable total coliform bacteria.

Figure 7.2.2 2021 Bacteriological Analysis in Compliance with Drinking Water Protection Regulation



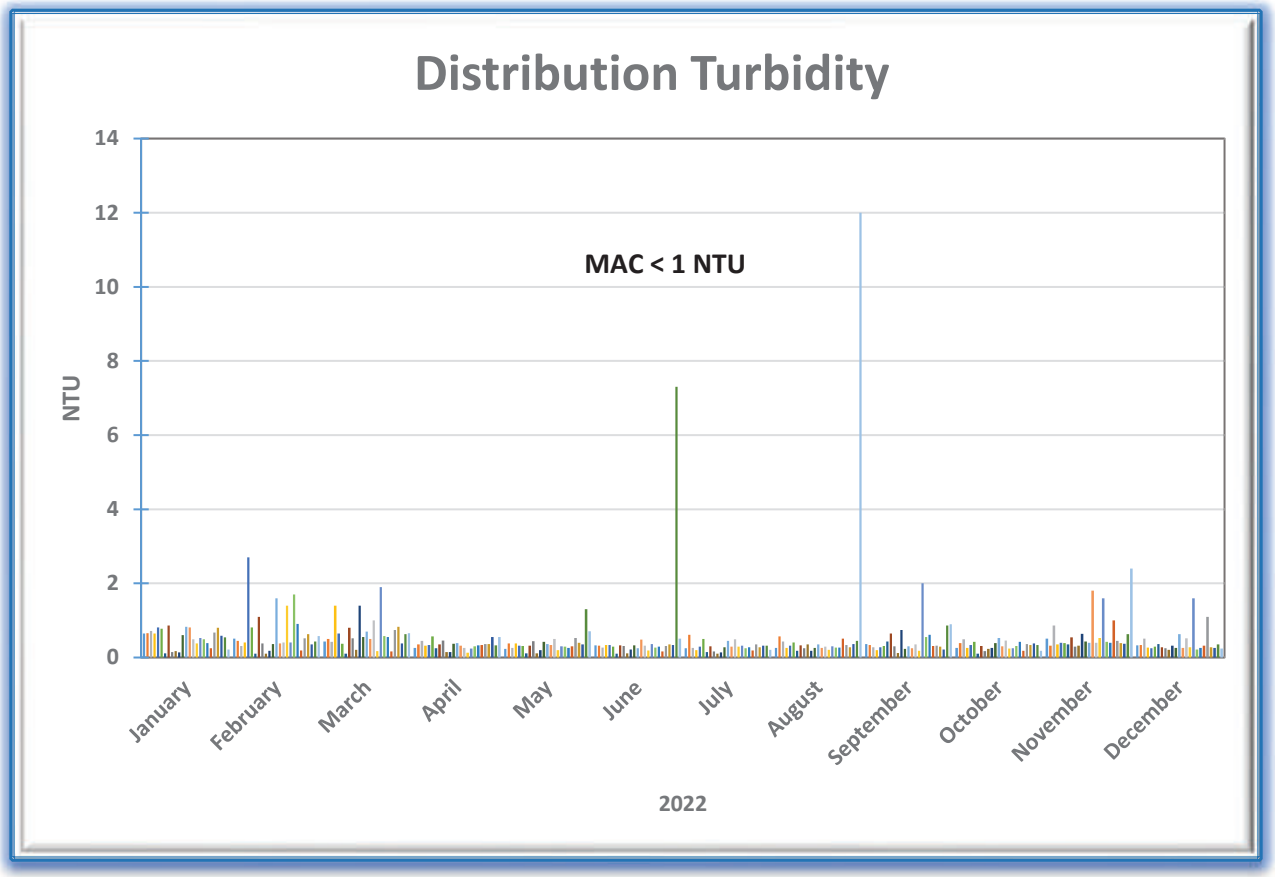
In 2022, less than 1.0% of distribution system samples tested positive for total coliform bacteria. Weekly testing of distribution water resulted in 12 samples out of 1,682 testing positive for total coliform bacteria

7.3 DISTRIBUTION SYSTEM PHYSICAL PARAMETERS ANALYSIS

Weekly evaluation of the turbidity, pH, conductivity, and free chlorine levels of the distribution system provides an indication of baseline levels for each distribution point, as well as ensuring system compliance with provincial and federal guidelines. Conductivity is a new parameter as of 2017. Although some degree of fluctuation in a system is standard, the distribution water levels at sampling points tested as follows:

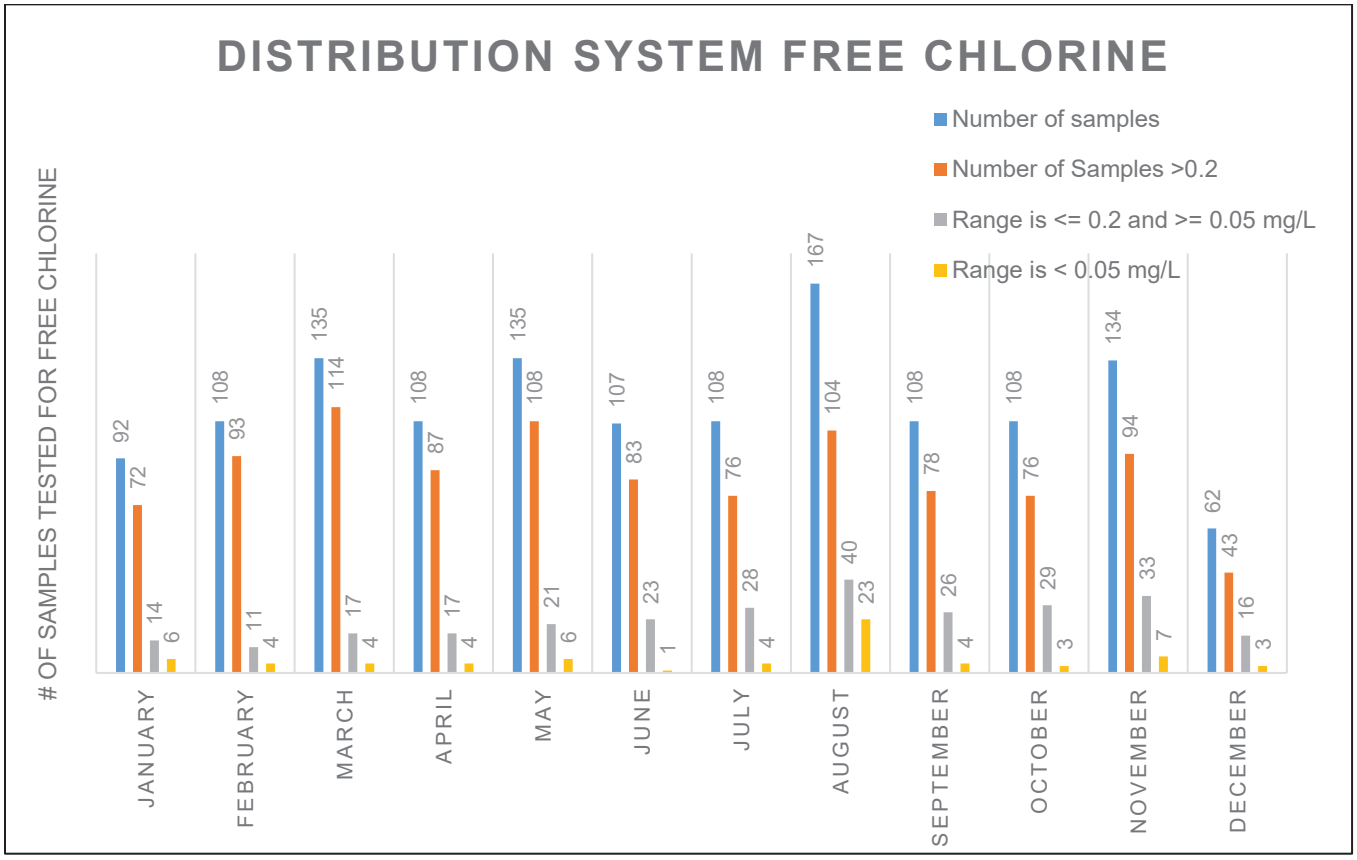
- **Turbidity:** 17 of 1,397 samples or 1.22% of samples exceeded 1.0 NTU with an average turbidity of 0.32 NTU, within a range of 0.09-4.6 NTU, the isolated occurrence of high Turbidity is thought to be due to flushing in the area
- **pH:** 1,585 samples taken, average pH of 7.56
- **Conductivity:** 796 samples taken, average of 150.61 uS/cm, within a range of 10.7 – 511 uS/cm
- **Free Chlorine:** 1,372 samples taken, average free chlorine was 0.498 mg/L with 1028 of distribution samples being greater than 0.2 mg/L of free chlorine

Figure 7.3.1 Distribution Turbidity



Turbidity is the cloudiness or transparency of water due to naturally occurring particles such as clay, silts, and decomposed plant and animal debris in the water. Turbidity can harbour microorganisms and entrap heavy metals, negatively affecting the disinfection rate of chlorine. High levels of turbidity in the distribution system are likely a result of nearby construction or flushing in the area of sampling.

Figure 7.3.2 Free Chlorine



Sodium hypochlorite is used as secondary disinfectant in the water treatment process to maintain a free chlorine residual in the distribution system. Free chlorine residual is one measure to reduce potential microbiological regrowth and contamination while monitoring operational efficiencies. Another aspect of maintaining a free chlorine residual includes limiting the growth of biofilm buildup, and its accompanying taste and odour problems.

Though the GCDWQ does not have a MAC for chlorine, the suggested range is between 0.04-2.0 mg/L. In the Township, any reading below 0.05 mg/L (yellow bar) resulted in the senior operator being informed which led to a further investigation and a possible mitigation via resampling or flushing.

On average, there were 30 weekly samples, with no samples taken during the annual winter shutdown. The gray bar above indicates the ideal free chlorine range of 0.05-0.2 mg/L.

7.4 DISTRIBUTION SYSTEM CHEMICAL PARAMETERS TESTING

The Township conducts quarterly chemical analysis. For detailed information see Table B.4.1 and Table B.4.2. in Appendix B.

8.0 CONCLUSION

The 2022 water quality monitoring results demonstrate that Township water is potable and safe for consumption. Staff continue to seek improvements to the water supply and distribution systems. The Township will continue to work closely with Fraser Health, GVWD, and the public to provide high quality water to its residents.

9.0 REFERENCES

Health Canada. (2016, June 30). *Perfluorooctanoic Acid (PFOA) in Drinking Water.* https://www.canada.ca/en/health-canada/programs/consultation-perfluorooctanoic-acid-pfoa-in-drinking-water/document.html

Health Canada. (2019, May 10). *Guidelines for Canadian Drinking Water Quality: Guideline Technical Document – Manganese.* https://www.canada.ca/en/health-canada/services/publications/healthy-living/guidelines-canadian-drinking-water-quality-guideline-technical-document-manganese.html

Health Canada. (2020, May 13). *Guidelines for Canadian Drinking Water Quality.* https://www.canada.ca/en/health-canada/services/environmental-workplace-health/water-quality/drinking-water/canadian-drinking-water-guidelines.html

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Township of Langley
Est. 1873

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APPENDIX A – SOURCE WATER TEST RESULTS

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Figure A. 1 Cadmium

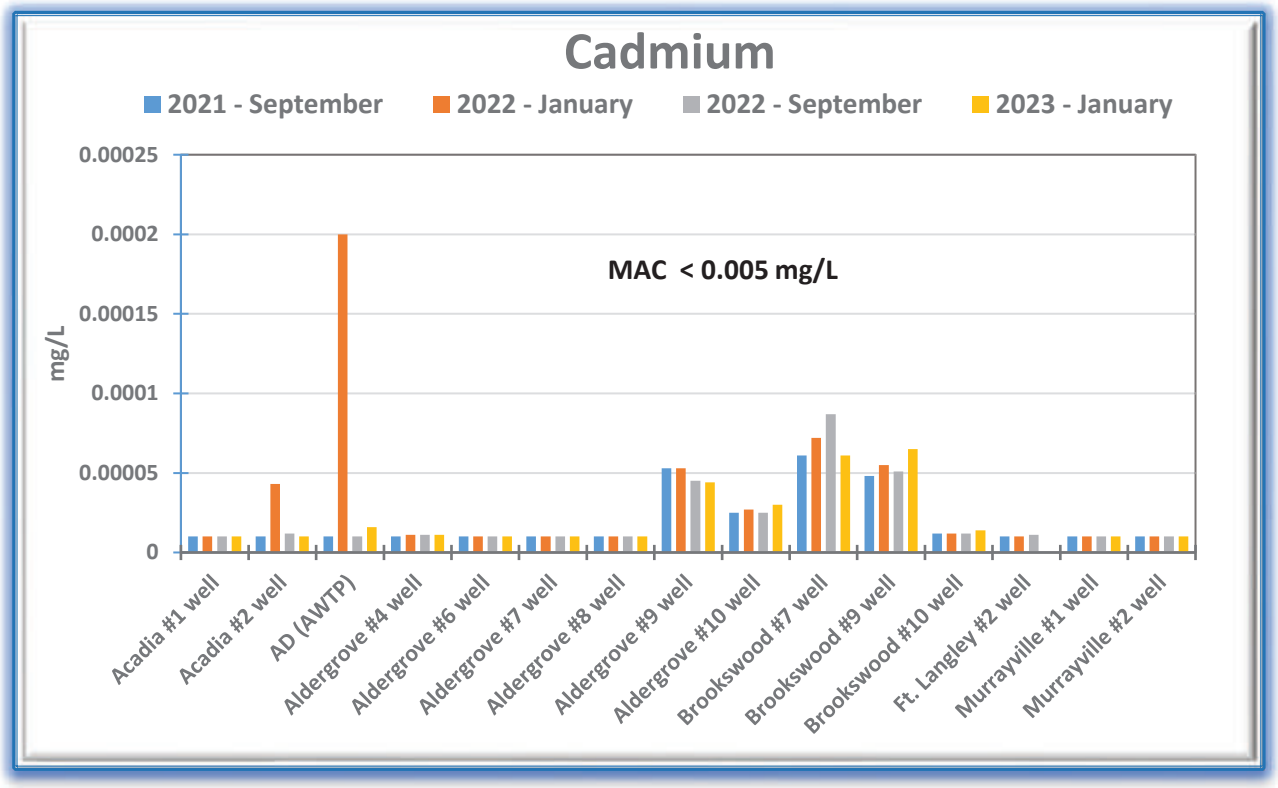


Figure A. 2 Copper

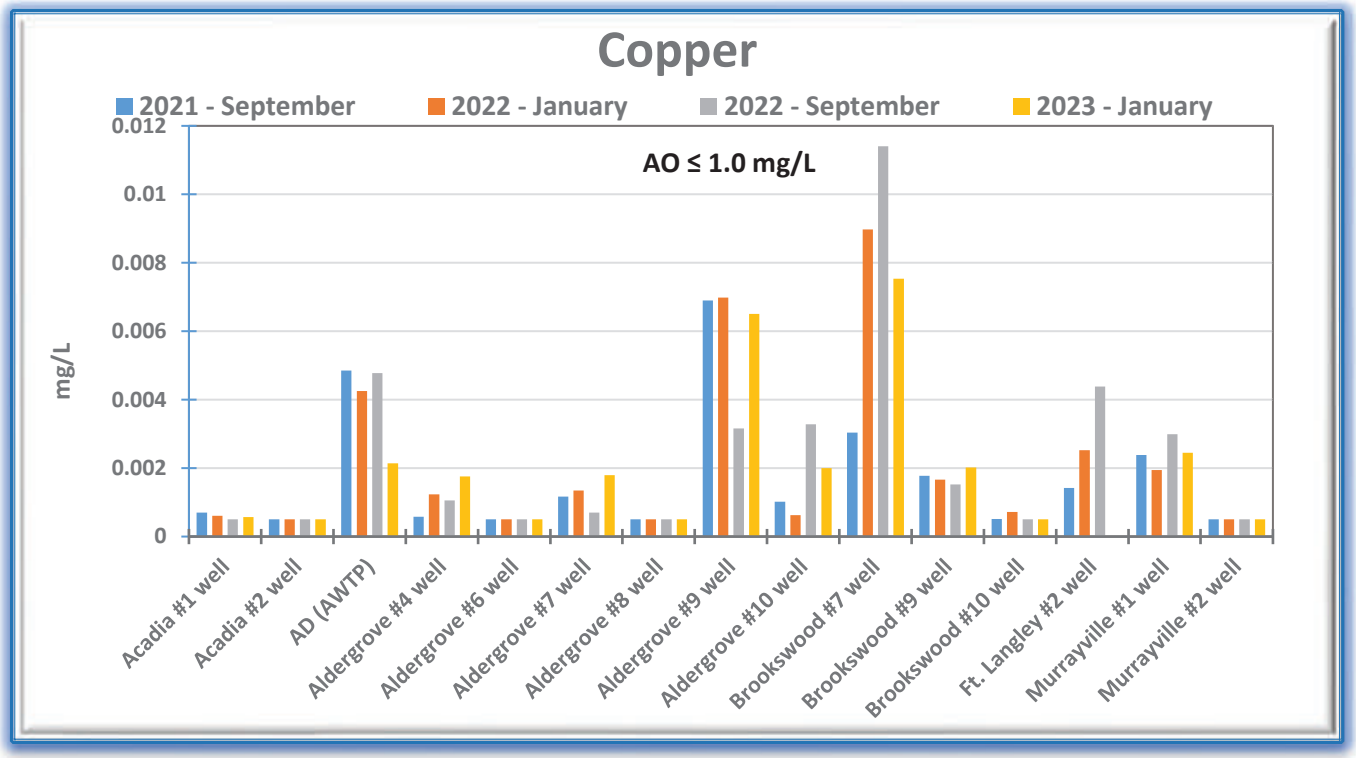


Figure A. 3 Fluoride

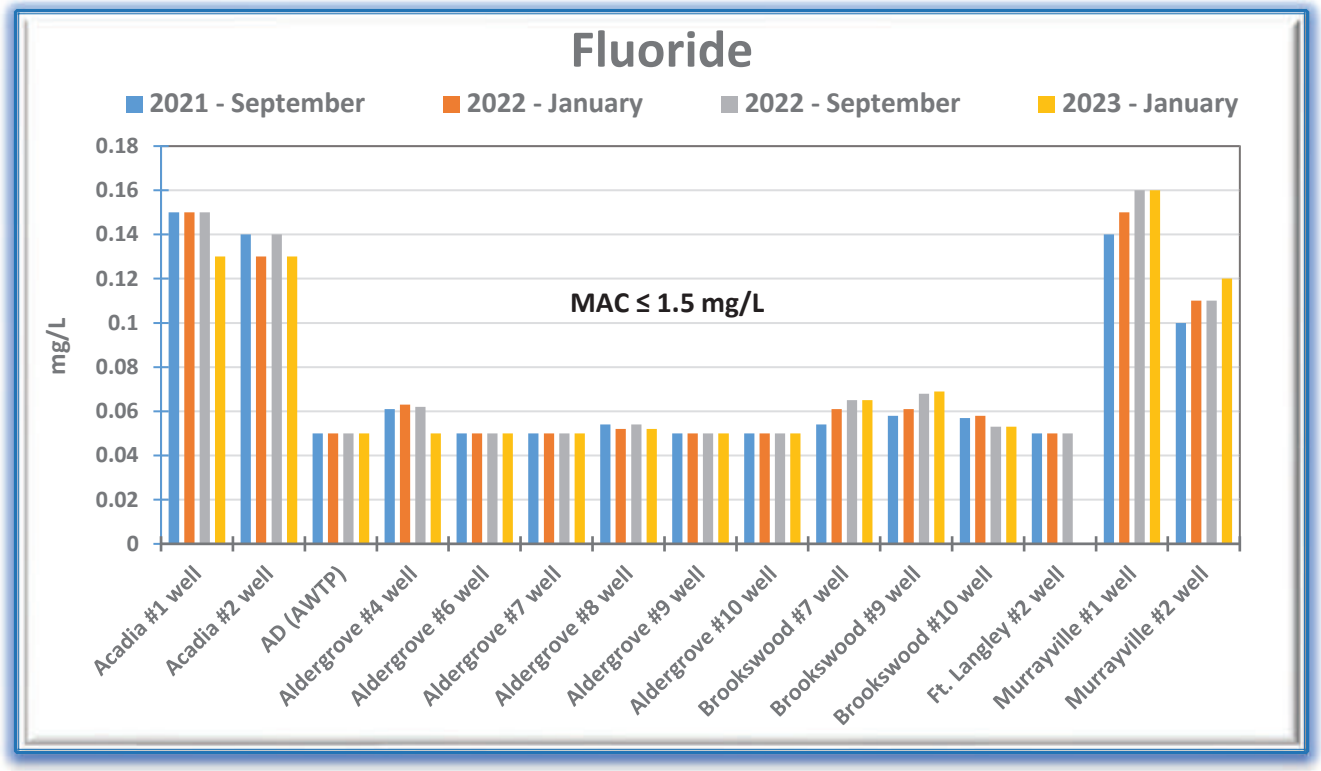


Figure A. 4 Hardness

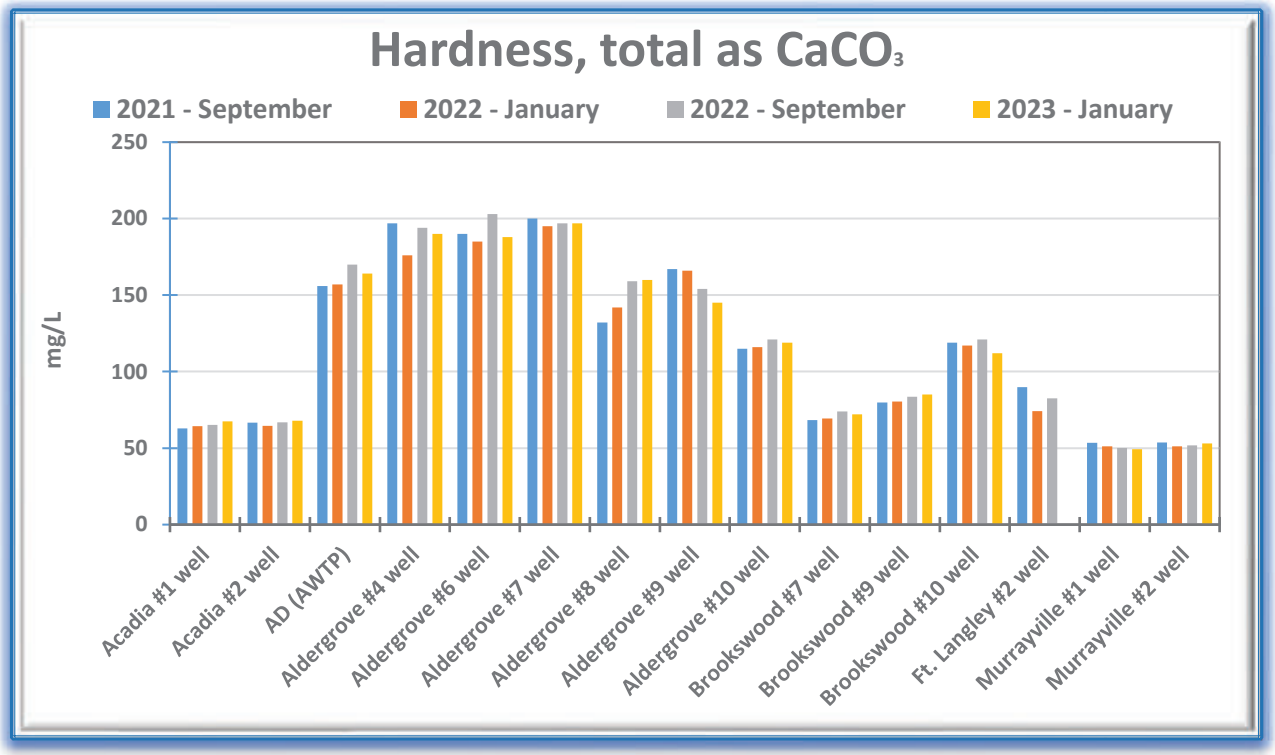


Figure A. 5 Arsenic

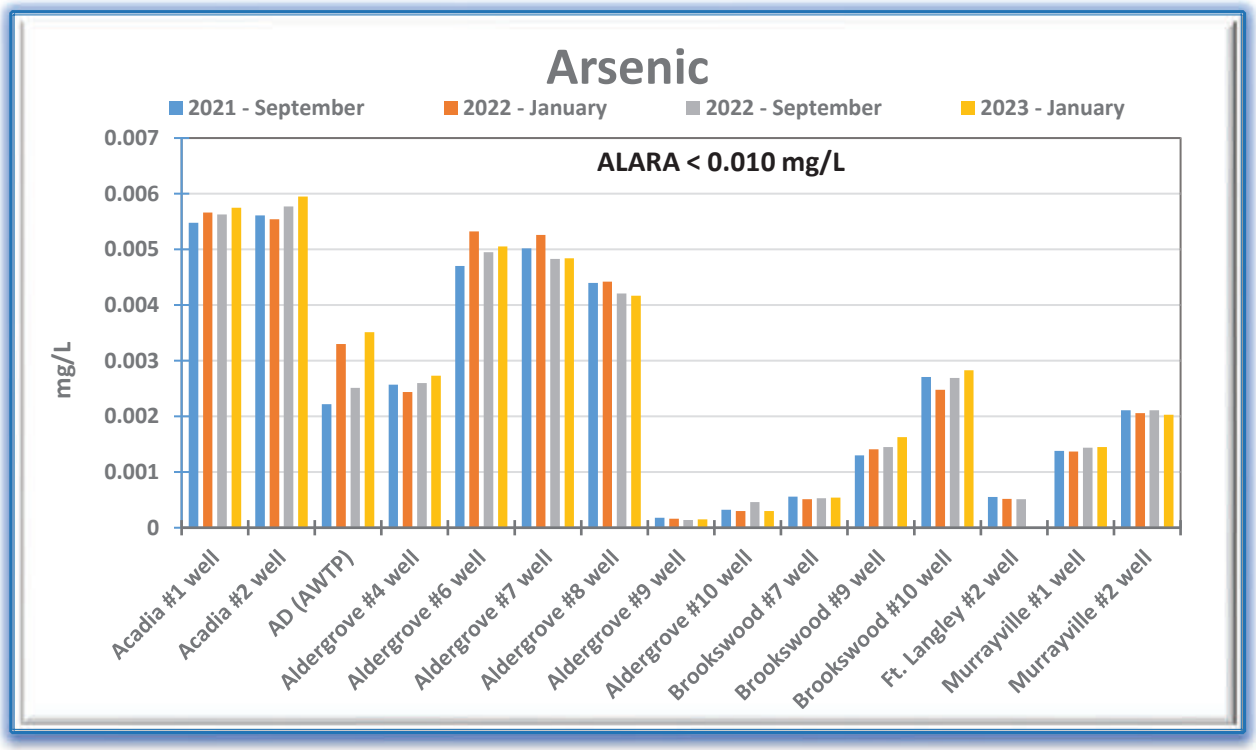


Figure A. 6 Nitrite as Nitrogen

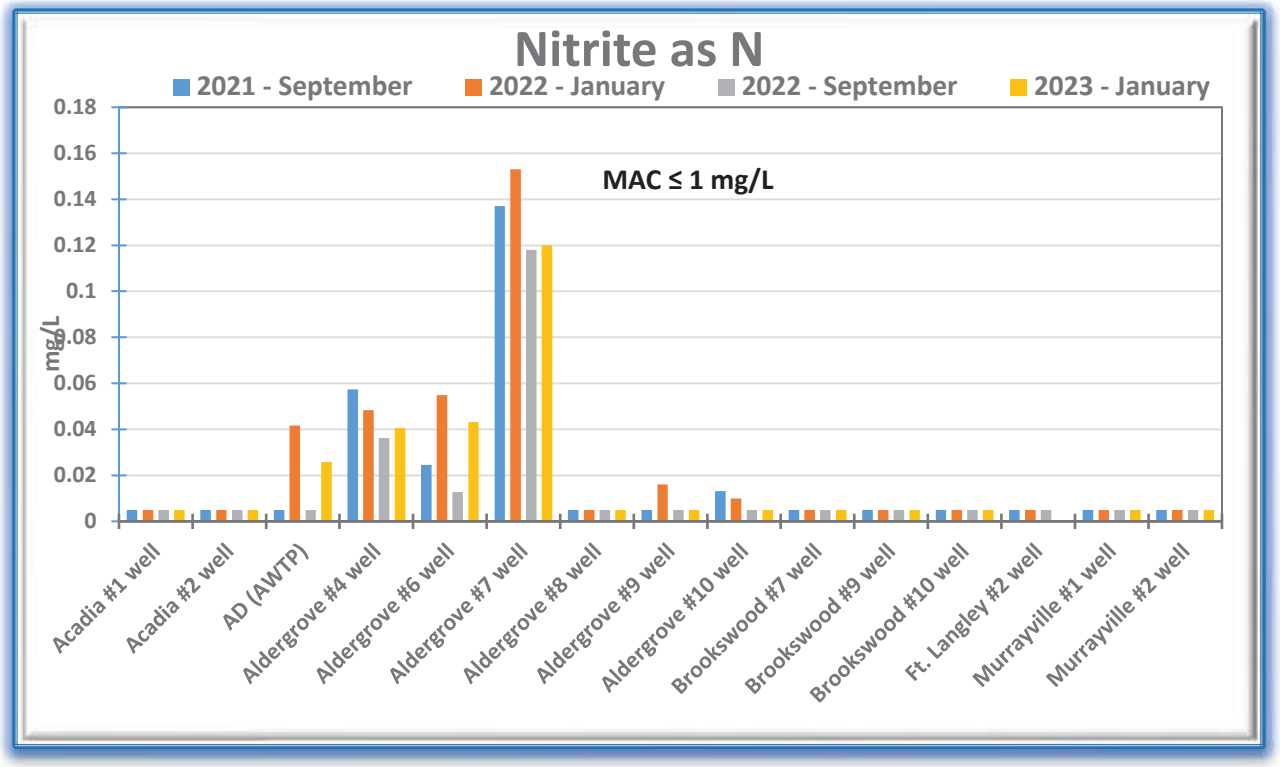


Figure A. 7 Sodium

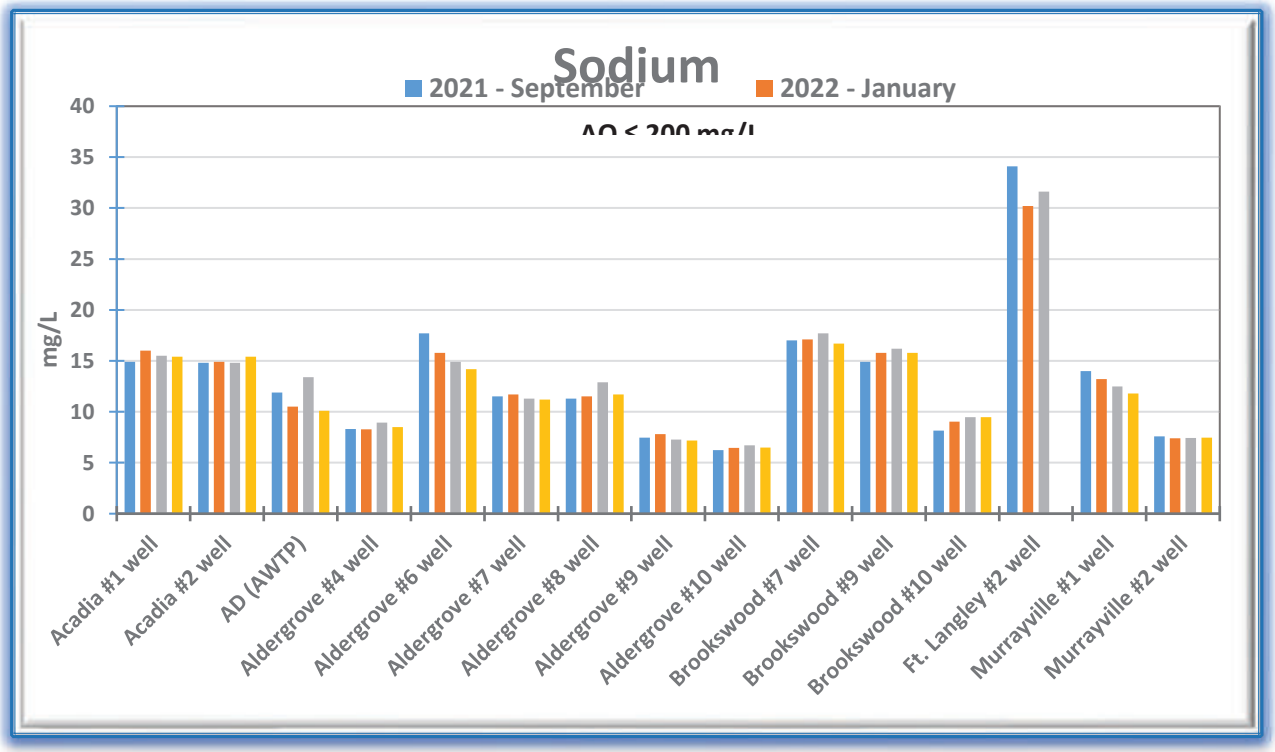


Figure A. 8 Sulphate

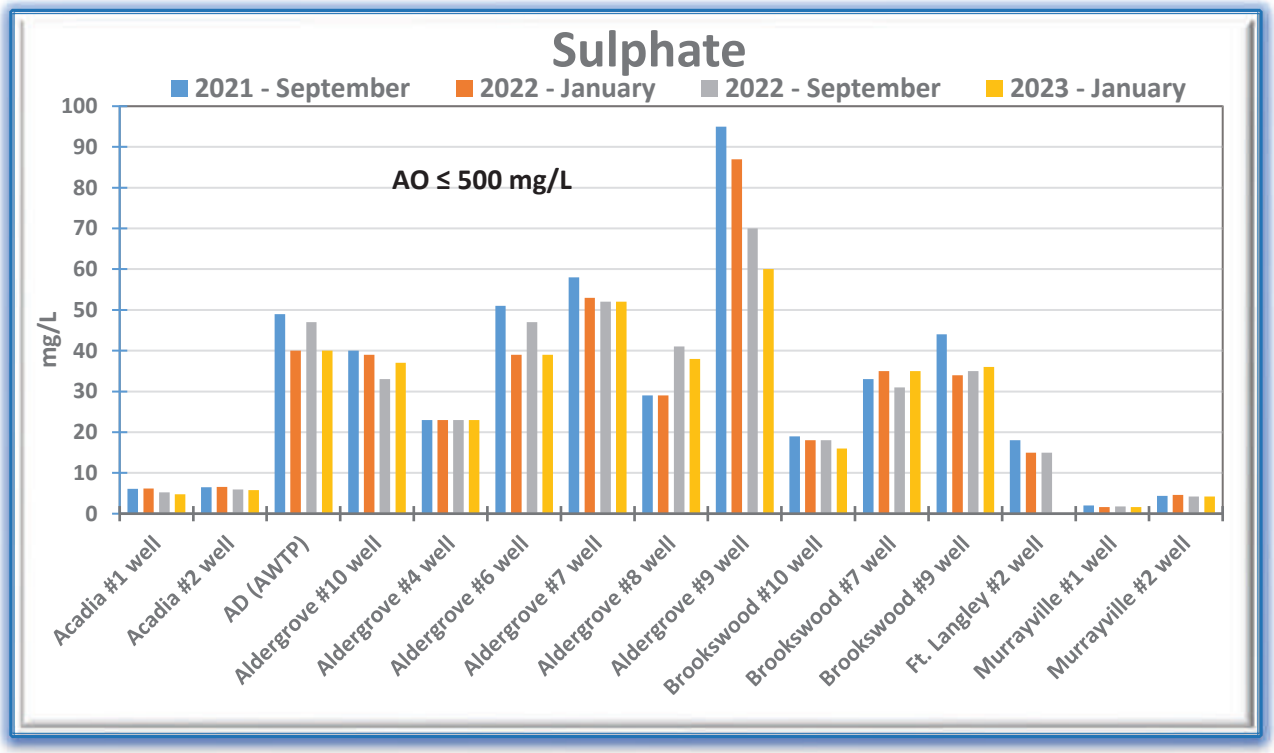
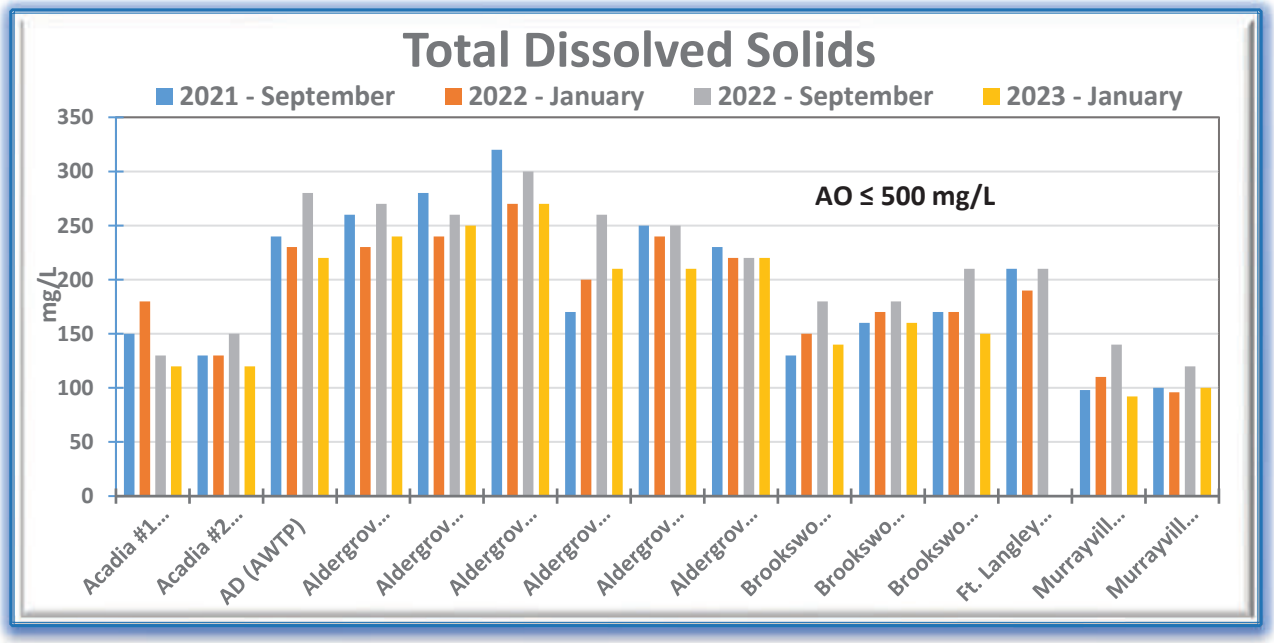


Figure A. 9 Total Dissolved Solids



Township of Langley
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Table B.1 Source Water Bacteriological Results 2022

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Acadia	Wells	Acadia 1 Well	03/10/2022	0	0
Acadia	Wells	Acadia 1 Well	06/16/2022	0	0
Acadia	Wells	Acadia 1 Well	09/14/2022	0	0
Acadia	Wells	Acadia 1 Well	01/11/2023	0	0
Acadia	Wells	Acadia 2 Well	03/10/2022	0	0
Acadia	Wells	Acadia 2 Well	06/16/2022	0	0
Acadia	Wells	Acadia 2 Well	09/14/2022	0	0
Acadia	Wells	Acadia 2 Well	01/11/2023	0	0
East Langley	Wells	Aldergrove 4 Well	03/10/2022	0	0
East Langley	Wells	Aldergrove 4 Well	06/16/2022	0	0
East Langley	Wells	Aldergrove 4 Well	09/14/2022	0	0
East Langley	Wells	Aldergrove 4 Well	01/11/2023	0	**1.0**
East Langley	Wells	Aldergrove 6 Well	03/10/2022	0	0
East Langley	Wells	Aldergrove 6 Well	06/16/2022	0	0
East Langley	Wells	Aldergrove 6 Well	09/14/2022	0	0
East Langley	Wells	Aldergrove 6 Well	01/11/2023	0	0
East Langley	Wells	Aldergrove 7 Well	03/10/2022	0	0
East Langley	Wells	Aldergrove 7 Well	06/16/2022	0	0
East Langley	Wells	Aldergrove 7 Well	09/14/2022	0	0
East Langley	Wells	Aldergrove 8 Well	03/10/2022	0	0
East Langley	Wells	Aldergrove 8 Well	06/16/2022	0	0
East Langley	Wells	Aldergrove 8 Well	09/14/2022	0	0
East Langley	Wells	Aldergrove 8 Well	01/11/2023	0	0
East Langley	Wells	Aldergrove 9 Well	03/10/2022	0	0
East Langley	Wells	Aldergrove 9 Well	06/16/2022	0	0
East Langley	Wells	Aldergrove 9 Well	09/14/2022	0	0
East Langley	Wells	Aldergrove 9 Well	01/11/2023	0	0
East Langley	Wells	Aldergrove 10 Well	03/10/2022	0	0
East Langley	Wells	Aldergrove 10 Well	06/16/2022	0	0
East Langley	Wells	Aldergrove 10 Well	09/14/2022	0	0
East Langley	Wells	Aldergrove 10 Well	01/11/2023	0	0
South West Langley	Wells	Brookswood 7 Well	03/10/2022	0	0
South West Langley	Wells	Brookswood 7 Well	06/16/2022	0	0
South West Langley	Wells	Brookswood 7 Well	09/14/2022	0	0
South West Langley	Wells	Brookswood 7 Well	01/11/2023	0	0
South West Langley	Wells	Brookswood 9 Well	03/10/2022	0	0
South West Langley	Wells	Brookswood 9 Well	06/16/2022	0	0
South West Langley	Wells	Brookswood 9 Well	09/14/2022	0	0
South West Langley	Wells	Brookswood 9 Well	01/11/2023	0	0
South West Langley	Wells	Brookswood 10 Well	03/10/2022	0	0
South West Langley	Wells	Brookswood 10 Well	06/16/2022	0	0

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
South West Langley	Wells	Brookswood 10 Well	09/14/2022	0	0
South West Langley	Wells	Brookswood 10 Well	01/11/2023	0	0
South West Langley	Wells	Murrayville 1 Well	03/10/2022	0**	0**
South West Langley	Wells	Murrayville 1 Well	06/16/2022	0**	0**
South West Langley	Wells	Murrayville 1 Well	09/14/2022	0**	0**
South West Langley	Wells	Murrayville 1 Well	01/11/2023	0	0
South West Langley	Wells	Murrayville 2 Well	03/10/2022	0	0
South West Langley	Wells	Murrayville 2 Well	06/16/2022	0	0
South West Langley	Wells	Murrayville 2 Well	09/14/2022	0	0
South West Langley	Wells	Murrayville 2 Well	01/11/2023	0	0

Table B.2 Distribution System Water Bacteriological Results 2022

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Acadia	Distribution	S	2022-01-04	< 1	< 1
Acadia	Distribution	S	2022-01-11	< 1	< 1
Acadia	Distribution	S	2022-01-18	< 1	< 1
Acadia	Distribution	S	2022-01-25	< 1	< 1
Acadia	Distribution	S	2022-02-01	< 1	< 1
Acadia	Distribution	S	2022-02-08	< 1	< 1
Acadia	Distribution	S	2022-02-15	< 1	< 1
Acadia	Distribution	S	2022-02-22	< 1	< 1
Acadia	Distribution	S	2022-03-01	< 1	< 1
Acadia	Distribution	S	2022-03-08	< 1	< 1
Acadia	Distribution	S	2022-03-15	< 1	< 1
Acadia	Distribution	S	2022-03-22	< 1**	< 1**
Acadia	Distribution	S	2022-04-05	< 1	< 1
Acadia	Distribution	S	2022-04-12	< 1	< 1
Acadia	Distribution	S	2022-04-19	< 1	< 1
Acadia	Distribution	S	2022-04-26	< 1	< 1
Acadia	Distribution	S	2022-05-03	< 1	< 1
Acadia	Distribution	S	2022-05-10	< 1	< 1
Acadia	Distribution	S	2022-05-17	< 1	< 1
Acadia	Distribution	S	2022-05-24	< 1	< 1
Acadia	Distribution	S	2022-05-31	< 1	< 1
Acadia	Distribution	S	2022-06-07	< 1	< 1
Acadia	Distribution	S	2022-06-14	< 1	< 1
Acadia	Distribution	S	2022-06-21	< 1	< 1
Acadia	Distribution	S	2022-06-28	< 1	< 1
Acadia	Distribution	S	2022-07-05	< 1	< 1
Acadia	Distribution	S	2022-07-12	< 1	< 1
Acadia	Distribution	S	2022-07-19	< 1	< 1
Acadia	Distribution	S	2022-07-26	< 1	< 1
Acadia	Distribution	S	2022-08-02	< 1	< 1
Acadia	Distribution	S	2022-08-09	< 1	< 1
Acadia	Distribution	S	2022-08-16	< 1	< 1
Acadia	Distribution	S	2022-08-23	< 1	**1.0**
Acadia	Distribution	S	2022-08-30	< 1	< 1
Acadia	Distribution	S	2022-09-06	< 1	< 1
Acadia	Distribution	S	2022-09-13	< 1	< 1
Acadia	Distribution	S	2022-09-20	< 1	< 1
Acadia	Distribution	S	2022-09-27	< 1	< 1
Acadia	Distribution	S	2022-10-04	< 1	< 1
Acadia	Distribution	S	2022-10-11	< 1	< 1
Acadia	Distribution	S	2022-10-18	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Acadia	Distribution	S	2022-10-25	< 1	< 1
Acadia	Distribution	S	2022-11-01	< 1	< 1
Acadia	Distribution	S	2022-11-08	< 1	< 1
Acadia	Distribution	S	2022-11-15	< 1	< 1
Acadia	Distribution	S	2022-11-22	< 1	< 1
Acadia	Distribution	S	2022-11-29	< 1	< 1
Acadia	Distribution	S	2022-12-06	< 1	< 1
Acadia	Distribution	S	2022-12-13	< 1	< 1
East Langley	Distribution	F	2022-01-04	< 1	< 1
East Langley	Distribution	F	2022-01-11	< 1	< 1
East Langley	Distribution	F	2022-01-18	< 1	< 1
East Langley	Distribution	F	2022-01-25	< 1	< 1
East Langley	Distribution	F	2022-02-01	< 1	< 1
East Langley	Distribution	F	2022-02-08	< 1	< 1
East Langley	Distribution	F	2022-02-15	< 1	< 1
East Langley	Distribution	F	2022-02-22	< 1	< 1
East Langley	Distribution	F	2022-03-01	< 1	< 1
East Langley	Distribution	F	2022-03-08	< 1	< 1
East Langley	Distribution	F	2022-03-15	< 1	< 1
East Langley	Distribution	F	2022-03-22	< 1	< 1
East Langley	Distribution	F	2022-03-29	< 1	< 1
East Langley	Distribution	F	2022-04-05	< 1	< 1
East Langley	Distribution	F	2022-04-12	< 1	< 1
East Langley	Distribution	F	2022-04-19	< 1	< 1
East Langley	Distribution	F	2022-04-26	< 1	< 1
East Langley	Distribution	F	2022-05-03	< 1	< 1
East Langley	Distribution	F	2022-05-10	< 1	< 1
East Langley	Distribution	F	2022-05-17	< 1	< 1
East Langley	Distribution	F	2022-05-24	< 1	< 1
East Langley	Distribution	F	2022-05-31	< 1	< 1
East Langley	Distribution	F	2022-06-07	< 1	< 1
East Langley	Distribution	F	2022-06-14	< 1	< 1
East Langley	Distribution	F	2022-06-21	< 1	< 1
East Langley	Distribution	F	2022-06-28	< 1	< 1
East Langley	Distribution	F	2022-07-05	< 1	< 1
East Langley	Distribution	F	2022-07-12	< 1	< 1
East Langley	Distribution	F	2022-07-19	< 1	< 1
East Langley	Distribution	F	2022-07-26	< 1	< 1
East Langley	Distribution	F	2022-08-02	< 1	< 1
East Langley	Distribution	F	2022-08-09	< 1	< 1
East Langley	Distribution	F	2022-08-16	< 1	< 1
East Langley	Distribution	F	2022-08-23	< 1	< 1
East Langley	Distribution	F	2022-08-24	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
East Langley	Distribution	F	2022-08-30	< 1	< 1
East Langley	Distribution	F	2022-09-06	< 1	< 1
East Langley	Distribution	F	2022-09-13	< 1	< 1
East Langley	Distribution	F	2022-09-20	< 1	< 1
East Langley	Distribution	F	2022-09-27	< 1	< 1
East Langley	Distribution	F	2022-10-04	< 1	< 1
East Langley	Distribution	F	2022-10-11	< 1	< 1
East Langley	Distribution	F	2022-10-18	< 1	< 1
East Langley	Distribution	F	2022-10-25	< 1	< 1
East Langley	Distribution	F	2022-11-01	< 1	< 1
East Langley	Distribution	F	2022-11-08	< 1	< 1
East Langley	Distribution	F	2022-11-15	< 1	< 1
East Langley	Distribution	F	2022-11-22	< 1	< 1
East Langley	Distribution	F	2022-11-29	< 1	< 1
East Langley	Distribution	F	2022-12-06	< 1	< 1
East Langley	Distribution	F	2022-12-13	< 1	< 1
East Langley	Distribution	F	2022-12-20	< 1	< 1
East Langley	Distribution	G	2022-01-04	< 1	< 1
East Langley	Distribution	G	2022-01-11	< 1	< 1
East Langley	Distribution	G	2022-01-18	< 1	< 1
East Langley	Distribution	G	2022-01-25	< 1	< 1
East Langley	Distribution	G	2022-02-01	< 1	< 1
East Langley	Distribution	G	2022-02-08	< 1	< 1
East Langley	Distribution	G	2022-02-15	< 1	< 1
East Langley	Distribution	G	2022-02-22	< 1	< 1
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East Langley	Distribution	G	2022-03-03	< 1	< 1
East Langley	Distribution	G	2022-03-08	< 1	< 1
East Langley	Distribution	G	2022-03-15	< 1	< 1
East Langley	Distribution	G	2022-03-22	< 1**	< 1**
East Langley	Distribution	G	2022-04-05	< 1	< 1
East Langley	Distribution	G	2022-04-12	< 1	< 1
East Langley	Distribution	G	2022-04-19	< 1	**2.0**
East Langley	Distribution	G	2022-04-26	< 1	< 1
East Langley	Distribution	G	2022-05-03	< 1	< 1
East Langley	Distribution	G	2022-05-10	< 1	< 1
East Langley	Distribution	G	2022-05-17	< 1	< 1
East Langley	Distribution	G	2022-05-24	< 1	< 1
East Langley	Distribution	G	2022-05-31	< 1	< 1
East Langley	Distribution	G	2022-06-07	< 1	< 1
East Langley	Distribution	G	2022-06-14	< 1	< 1
East Langley	Distribution	G	2022-06-21	< 1	< 1
East Langley	Distribution	G	2022-06-28	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
East Langley	Distribution	G	2022-07-05	< 1	< 1
East Langley	Distribution	G	2022-07-12	< 1	< 1
East Langley	Distribution	G	2022-07-19	< 1	< 1
East Langley	Distribution	G	2022-07-26	< 1	< 1
East Langley	Distribution	G	2022-08-02	< 1	< 1
East Langley	Distribution	G	2022-08-09	< 1	< 1
East Langley	Distribution	G	2022-08-16	< 1	< 1
East Langley	Distribution	G	2022-08-23	< 1	< 1
East Langley	Distribution	G	2022-08-30	< 1	< 1
East Langley	Distribution	G	2022-09-06	< 1	< 1
East Langley	Distribution	G	2022-09-13	< 1	< 1
East Langley	Distribution	G	2022-09-20	< 1	< 1
East Langley	Distribution	G	2022-09-27	< 1	< 1
East Langley	Distribution	G	2022-10-04	< 1	< 1
East Langley	Distribution	G	2022-10-11	< 1	< 1
East Langley	Distribution	G	2022-10-18	< 1	< 1
East Langley	Distribution	G	2022-10-25	< 1	< 1
East Langley	Distribution	G	2022-11-01	< 1	< 1
East Langley	Distribution	G	2022-11-08	< 1	< 1
East Langley	Distribution	G	2022-11-15	< 1	< 1
East Langley	Distribution	G	2022-11-22	< 1	< 1
East Langley	Distribution	G	2022-11-29	< 1	< 1
East Langley	Distribution	G	2022-12-06	< 1	< 1
East Langley	Distribution	G	2022-12-13	< 1	< 1
East Langley	Distribution	Y	2022-01-04	< 1	< 1
East Langley	Distribution	Y	2022-01-11	< 1	< 1
East Langley	Distribution	Y	2022-01-18	< 1	< 1
East Langley	Distribution	Y	2022-01-25	< 1	< 1
East Langley	Distribution	Y	2022-02-01	< 1	< 1
East Langley	Distribution	Y	2022-02-08	< 1	< 1
East Langley	Distribution	Y	2022-02-15	< 1	< 1
East Langley	Distribution	Y	2022-02-22	< 1	< 1
East Langley	Distribution	Y	2022-03-01	< 1	< 1
East Langley	Distribution	Y	2022-03-08	< 1	< 1
East Langley	Distribution	Y	2022-03-15	< 1	< 1
East Langley	Distribution	Y	2022-03-22	< 1**	< 1**
East Langley	Distribution	Y	2022-04-05	< 1	< 1
East Langley	Distribution	Y	2022-04-12	< 1	< 1
East Langley	Distribution	Y	2022-04-19	< 1	< 1
East Langley	Distribution	Y	2022-04-26	< 1	< 1
East Langley	Distribution	Y	2022-05-03	< 1	< 1
East Langley	Distribution	Y	2022-05-10	< 1	< 1
East Langley	Distribution	Y	2022-05-17	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
East Langley	Distribution	Y	2022-05-24	< 1	< 1
East Langley	Distribution	Y	2022-05-31	< 1	< 1
East Langley	Distribution	Y	2022-06-07	< 1	< 1
East Langley	Distribution	Y	2022-06-14	< 1	< 1
East Langley	Distribution	Y	2022-06-21	< 1	< 1
East Langley	Distribution	Y	2022-06-28	< 1	< 1
East Langley	Distribution	Y	2022-07-05	< 1	< 1
East Langley	Distribution	Y	2022-07-12	< 1	< 1
East Langley	Distribution	Y	2022-07-19	< 1	< 1
East Langley	Distribution	Y	2022-07-26	< 1	< 1
East Langley	Distribution	Y	2022-08-02	< 1	< 1
East Langley	Distribution	Y	2022-08-09	< 1	< 1
East Langley	Distribution	Y	2022-08-16	< 1	< 1
East Langley	Distribution	Y	2022-08-23	< 1	< 1
East Langley	Distribution	Y	2022-08-30	< 1	< 1
East Langley	Distribution	Y	2022-09-06	< 1	< 1
East Langley	Distribution	Y	2022-09-13	< 1	< 1
East Langley	Distribution	Y	2022-09-20	< 1	< 1
East Langley	Distribution	Y	2022-09-27	< 1	< 1
East Langley	Distribution	Y	2022-10-04	< 1	< 1
East Langley	Distribution	Y	2022-10-11	< 1	< 1
East Langley	Distribution	Y	2022-10-18	< 1	< 1
East Langley	Distribution	Y	2022-10-25	< 1	< 1
East Langley	Distribution	Y	2022-11-01	< 1	< 1
East Langley	Distribution	Y	2022-11-08	< 1	< 1
East Langley	Distribution	Y	2022-11-15	< 1	< 1
East Langley	Distribution	Y	2022-11-22	< 1	**1.0**
East Langley	Distribution	Y	2022-11-24	< 1	< 1
East Langley	Distribution	Y	2022-12-13	< 1	< 1
East Langley	Distribution	P	2022-01-04	< 1	< 1
East Langley	Distribution	P	2022-01-11	< 1	< 1
East Langley	Distribution	P	2022-01-18	NT	NT
East Langley	Distribution	P	2022-01-25	< 1	< 1
East Langley	Distribution	P	2022-02-01	< 1	< 1
East Langley	Distribution	P	2022-02-08	< 1	< 1
East Langley	Distribution	P	2022-02-15	< 1	< 1
East Langley	Distribution	P	2022-02-22	< 1	< 1
East Langley	Distribution	P	2022-03-01	< 1	< 1
East Langley	Distribution	P	2022-03-08	< 1	< 1
East Langley	Distribution	P	2022-03-15	< 1	< 1
East Langley	Distribution	P	2022-03-22	< 1	< 1
East Langley	Distribution	P	2022-03-29	< 1	< 1
East Langley	Distribution	P	2022-04-05	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
East Langley	Distribution	P	2022-04-12	< 1	< 1
East Langley	Distribution	P	2022-04-19	< 1	< 1
East Langley	Distribution	P	2022-04-26	< 1	< 1
East Langley	Distribution	P	2022-05-03	< 1	< 1
East Langley	Distribution	P	2022-05-10	< 1	< 1
East Langley	Distribution	P	2022-05-17	< 1	< 1
East Langley	Distribution	P	2022-05-24	< 1	< 1
East Langley	Distribution	P	2022-05-31	< 1	< 1
East Langley	Distribution	P	2022-06-07	< 1	< 1
East Langley	Distribution	P	2022-06-14	< 1	< 1
East Langley	Distribution	P	2022-06-21	< 1	< 1
East Langley	Distribution	P	2022-06-28	< 1	< 1
East Langley	Distribution	P	2022-07-05	< 1	< 1
East Langley	Distribution	P	2022-07-12	< 1	< 1
East Langley	Distribution	P	2022-07-19	< 1	< 1
East Langley	Distribution	P	2022-07-26	< 1	< 1
East Langley	Distribution	P	2022-08-02	< 1	< 1
East Langley	Distribution	P	2022-08-09	< 1	< 1
East Langley	Distribution	P	2022-08-16	< 1	< 1
East Langley	Distribution	P	2022-08-23	< 1	< 1
East Langley	Distribution	P	2022-08-24	NT	NT
East Langley	Distribution	P	2022-08-30	< 1	< 1
East Langley	Distribution	P	2022-09-06	< 1	< 1
East Langley	Distribution	P	2022-09-13	< 1	< 1
East Langley	Distribution	P	2022-09-20	< 1	< 1
East Langley	Distribution	P	2022-09-27	< 1	< 1
East Langley	Distribution	P	2022-10-04	< 1	< 1
East Langley	Distribution	P	2022-10-11	< 1	< 1
East Langley	Distribution	P	2022-10-18	< 1	< 1
East Langley	Distribution	P	2022-10-25	< 1	< 1
East Langley	Distribution	P	2022-11-01	< 1	< 1
East Langley	Distribution	P	2022-11-08	< 1	< 1
East Langley	Distribution	P	2022-11-15	< 1	< 1
East Langley	Distribution	P	2022-11-22	< 1	< 1
East Langley	Distribution	P	2022-11-29	< 1	< 1
East Langley	Distribution	P	2022-12-06	< 1	< 1
East Langley	Distribution	P	2022-12-13	< 1	< 1
East Langley	Distribution	P	2022-12-20	< 1	< 1
East Langley	Distribution	R	2022-01-04	< 1	< 1
East Langley	Distribution	R	2022-01-11	< 1	< 1
East Langley	Distribution	R	2022-01-18	NT	NT
East Langley	Distribution	R	2022-01-25	< 1	< 1
East Langley	Distribution	R	2022-02-01	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
East Langley	Distribution	R	2022-02-08	< 1	< 1
East Langley	Distribution	R	2022-02-15	< 1	< 1
East Langley	Distribution	R	2022-02-22	< 1	< 1
East Langley	Distribution	R	2022-03-01	N	< 1
East Langley	Distribution	R	2022-03-08	< 1	< 1
East Langley	Distribution	R	2022-03-15	< 1	< 1
East Langley	Distribution	R	2022-03-22	< 1	< 1
East Langley	Distribution	R	2022-03-29	< 1	< 1
East Langley	Distribution	R	2022-04-05	< 1	< 1
East Langley	Distribution	R	2022-04-12	< 1	< 1
East Langley	Distribution	R	2022-04-19	< 1	< 1
East Langley	Distribution	R	2022-04-26	< 1	< 1
East Langley	Distribution	R	2022-05-03	< 1	< 1
East Langley	Distribution	R	2022-05-10	< 1	< 1
East Langley	Distribution	R	2022-05-17	< 1	< 1
East Langley	Distribution	R	2022-05-24	< 1	< 1
East Langley	Distribution	R	2022-05-31	< 1	< 1
East Langley	Distribution	R	2022-06-07	< 1	< 1
East Langley	Distribution	R	2022-06-14	< 1	< 1
East Langley	Distribution	R	2022-06-21	< 1	< 1
East Langley	Distribution	R	2022-06-28	< 1	< 1
East Langley	Distribution	R	2022-07-05	< 1	< 1
East Langley	Distribution	R	2022-07-12	< 1	< 1
East Langley	Distribution	R	2022-07-19	< 1	< 1
East Langley	Distribution	R	2022-07-26	< 1	< 1
East Langley	Distribution	R	2022-08-02	< 1	< 1
East Langley	Distribution	R	2022-08-09	< 1	< 1
East Langley	Distribution	R	2022-08-16	< 1	< 1
East Langley	Distribution	R	2022-08-23	NT	NT
East Langley	Distribution	R	2022-08-24	NT	NT
East Langley	Distribution	R	2022-08-30	< 1	< 1
East Langley	Distribution	R	2022-09-06	< 1	< 1
East Langley	Distribution	R	2022-09-13	< 1	< 1
East Langley	Distribution	R	2022-09-20	< 1	< 1
East Langley	Distribution	R	2022-09-27	< 1	< 1
East Langley	Distribution	R	2022-10-04	< 1	< 1
East Langley	Distribution	R	2022-10-11	< 1	< 1
East Langley	Distribution	R	2022-10-18	< 1	< 1
East Langley	Distribution	R	2022-10-25	< 1	< 1
East Langley	Distribution	R	2022-11-01	< 1	< 1
East Langley	Distribution	R	2022-11-08	< 1	< 1
East Langley	Distribution	R	2022-11-15	< 1	< 1
East Langley	Distribution	R	2022-11-22	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
East Langley	Distribution	R	2022-11-29	< 1	< 1
East Langley	Distribution	R	2022-12-06	< 1	< 1
East Langley	Distribution	R	2022-12-13	< 1	< 1
East Langley	Distribution	R	2022-12-20	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-01-04	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-01-11	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-01-12	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-01-18	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-01-25	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-02-01	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-02-08	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-05-24	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-05-25	< 1**	< 1**
East Langley	AWTP	AD (AWTP)	2022-05-31	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-06-07	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-06-14	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-06-16	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-06-21	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-06-28	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-07-05	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-07-12	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-07-19	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-07-26	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-08-02	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-08-09	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-08-16	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-08-23	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-08-30	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-09-06	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-09-13	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-09-20	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-09-27	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-10-04	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-10-11	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-10-18	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-10-25	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-11-01	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-11-08	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-11-15	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-11-22	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-11-29	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-12-06	< 1	< 1
East Langley	AWTP	AD (AWTP)	2022-12-13	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Northwest Langley	Distribution	D	2022-01-04	< 1	< 1
Northwest Langley	Distribution	D	2022-01-11	< 1	< 1
Northwest Langley	Distribution	D	2022-01-18	< 1	< 1
Northwest Langley	Distribution	D	2022-01-25	< 1	< 1
Northwest Langley	Distribution	D	2022-02-01	< 1	< 1
Northwest Langley	Distribution	D	2022-02-08	< 1	< 1
Northwest Langley	Distribution	D	2022-02-15	< 1	< 1
Northwest Langley	Distribution	D	2022-02-22	< 1	< 1
Northwest Langley	Distribution	D	2022-03-01	< 1	< 1
Northwest Langley	Distribution	D	2022-03-08	< 1	< 1
Northwest Langley	Distribution	D	2022-03-15	< 1	< 1
Northwest Langley	Distribution	D	2022-03-22	< 1**	< 1**
Northwest Langley	Distribution	D	2022-04-05	< 1	< 1
Northwest Langley	Distribution	D	2022-04-12	< 1	< 1
Northwest Langley	Distribution	D	2022-04-19	< 1	< 1
Northwest Langley	Distribution	D	2022-04-26	< 1	< 1
Northwest Langley	Distribution	D	2022-05-03	< 1	< 1
Northwest Langley	Distribution	D	2022-05-10	< 1	< 1
Northwest Langley	Distribution	D	2022-05-17	< 1	< 1
Northwest Langley	Distribution	D	2022-05-24	< 1	< 1
Northwest Langley	Distribution	D	2022-05-31	< 1	< 1
Northwest Langley	Distribution	D	2022-06-07	< 1	< 1
Northwest Langley	Distribution	D	2022-06-14	< 1	< 1
Northwest Langley	Distribution	D	2022-06-21	< 1	< 1
Northwest Langley	Distribution	D	2022-06-28	< 1	< 1
Northwest Langley	Distribution	D	2022-07-05	< 1	< 1
Northwest Langley	Distribution	D	2022-07-12	< 1	< 1
Northwest Langley	Distribution	D	2022-07-19	< 1	< 1
Northwest Langley	Distribution	D	2022-07-26	< 1	< 1
Northwest Langley	Distribution	D	2022-08-02	< 1	< 1
Northwest Langley	Distribution	D	2022-08-09	< 1	< 1
Northwest Langley	Distribution	D	2022-08-16	< 1	< 1
Northwest Langley	Distribution	D	2022-08-23	< 1	< 1
Northwest Langley	Distribution	D	2022-08-30	< 1	< 1
Northwest Langley	Distribution	D	2022-09-06	< 1	< 1
Northwest Langley	Distribution	D	2022-09-13	< 1	< 1
Northwest Langley	Distribution	D	2022-09-20	< 1	< 1
Northwest Langley	Distribution	D	2022-09-27	< 1	< 1
Northwest Langley	Distribution	D	2022-10-04	< 1	< 1
Northwest Langley	Distribution	D	2022-10-11	< 1	< 1
Northwest Langley	Distribution	D	2022-10-18	< 1	< 1
Northwest Langley	Distribution	D	2022-10-25	< 1	< 1
Northwest Langley	Distribution	D	2022-11-01	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Northwest Langley	Distribution	D	2022-11-08	< 1	< 1
Northwest Langley	Distribution	D	2022-11-15	< 1	< 1
Northwest Langley	Distribution	D	2022-11-22	< 1	< 1
Northwest Langley	Distribution	D	2022-11-29	< 1	< 1
Northwest Langley	Distribution	D	2022-12-06	< 1	< 1
Northwest Langley	Distribution	D	2022-12-13	< 1	< 1
Northwest Langley	Distribution	D	2022-12-20	< 1	< 1
Northwest Langley	Distribution	H	2022-01-04	< 1	< 1
Northwest Langley	Distribution	H	2022-01-11	< 1	< 1
Northwest Langley	Distribution	H	2022-01-18	< 1	< 1
Northwest Langley	Distribution	H	2022-01-25	< 1	< 1
Northwest Langley	Distribution	H	2022-02-01	< 1	< 1
Northwest Langley	Distribution	H	2022-02-08	< 1	< 1
Northwest Langley	Distribution	H	2022-02-15	< 1	< 1
Northwest Langley	Distribution	H	2022-02-22	< 1	< 1
Northwest Langley	Distribution	H	2022-03-01	< 1	< 1
Northwest Langley	Distribution	H	2022-03-08	< 1	< 1
Northwest Langley	Distribution	H	2022-03-15	< 1	< 1
Northwest Langley	Distribution	H	2022-03-22	< 1**	< 1**
Northwest Langley	Distribution	H	2022-04-05	< 1	< 1
Northwest Langley	Distribution	H	2022-04-12	< 1	< 1
Northwest Langley	Distribution	H	2022-04-19	< 1	< 1
Northwest Langley	Distribution	H	2022-04-26	< 1	< 1
Northwest Langley	Distribution	H	2022-05-03	< 1	< 1
Northwest Langley	Distribution	H	2022-05-10	< 1	< 1
Northwest Langley	Distribution	H	2022-05-17	< 1	< 1
Northwest Langley	Distribution	H	2022-05-24	< 1	< 1
Northwest Langley	Distribution	H	2022-05-31	< 1	< 1
Northwest Langley	Distribution	H	2022-06-07	< 1	**16**
Northwest Langley	Distribution	H	2022-06-10	< 1	< 1
Northwest Langley	Distribution	H	2022-06-14	< 1	< 1
Northwest Langley	Distribution	H	2022-06-21	< 1	< 1
Northwest Langley	Distribution	H	2022-06-28	< 1	< 1
Northwest Langley	Distribution	H	2022-07-05	< 1	< 1
Northwest Langley	Distribution	H	2022-07-12	< 1	< 1
Northwest Langley	Distribution	H	2022-07-19	< 1	< 1
Northwest Langley	Distribution	H	2022-07-26	< 1	< 1
Northwest Langley	Distribution	H	2022-08-02	< 1	< 1
Northwest Langley	Distribution	H	2022-08-09	< 1	< 1
Northwest Langley	Distribution	H	2022-08-16	< 1	< 1
Northwest Langley	Distribution	H	2022-08-23	< 1	< 1
Northwest Langley	Distribution	H	2022-08-30	< 1	< 1
Northwest Langley	Distribution	H	2022-09-06	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Northwest Langley	Distribution	H	2022-09-13	< 1	< 1
Northwest Langley	Distribution	H	2022-09-20	< 1	< 1
Northwest Langley	Distribution	H	2022-09-27	< 1	< 1
Northwest Langley	Distribution	H	2022-10-04	< 1	< 1
Northwest Langley	Distribution	H	2022-10-11	< 1	< 1
Northwest Langley	Distribution	H	2022-10-18	< 1	< 1
Northwest Langley	Distribution	H	2022-10-25	< 1	< 1
Northwest Langley	Distribution	H	2022-11-01	< 1	< 1
Northwest Langley	Distribution	H	2022-11-08	< 1	< 1
Northwest Langley	Distribution	H	2022-11-15	< 1	< 1
Northwest Langley	Distribution	H	2022-11-22	< 1	< 1
Northwest Langley	Distribution	H	2022-11-29	< 1	< 1
Northwest Langley	Distribution	H	2022-12-13	< 1	< 1
Northwest Langley	Distribution	I	2022-01-04	< 1	< 1
Northwest Langley	Distribution	I	2022-01-11	< 1	< 1
Northwest Langley	Distribution	I	2022-01-18	< 1	< 1
Northwest Langley	Distribution	I	2022-01-25	< 1	< 1
Northwest Langley	Distribution	I	2022-02-01	< 1	< 1
Northwest Langley	Distribution	I	2022-02-08	< 1	< 1
Northwest Langley	Distribution	I	2022-02-15	< 1	< 1
Northwest Langley	Distribution	I	2022-02-22	< 1	< 1
Northwest Langley	Distribution	I	2022-03-01	< 1	< 1
Northwest Langley	Distribution	I	2022-03-08	< 1	< 1
Northwest Langley	Distribution	I	2022-03-15	< 1	< 1
Northwest Langley	Distribution	I	2022-03-22	< 1**	< 1**
Northwest Langley	Distribution	I	2022-04-05	< 1	< 1
Northwest Langley	Distribution	I	2022-04-12	< 1	< 1
Northwest Langley	Distribution	I	2022-04-19	< 1	< 1
Northwest Langley	Distribution	I	2022-04-26	< 1	< 1
Northwest Langley	Distribution	I	2022-05-03	< 1	< 1
Northwest Langley	Distribution	I	2022-05-10	< 1	< 1
Northwest Langley	Distribution	I	2022-05-17	< 1	< 1
Northwest Langley	Distribution	I	2022-05-24	< 1	< 1
Northwest Langley	Distribution	I	2022-05-31	< 1	< 1
Northwest Langley	Distribution	I	2022-06-07	< 1	< 1
Northwest Langley	Distribution	I	2022-06-14	< 1	< 1
Northwest Langley	Distribution	I	2022-06-21	< 1	< 1
Northwest Langley	Distribution	I	2022-06-28	< 1	< 1
Northwest Langley	Distribution	I	2022-07-05	< 1	< 1
Northwest Langley	Distribution	I	2022-07-12	< 1	< 1
Northwest Langley	Distribution	I	2022-07-19	< 1	< 1
Northwest Langley	Distribution	I	2022-07-26	< 1	< 1
Northwest Langley	Distribution	I	2022-08-02	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Northwest Langley	Distribution	I	2022-08-09	< 1	< 1
Northwest Langley	Distribution	I	2022-08-16	< 1	< 1
Northwest Langley	Distribution	I	2022-08-23	< 1	< 1
Northwest Langley	Distribution	I	2022-08-30	< 1	< 1
Northwest Langley	Distribution	I	2022-09-06	< 1	< 1
Northwest Langley	Distribution	I	2022-09-13	< 1	< 1
Northwest Langley	Distribution	I	2022-09-20	< 1	< 1
Northwest Langley	Distribution	I	2022-09-27	< 1	< 1
Northwest Langley	Distribution	I	2022-10-04	< 1	< 1
Northwest Langley	Distribution	I	2022-10-11	< 1	< 1
Northwest Langley	Distribution	I	2022-10-18	< 1	< 1
Northwest Langley	Distribution	I	2022-10-25	< 1	< 1
Northwest Langley	Distribution	I	2022-11-01	< 1	< 1
Northwest Langley	Distribution	I	2022-11-08	< 1	< 1
Northwest Langley	Distribution	I	2022-11-15	< 1	< 1
Northwest Langley	Distribution	I	2022-11-22	< 1	< 1
Northwest Langley	Distribution	I	2022-11-29	< 1	< 1
Northwest Langley	Distribution	I	2022-12-06	< 1	< 1
Northwest Langley	Distribution	I	2022-12-13	< 1	< 1
Northwest Langley	Distribution	I	2022-12-20	< 1	< 1
Northwest Langley	Distribution	L	2022-01-04	< 1	< 1
Northwest Langley	Distribution	L	2022-01-11	< 1	< 1
Northwest Langley	Distribution	L	2022-01-18	< 1	< 1
Northwest Langley	Distribution	L	2022-01-25	< 1	< 1
Northwest Langley	Distribution	L	2022-02-01	< 1	< 1
Northwest Langley	Distribution	L	2022-02-08	< 1	< 1
Northwest Langley	Distribution	L	2022-02-15	< 1	< 1
Northwest Langley	Distribution	L	2022-02-22	< 1	< 1
Northwest Langley	Distribution	L	2022-03-01	< 1	< 1
Northwest Langley	Distribution	L	2022-03-08	< 1	< 1
Northwest Langley	Distribution	L	2022-03-15	< 1	< 1
Northwest Langley	Distribution	L	2022-03-22	< 1	< 1
Northwest Langley	Distribution	L	2022-03-29	< 1	< 1
Northwest Langley	Distribution	L	2022-04-05	< 1	< 1
Northwest Langley	Distribution	L	2022-04-12	N	< 1
Northwest Langley	Distribution	L	2022-04-19	< 1	< 1
Northwest Langley	Distribution	L	2022-04-26	< 1	< 1
Northwest Langley	Distribution	L	2022-05-03	< 1	< 1
Northwest Langley	Distribution	L	2022-05-10	< 1	< 1
Northwest Langley	Distribution	L	2022-05-17	< 1	< 1
Northwest Langley	Distribution	L	2022-05-24	< 1	< 1
Northwest Langley	Distribution	L	2022-05-31	< 1	< 1
Northwest Langley	Distribution	L	2022-06-07	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Northwest Langley	Distribution	L	2022-06-14	< 1	< 1
Northwest Langley	Distribution	L	2022-06-21	< 1	< 1
Northwest Langley	Distribution	L	2022-06-28	< 1	< 1
Northwest Langley	Distribution	L	2022-07-05	< 1	< 1
Northwest Langley	Distribution	L	2022-07-12	< 1	< 1
Northwest Langley	Distribution	L	2022-07-19	< 1	< 1
Northwest Langley	Distribution	L	2022-07-26	< 1	< 1
Northwest Langley	Distribution	L	2022-08-02	< 1	< 1
Northwest Langley	Distribution	L	2022-08-09	< 1	< 1
Northwest Langley	Distribution	L	2022-08-16	< 1	< 1
Northwest Langley	Distribution	L	2022-08-23	< 1	< 1
Northwest Langley	Distribution	L	2022-08-30	< 1	< 1
Northwest Langley	Distribution	L	2022-09-06	< 1	< 1
Northwest Langley	Distribution	L	2022-09-13	< 1	< 1
Northwest Langley	Distribution	L	2022-09-20	< 1	< 1
Northwest Langley	Distribution	L	2022-09-27	< 1	< 1
Northwest Langley	Distribution	L	2022-10-04	< 1	< 1
Northwest Langley	Distribution	L	2022-10-11	< 1	< 1
Northwest Langley	Distribution	L	2022-10-18	< 1	< 1
Northwest Langley	Distribution	L	2022-10-25	< 1	< 1
Northwest Langley	Distribution	L	2022-11-01	< 1	< 1
Northwest Langley	Distribution	L	2022-11-08	< 1	< 1
Northwest Langley	Distribution	L	2022-11-15	< 1	< 1
Northwest Langley	Distribution	L	2022-11-22	< 1	< 1
Northwest Langley	Distribution	L	2022-11-29	< 1	< 1
Northwest Langley	Distribution	L	2022-12-06	< 1	< 1
Northwest Langley	Distribution	L	2022-12-13	< 1	< 1
Northwest Langley	Distribution	L	2022-12-20	NT	NT
Northwest Langley	Distribution	T	2022-01-04	< 1	< 1
Northwest Langley	Distribution	T	2022-01-11	< 1	< 1
Northwest Langley	Distribution	T	2022-01-18	< 1	< 1
Northwest Langley	Distribution	T	2022-01-25	< 1	< 1
Northwest Langley	Distribution	T	2022-02-01	< 1	< 1
Northwest Langley	Distribution	T	2022-02-08	< 1	< 1
Northwest Langley	Distribution	T	2022-02-15	< 1	< 1
Northwest Langley	Distribution	T	2022-02-22	< 1	< 1
Northwest Langley	Distribution	T	2022-03-01	< 1	< 1
Northwest Langley	Distribution	T	2022-03-08	< 1	< 1
Northwest Langley	Distribution	T	2022-03-15	< 1	< 1
Northwest Langley	Distribution	T	2022-03-22	< 1**	< 1**
Northwest Langley	Distribution	T	2022-04-05	< 1	< 1
Northwest Langley	Distribution	T	2022-04-12	< 1	< 1
Northwest Langley	Distribution	T	2022-04-19	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Northwest Langley	Distribution	T	2022-04-26	< 1	< 1
Northwest Langley	Distribution	T	2022-05-03	< 1	< 1
Northwest Langley	Distribution	T	2022-05-10	< 1	< 1
Northwest Langley	Distribution	T	2022-05-17	< 1	< 1
Northwest Langley	Distribution	T	2022-05-24	< 1	< 1
Northwest Langley	Distribution	T	2022-05-31	< 1	< 1
Northwest Langley	Distribution	T	2022-06-07	< 1	< 1
Northwest Langley	Distribution	T	2022-06-14	< 1	< 1
Northwest Langley	Distribution	T	2022-06-21	< 1	< 1
Northwest Langley	Distribution	T	2022-06-28	< 1	< 1
Northwest Langley	Distribution	T	2022-07-05	< 1	< 1
Northwest Langley	Distribution	T	2022-07-12	< 1	< 1
Northwest Langley	Distribution	T	2022-07-19	< 1	< 1
Northwest Langley	Distribution	T	2022-07-26	< 1	< 1
Northwest Langley	Distribution	T	2022-08-02	< 1	< 1
Northwest Langley	Distribution	T	2022-08-09	< 1	< 1
Northwest Langley	Distribution	T	2022-08-16	< 1	< 1
Northwest Langley	Distribution	T	2022-08-23	< 1	< 1
Northwest Langley	Distribution	T	2022-08-30	< 1	< 1
Northwest Langley	Distribution	T	2022-09-06	< 1	< 1
Northwest Langley	Distribution	T	2022-09-13	< 1	< 1
Northwest Langley	Distribution	T	2022-09-20	< 1	< 1
Northwest Langley	Distribution	T	2022-09-27	< 1	< 1
Northwest Langley	Distribution	T	2022-10-04	< 1	< 1
Northwest Langley	Distribution	T	2022-10-11	< 1	< 1
Northwest Langley	Distribution	T	2022-10-18	< 1	< 1
Northwest Langley	Distribution	T	2022-10-25	< 1	< 1
Northwest Langley	Distribution	T	2022-11-01	< 1	< 1
Northwest Langley	Distribution	T	2022-11-08	< 1	< 1
Northwest Langley	Distribution	T	2022-11-15	< 1	< 1
Northwest Langley	Distribution	T	2022-11-22	< 1	< 1
Northwest Langley	Distribution	T	2022-11-29	< 1	< 1
Northwest Langley	Distribution	T	2022-12-06	< 1	< 1
Northwest Langley	Distribution	T	2022-12-13	< 1	< 1
Northwest Langley	Distribution	T	2022-12-20	< 1	< 1
Northwest Langley	Distribution	U	2022-01-04	< 1	< 1
Northwest Langley	Distribution	U	2022-01-11	< 1	< 1
Northwest Langley	Distribution	U	2022-01-18	< 1	< 1
Northwest Langley	Distribution	U	2022-01-25	< 1	< 1
Northwest Langley	Distribution	U	2022-02-01	< 1	< 1
Northwest Langley	Distribution	U	2022-02-08	< 1	< 1
Northwest Langley	Distribution	U	2022-02-15	< 1	< 1
Northwest Langley	Distribution	U	2022-02-22	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Northwest Langley	Distribution	U	2022-03-01	< 1	< 1
Northwest Langley	Distribution	U	2022-03-08	< 1	< 1
Northwest Langley	Distribution	U	2022-03-15	< 1	< 1
Northwest Langley	Distribution	U	2022-03-22	< 1	< 1
Northwest Langley	Distribution	U	2022-03-29	< 1	< 1
Northwest Langley	Distribution	U	2022-04-05	< 1	< 1
Northwest Langley	Distribution	U	2022-04-12	< 1	< 1
Northwest Langley	Distribution	U	2022-04-19	< 1	< 1
Northwest Langley	Distribution	U	2022-04-26	< 1	< 1
Northwest Langley	Distribution	U	2022-05-03	< 1	< 1
Northwest Langley	Distribution	U	2022-05-10	< 1	< 1
Northwest Langley	Distribution	U	2022-05-17	< 1	< 1
Northwest Langley	Distribution	U	2022-05-24	< 1	< 1
Northwest Langley	Distribution	U	2022-05-31	< 1	< 1
Northwest Langley	Distribution	U	2022-06-07	< 1	< 1
Northwest Langley	Distribution	U	2022-06-14	< 1	< 1
Northwest Langley	Distribution	U	2022-06-21	< 1	< 1
Northwest Langley	Distribution	U	2022-06-28	< 1	< 1
Northwest Langley	Distribution	U	2022-07-05	< 1	< 1
Northwest Langley	Distribution	U	2022-07-12	< 1	< 1
Northwest Langley	Distribution	U	2022-07-19	< 1	< 1
Northwest Langley	Distribution	U	2022-07-26	< 1	< 1
Northwest Langley	Distribution	U	2022-08-02	< 1	< 1
Northwest Langley	Distribution	U	2022-08-09	< 1	< 1
Northwest Langley	Distribution	U	2022-08-16	< 1	< 1
Northwest Langley	Distribution	U	2022-08-23	< 1	< 1
Northwest Langley	Distribution	U	2022-08-30	< 1	< 1
Northwest Langley	Distribution	U	2022-09-06	< 1	< 1
Northwest Langley	Distribution	U	2022-09-13	< 1	< 1
Northwest Langley	Distribution	U	2022-09-20	< 1	< 1
Northwest Langley	Distribution	U	2022-09-27	< 1	< 1
Northwest Langley	Distribution	U	2022-10-04	< 1	< 1
Northwest Langley	Distribution	U	2022-10-11	< 1	< 1
Northwest Langley	Distribution	U	2022-10-18	< 1	< 1
Northwest Langley	Distribution	U	2022-10-25	< 1	< 1
Northwest Langley	Distribution	U	2022-11-01	< 1	< 1
Northwest Langley	Distribution	U	2022-11-08	< 1	< 1
Northwest Langley	Distribution	U	2022-11-15	< 1	< 1
Northwest Langley	Distribution	U	2022-11-22	< 1	< 1
Northwest Langley	Distribution	U	2022-11-29	< 1	< 1
Northwest Langley	Distribution	U	2022-12-06	< 1	< 1
Northwest Langley	Distribution	U	2022-12-13	< 1	< 1
Northwest Langley	Distribution	U	2022-12-20	NT	NT

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Northwest Langley	Distribution	O	2022-01-04	< 1	< 1
Northwest Langley	Distribution	O	2022-01-11	< 1	< 1
Northwest Langley	Distribution	O	2022-01-18	< 1	< 1
Northwest Langley	Distribution	O	2022-01-25	< 1	< 1
Northwest Langley	Distribution	O	2022-02-01	< 1	< 1
Northwest Langley	Distribution	O	2022-02-08	< 1	< 1
Northwest Langley	Distribution	O	2022-02-15	< 1	< 1
Northwest Langley	Distribution	O	2022-02-22	< 1	< 1
Northwest Langley	Distribution	O	2022-03-01	< 1	< 1
Northwest Langley	Distribution	O	2022-03-08	< 1	< 1
Northwest Langley	Distribution	O	2022-03-15	< 1	< 1
Northwest Langley	Distribution	O	2022-03-22	< 1	< 1
Northwest Langley	Distribution	O	2022-03-29	< 1	< 1
Northwest Langley	Distribution	O	2022-04-05	< 1	< 1
Northwest Langley	Distribution	O	2022-04-12	< 1	< 1
Northwest Langley	Distribution	O	2022-04-19	< 1	< 1
Northwest Langley	Distribution	O	2022-04-26	< 1	< 1
Northwest Langley	Distribution	O	2022-05-03	< 1	< 1
Northwest Langley	Distribution	O	2022-05-10	< 1	< 1
Northwest Langley	Distribution	O	2022-05-17	< 1	< 1
Northwest Langley	Distribution	O	2022-05-24	< 1	< 1
Northwest Langley	Distribution	O	2022-05-31	< 1	< 1
Northwest Langley	Distribution	O	2022-06-07	< 1	< 1
Northwest Langley	Distribution	O	2022-06-14	< 1	< 1
Northwest Langley	Distribution	O	2022-06-21	< 1	< 1
Northwest Langley	Distribution	O	2022-06-28	< 1	< 1
Northwest Langley	Distribution	O	2022-07-05	< 1	< 1
Northwest Langley	Distribution	O	2022-07-12	< 1	< 1
Northwest Langley	Distribution	O	2022-07-19	< 1	< 1
Northwest Langley	Distribution	O	2022-07-26	< 1	< 1
Northwest Langley	Distribution	O	2022-08-02	< 1	< 1
Northwest Langley	Distribution	O	2022-08-09	< 1	< 1
Northwest Langley	Distribution	O	2022-08-16	< 1	< 1
Northwest Langley	Distribution	O	2022-08-23	< 1	< 1
Northwest Langley	Distribution	O	2022-08-30	< 1	< 1
Northwest Langley	Distribution	O	2022-09-06	< 1	< 1
Northwest Langley	Distribution	O	2022-09-13	< 1	< 1
Northwest Langley	Distribution	O	2022-09-20	< 1	< 1
Northwest Langley	Distribution	O	2022-09-27	< 1	< 1
Northwest Langley	Distribution	O	2022-10-04	< 1	< 1
Northwest Langley	Distribution	O	2022-10-11	< 1	< 1
Northwest Langley	Distribution	O	2022-10-18	< 1	< 1
Northwest Langley	Distribution	O	2022-10-25	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Northwest Langley	Distribution	O	2022-11-01	< 1	< 1
Northwest Langley	Distribution	O	2022-11-08	< 1	< 1
Northwest Langley	Distribution	O	2022-11-15	< 1	< 1
Northwest Langley	Distribution	O	2022-11-22	< 1	< 1
Northwest Langley	Distribution	O	2022-11-29	< 1	< 1
Northwest Langley	Distribution	O	2022-12-06	< 1	< 1
Northwest Langley	Distribution	O	2022-12-13	< 1	< 1
Northwest Langley	Distribution	O	2022-12-20	NT	NT
Northwest Langley	Distribution	M	2022-01-04	< 1	< 1
Northwest Langley	Distribution	M	2022-01-11	< 1	< 1
Northwest Langley	Distribution	M	2022-01-18	< 1	< 1
Northwest Langley	Distribution	M	2022-01-25	< 1	< 1
Northwest Langley	Distribution	M	2022-02-01	< 1	< 1
Northwest Langley	Distribution	M	2022-02-08	< 1	< 1
Northwest Langley	Distribution	M	2022-02-15	< 1	< 1
Northwest Langley	Distribution	M	2022-02-22	< 1	< 1
Northwest Langley	Distribution	M	2022-03-01	< 1	< 1
Northwest Langley	Distribution	M	2022-03-08	< 1	< 1
Northwest Langley	Distribution	M	2022-03-15	< 1	< 1
Northwest Langley	Distribution	M	2022-03-22	< 1	< 1
Northwest Langley	Distribution	M	2022-03-29	< 1	< 1
Northwest Langley	Distribution	M	2022-04-05	< 1	< 1
Northwest Langley	Distribution	M	2022-04-12	< 1	< 1
Northwest Langley	Distribution	M	2022-04-19	< 1	< 1
Northwest Langley	Distribution	M	2022-04-26	< 1	< 1
Northwest Langley	Distribution	M	2022-05-03	< 1	< 1
Northwest Langley	Distribution	M	2022-05-10	< 1	< 1
Northwest Langley	Distribution	M	2022-05-17	< 1	< 1
Northwest Langley	Distribution	M	2022-05-24	< 1	< 1
Northwest Langley	Distribution	M	2022-05-31	< 1	< 1
Northwest Langley	Distribution	M	2022-06-07	< 1	< 1
Northwest Langley	Distribution	M	2022-06-14	< 1	< 1
Northwest Langley	Distribution	M	2022-06-21	< 1	< 1
Northwest Langley	Distribution	M	2022-06-28	< 1	< 1
Northwest Langley	Distribution	M	2022-07-05	< 1	< 1
Northwest Langley	Distribution	M	2022-07-12	< 1	< 1
Northwest Langley	Distribution	M	2022-07-19	< 1	< 1
Northwest Langley	Distribution	M	2022-07-26	< 1	< 1
Northwest Langley	Distribution	M	2022-08-02	< 1	< 1
Northwest Langley	Distribution	M	2022-08-09	< 1	< 1
Northwest Langley	Distribution	M	2022-08-16	< 1	< 1
Northwest Langley	Distribution	M	2022-08-23	< 1	< 1
Northwest Langley	Distribution	M	2022-08-30	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Northwest Langley	Distribution	M	2022-09-06	< 1	< 1
Northwest Langley	Distribution	M	2022-09-13	< 1	< 1
Northwest Langley	Distribution	M	2022-09-20	< 1	< 1
Northwest Langley	Distribution	M	2022-09-27	< 1	< 1
Northwest Langley	Distribution	M	2022-10-04	< 1	< 1
Northwest Langley	Distribution	M	2022-10-11	< 1	< 1
Northwest Langley	Distribution	M	2022-10-18	< 1	< 1
Northwest Langley	Distribution	M	2022-10-25	< 1	< 1
Northwest Langley	Distribution	M	2022-11-01	< 1	< 1
Northwest Langley	Distribution	M	2022-11-08	< 1	< 1
Northwest Langley	Distribution	M	2022-11-15	< 1	< 1
Northwest Langley	Distribution	M	2022-11-22	< 1	< 1
Northwest Langley	Distribution	M	2022-11-29	< 1	< 1
Northwest Langley	Distribution	M	2022-12-06	< 1	< 1
Northwest Langley	Distribution	M	2022-12-13	< 1	< 1
Northwest Langley	Distribution	M	2022-12-20	< 1	< 1
Northwest Langley	Distribution	N	2022-01-04	< 1	< 1
Northwest Langley	Distribution	N	2022-01-11	< 1	< 1
Northwest Langley	Distribution	N	2022-01-18	< 1	< 1
Northwest Langley	Distribution	N	2022-01-25	< 1	< 1
Northwest Langley	Distribution	N	2022-02-01	< 1	< 1
Northwest Langley	Distribution	N	2022-02-08	< 1	< 1
Northwest Langley	Distribution	N	2022-02-15	< 1	< 1
Northwest Langley	Distribution	N	2022-02-22	< 1	< 1
Northwest Langley	Distribution	N	2022-03-01	< 1	< 1
Northwest Langley	Distribution	N	2022-03-08	< 1	< 1
Northwest Langley	Distribution	N	2022-03-15	< 1	< 1
Northwest Langley	Distribution	N	2022-03-22	< 1**	< 1**
Northwest Langley	Distribution	N	2022-04-05	< 1	< 1
Northwest Langley	Distribution	N	2022-04-12	< 1	< 1
Northwest Langley	Distribution	N	2022-04-19	< 1	< 1
Northwest Langley	Distribution	N	2022-04-26	< 1	< 1
Northwest Langley	Distribution	N	2022-05-03	< 1	< 1
Northwest Langley	Distribution	N	2022-05-10	< 1	< 1
Northwest Langley	Distribution	N	2022-05-17	< 1	< 1
Northwest Langley	Distribution	N	2022-05-24	< 1	< 1
Northwest Langley	Distribution	N	2022-05-31	< 1	< 1
Northwest Langley	Distribution	N	2022-06-07	< 1	< 1
Northwest Langley	Distribution	N	2022-06-14	< 1	< 1
Northwest Langley	Distribution	N	2022-06-21	< 1	< 1
Northwest Langley	Distribution	N	2022-07-05	< 1	< 1
Northwest Langley	Distribution	N	2022-07-12	< 1	< 1
Northwest Langley	Distribution	N	2022-07-19	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Northwest Langley	Distribution	N	2022-07-26	< 1	< 1
Northwest Langley	Distribution	N	2022-08-02	< 1	< 1
Northwest Langley	Distribution	N	2022-08-09	< 1	< 1
Northwest Langley	Distribution	N	2022-08-16	< 1	< 1
Northwest Langley	Distribution	N	2022-08-23	< 1	< 1
Northwest Langley	Distribution	N	2022-08-30	< 1	< 1
Northwest Langley	Distribution	N	2022-09-06	< 1	< 1
Northwest Langley	Distribution	N	2022-09-13	< 1	< 1
Northwest Langley	Distribution	N	2022-09-20	< 1	< 1
Northwest Langley	Distribution	N	2022-09-27	< 1	< 1
Northwest Langley	Distribution	N	2022-10-04	< 1	< 1
Northwest Langley	Distribution	N	2022-10-11	< 1	< 1
Northwest Langley	Distribution	N	2022-10-18	< 1	< 1
Northwest Langley	Distribution	N	2022-10-25	< 1	< 1
Northwest Langley	Distribution	N	2022-11-01	< 1	< 1
Northwest Langley	Distribution	N	2022-11-08	< 1	< 1
Northwest Langley	Distribution	N	2022-11-15	< 1	< 1
Northwest Langley	Distribution	N	2022-11-22	< 1	< 1
Northwest Langley	Distribution	N	2022-11-29	< 1	< 1
Northwest Langley	Distribution	N	2022-12-06	< 1	< 1
Northwest Langley	Distribution	N	2022-12-13	< 1	< 1
Northwest Langley	Distribution	N	2022-12-20	< 1	< 1
Northwest Langley	Distribution	X	2022-01-04	< 1	< 1
Northwest Langley	Distribution	X	2022-01-11	< 1	< 1
Northwest Langley	Distribution	X	2022-01-18	< 1	< 1
Northwest Langley	Distribution	X	2022-01-25	< 1	< 1
Northwest Langley	Distribution	X	2022-02-01	< 1	< 1
Northwest Langley	Distribution	X	2022-02-08	< 1	< 1
Northwest Langley	Distribution	X	2022-02-15	< 1	< 1
Northwest Langley	Distribution	X	2022-02-22	< 1	< 1
Northwest Langley	Distribution	X	2022-03-01	< 1	< 1
Northwest Langley	Distribution	X	2022-03-08	< 1	< 1
Northwest Langley	Distribution	X	2022-03-15	< 1	< 1
Northwest Langley	Distribution	X	2022-03-22	< 1	< 1
Northwest Langley	Distribution	X	2022-03-29	< 1	< 1
Northwest Langley	Distribution	X	2022-04-05	< 1	< 1
Northwest Langley	Distribution	X	2022-04-12	< 1	< 1
Northwest Langley	Distribution	X	2022-04-19	< 1	< 1
Northwest Langley	Distribution	X	2022-04-26	< 1	< 1
Northwest Langley	Distribution	X	2022-05-03	< 1	< 1
Northwest Langley	Distribution	X	2022-05-10	< 1	< 1
Northwest Langley	Distribution	X	2022-05-17	< 1	< 1
Northwest Langley	Distribution	X	2022-05-24	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Northwest Langley	Distribution	X	2022-05-31	< 1	< 1
Northwest Langley	Distribution	X	2022-06-07	< 1	< 1
Northwest Langley	Distribution	X	2022-06-14	< 1	< 1
Northwest Langley	Distribution	X	2022-06-21	< 1	< 1
Northwest Langley	Distribution	X	2022-06-28	NT	NT
Northwest Langley	Distribution	X	2022-07-05	< 1	< 1
Northwest Langley	Distribution	X	2022-07-12	< 1	< 1
Northwest Langley	Distribution	X	2022-07-19	< 1	< 1
Northwest Langley	Distribution	X	2022-07-26	< 1	< 1
Northwest Langley	Distribution	X	2022-08-02	< 1	< 1
Northwest Langley	Distribution	X	2022-08-09	< 1	< 1
Northwest Langley	Distribution	X	2022-08-16	< 1	< 1
Northwest Langley	Distribution	X	2022-08-23	< 1	< 1
Northwest Langley	Distribution	X	2022-08-30	< 1	< 1
Northwest Langley	Distribution	X	2022-09-06	< 1	< 1
Northwest Langley	Distribution	X	2022-09-13	< 1	< 1
Northwest Langley	Distribution	X	2022-09-20	< 1	< 1
Northwest Langley	Distribution	X	2022-09-27	< 1	< 1
Northwest Langley	Distribution	X	2022-10-04	< 1	< 1
Northwest Langley	Distribution	X	2022-10-11	< 1	< 1
Northwest Langley	Distribution	X	2022-10-18	< 1	< 1
Northwest Langley	Distribution	X	2022-10-25	< 1	< 1
Northwest Langley	Distribution	X	2022-11-01	< 1	< 1
Northwest Langley	Distribution	X	2022-11-08	< 1	< 1
Northwest Langley	Distribution	X	2022-11-15	< 1	< 1
Northwest Langley	Distribution	X	2022-11-22	< 1	< 1
Northwest Langley	Distribution	X	2022-11-29	< 1	< 1
Northwest Langley	Distribution	X	2022-12-06	< 1	< 1
Northwest Langley	Distribution	X	2022-12-13	< 1	< 1
Northwest Langley	Distribution	X	2022-12-20	< 1	< 1
South West Langley	Distribution	AB	2022-01-04	< 1	< 1
South West Langley	Distribution	AB	2022-01-11	< 1	< 1
South West Langley	Distribution	AB	2022-01-18	< 1	< 1
South West Langley	Distribution	AB	2022-01-25	< 1	< 1
South West Langley	Distribution	AB	2022-02-01	< 1	< 1
South West Langley	Distribution	AB	2022-02-08	< 1	< 1
South West Langley	Distribution	AB	2022-02-15	< 1	< 1
South West Langley	Distribution	AB	2022-02-22	< 1	< 1
South West Langley	Distribution	AB	2022-03-01	< 1	< 1
South West Langley	Distribution	AB	2022-03-08	< 1	< 1
South West Langley	Distribution	AB	2022-03-15	< 1	< 1
South West Langley	Distribution	AB	2022-03-22	< 1	< 1
South West Langley	Distribution	AB	2022-03-29	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
South West Langley	Distribution	AB	2022-04-05	< 1	< 1
South West Langley	Distribution	AB	2022-04-12	< 1	< 1
South West Langley	Distribution	AB	2022-04-19	< 1	< 1
South West Langley	Distribution	AB	2022-04-26	< 1	< 1
South West Langley	Distribution	AB	2022-05-03	< 1	< 1
South West Langley	Distribution	AB	2022-05-10	< 1	< 1
South West Langley	Distribution	AB	2022-05-17	< 1	< 1
South West Langley	Distribution	AB	2022-05-24	< 1	< 1
South West Langley	Distribution	AB	2022-05-31	< 1	< 1
South West Langley	Distribution	AB	2022-06-07	< 1	< 1
South West Langley	Distribution	AB	2022-06-14	< 1	< 1
South West Langley	Distribution	AB	2022-06-21	< 1	< 1
South West Langley	Distribution	AB	2022-06-28	< 1	< 1
South West Langley	Distribution	AB	2022-07-05	< 1	< 1
South West Langley	Distribution	AB	2022-07-12	< 1	< 1
South West Langley	Distribution	AB	2022-07-19	< 1	< 1
South West Langley	Distribution	AB	2022-07-26	< 1	< 1
South West Langley	Distribution	AB	2022-08-02	< 1	< 1
South West Langley	Distribution	AB	2022-08-09	< 1	< 1
South West Langley	Distribution	AB	2022-08-16	< 1	< 1
South West Langley	Distribution	AB	2022-08-23	< 1	< 1
South West Langley	Distribution	AB	2022-08-30	< 1	< 1
South West Langley	Distribution	AB	2022-09-06	< 1	< 1
South West Langley	Distribution	AB	2022-09-13	< 1	< 1
South West Langley	Distribution	AB	2022-09-20	< 1	< 1
South West Langley	Distribution	AB	2022-09-27	< 1	< 1
South West Langley	Distribution	AB	2022-10-04	< 1	< 1
South West Langley	Distribution	AB	2022-10-11	< 1	< 1
South West Langley	Distribution	AB	2022-10-18	< 1	< 1
South West Langley	Distribution	AB	2022-10-25	< 1	< 1
South West Langley	Distribution	AB	2022-11-01	< 1	< 1
South West Langley	Distribution	AB	2022-11-08	< 1	< 1
South West Langley	Distribution	AB	2022-11-15	< 1	< 1
South West Langley	Distribution	AB	2022-11-22	< 1	< 1
South West Langley	Distribution	AB	2022-11-29	< 1	< 1
South West Langley	Distribution	AB	2022-12-06	< 1	< 1
South West Langley	Distribution	AB	2022-12-13	< 1	< 1
South West Langley	Distribution	AB	2022-12-20	< 1	< 1
South West Langley	Distribution	AC	2022-01-11	< 1	< 1
South West Langley	Distribution	AC	2022-01-18	< 1	< 1
South West Langley	Distribution	AC	2022-01-25	< 1	< 1
South West Langley	Distribution	AC	2022-02-01	< 1	< 1
South West Langley	Distribution	AC	2022-02-08	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
South West Langley	Distribution	AC	2022-02-15	< 1	< 1
South West Langley	Distribution	AC	2022-02-22	< 1	< 1
South West Langley	Distribution	AC	2022-03-01	< 1	< 1
South West Langley	Distribution	AC	2022-03-08	< 1	< 1
South West Langley	Distribution	AC	2022-03-15	< 1	< 1
South West Langley	Distribution	AC	2022-03-22	< 1**	< 1**
South West Langley	Distribution	AC	2022-04-05	< 1	< 1
South West Langley	Distribution	AC	2022-04-12	< 1	< 1
South West Langley	Distribution	AC	2022-04-19	< 1	< 1
South West Langley	Distribution	AC	2022-04-26	< 1	< 1
South West Langley	Distribution	AC	2022-05-03	< 1	< 1
South West Langley	Distribution	AC	2022-05-10	< 1	< 1
South West Langley	Distribution	AC	2022-05-17	< 1	< 1
South West Langley	Distribution	AC	2022-05-24	< 1	< 1
South West Langley	Distribution	AC	2022-05-31	< 1	< 1
South West Langley	Distribution	AC	2022-06-07	< 1	< 1
South West Langley	Distribution	AC	2022-06-14	< 1	< 1
South West Langley	Distribution	AC	2022-06-21	< 1	< 1
South West Langley	Distribution	AC	2022-06-28	< 1	< 1
South West Langley	Distribution	AC	2022-07-05	< 1	< 1
South West Langley	Distribution	AC	2022-07-12	< 1	< 1
South West Langley	Distribution	AC	2022-07-19	< 1	< 1
South West Langley	Distribution	AC	2022-07-26	< 1	< 1
South West Langley	Distribution	AC	2022-08-02	< 1	< 1
South West Langley	Distribution	AC	2022-08-09	< 1	< 1
South West Langley	Distribution	AC	2022-08-16	< 1	< 1
South West Langley	Distribution	AC	2022-08-23	< 1	< 1
South West Langley	Distribution	AC	2022-08-30	< 1	< 1
South West Langley	Distribution	AC	2022-09-06	< 1	< 1
South West Langley	Distribution	AC	2022-09-13	< 1	< 1
South West Langley	Distribution	AC	2022-09-20	< 1	< 1
South West Langley	Distribution	AC	2022-09-27	< 1	< 1
South West Langley	Distribution	AC	2022-10-04	< 1	< 1
South West Langley	Distribution	AC	2022-10-11	< 1	< 1
South West Langley	Distribution	AC	2022-10-18	< 1	< 1
South West Langley	Distribution	AC	2022-10-25	< 1	< 1
South West Langley	Distribution	AC	2022-11-01	< 1	< 1
South West Langley	Distribution	AC	2022-11-08	< 1	< 1
South West Langley	Distribution	AC	2022-11-15	< 1	< 1
South West Langley	Distribution	AC	2022-11-22	< 1	< 1
South West Langley	Distribution	AC	2022-11-29	< 1	< 1
South West Langley	Distribution	AC	2022-12-06	< 1	< 1
South West Langley	Distribution	AC	2022-12-13	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
South West Langley	Distribution	AC	2022-12-20	< 1	< 1
South West Langley	Distribution	C	2022-01-04	< 1	< 1
South West Langley	Distribution	C	2022-01-11	< 1	< 1
South West Langley	Distribution	C	2022-01-18	< 1	< 1
South West Langley	Distribution	C	2022-01-25	< 1	< 1
South West Langley	Distribution	C	2022-02-01	< 1	< 1
South West Langley	Distribution	C	2022-02-08	< 1	< 1
South West Langley	Distribution	C	2022-02-15	< 1	< 1
South West Langley	Distribution	C	2022-02-22	< 1	< 1
South West Langley	Distribution	C	2022-03-01	< 1	< 1
South West Langley	Distribution	C	2022-03-08	< 1	< 1
South West Langley	Distribution	C	2022-03-15	< 1	< 1
South West Langley	Distribution	C	2022-03-22	< 1**	< 1**
South West Langley	Distribution	C	2022-04-05	< 1	< 1
South West Langley	Distribution	C	2022-04-12	< 1	< 1
South West Langley	Distribution	C	2022-04-19	< 1	< 1
South West Langley	Distribution	C	2022-04-26	< 1	< 1
South West Langley	Distribution	C	2022-05-03	< 1	< 1
South West Langley	Distribution	C	2022-05-10	< 1	< 1
South West Langley	Distribution	C	2022-05-17	< 1	< 1
South West Langley	Distribution	C	2022-05-24	< 1	< 1
South West Langley	Distribution	C	2022-05-31	< 1	< 1
South West Langley	Distribution	C	2022-06-07	< 1	< 1
South West Langley	Distribution	C	2022-06-14	< 1**	< 1**
South West Langley	Distribution	C	2022-06-21	< 1	< 1
South West Langley	Distribution	C	2022-06-28	< 1	< 1
South West Langley	Distribution	C	2022-07-05	< 1	< 1
South West Langley	Distribution	C	2022-07-12	< 1	< 1
South West Langley	Distribution	C	2022-07-19	< 1	< 1
South West Langley	Distribution	C	2022-07-26	< 1	< 1
South West Langley	Distribution	C	2022-08-02	< 1	< 1
South West Langley	Distribution	C	2022-08-09	< 1	< 1
South West Langley	Distribution	C	2022-08-16	< 1	< 1
South West Langley	Distribution	C	2022-08-23	< 1	< 1
South West Langley	Distribution	C	2022-08-30	< 1	< 1
South West Langley	Distribution	C	2022-09-06	< 1	< 1
South West Langley	Distribution	C	2022-09-13	< 1	< 1
South West Langley	Distribution	C	2022-09-20	< 1	< 1
South West Langley	Distribution	C	2022-09-27	< 1	< 1
South West Langley	Distribution	C	2022-10-04	< 1	< 1
South West Langley	Distribution	C	2022-10-11	< 1	< 1
South West Langley	Distribution	C	2022-10-18	< 1	< 1
South West Langley	Distribution	C	2022-10-25	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
South West Langley	Distribution	C	2022-11-01	< 1	< 1
South West Langley	Distribution	C	2022-11-08	< 1	< 1
South West Langley	Distribution	C	2022-11-15	< 1	< 1
South West Langley	Distribution	C	2022-11-22	< 1	< 1
South West Langley	Distribution	C	2022-11-29	< 1	< 1
South West Langley	Distribution	C	2022-12-06	< 1	< 1
South West Langley	Distribution	C	2022-12-13	< 1	< 1
South West Langley	Distribution	AK	2022-01-04	< 1	< 1
South West Langley	Distribution	AK	2022-01-11	< 1	< 1
South West Langley	Distribution	AK	2022-01-18	< 1	< 1
South West Langley	Distribution	AK	2022-01-25	< 1	< 1
South West Langley	Distribution	AK	2022-02-01	< 1	< 1
South West Langley	Distribution	AK	2022-02-08	< 1	< 1
South West Langley	Distribution	AK	2022-02-15	< 1	< 1
South West Langley	Distribution	AK	2022-02-22	< 1	< 1
South West Langley	Distribution	AK	2022-03-01	< 1	< 1
South West Langley	Distribution	AK	2022-03-08	< 1	< 1
South West Langley	Distribution	AK	2022-03-15	< 1	**1.0**
South West Langley	Distribution	AK	2022-03-22	< 1**	< 1**
South West Langley	Distribution	AK	2022-04-05	< 1	< 1
South West Langley	Distribution	AK	2022-04-12	< 1	< 1
South West Langley	Distribution	AK	2022-04-19	< 1	< 1
South West Langley	Distribution	AK	2022-04-26	< 1	< 1
South West Langley	Distribution	AK	2022-05-03	< 1	< 1
South West Langley	Distribution	AK	2022-05-10	< 1	< 1
South West Langley	Distribution	AK	2022-05-17	< 1	< 1
South West Langley	Distribution	AK	2022-05-24	< 1	< 1
South West Langley	Distribution	AK	2022-05-31	< 1	< 1
South West Langley	Distribution	AK	2022-06-07	< 1	< 1
South West Langley	Distribution	AK	2022-06-14	< 1	< 1
South West Langley	Distribution	AK	2022-06-21	< 1	< 1
South West Langley	Distribution	AK	2022-06-28	< 1	< 1
South West Langley	Distribution	AK	2022-07-05	< 1	< 1
South West Langley	Distribution	AK	2022-07-12	< 1	< 1
South West Langley	Distribution	AK	2022-07-19	< 1	< 1
South West Langley	Distribution	AK	2022-07-26	< 1	< 1
South West Langley	Distribution	AK	2022-08-02	< 1	< 1
South West Langley	Distribution	AK	2022-08-09	< 1	< 1
South West Langley	Distribution	AK	2022-08-16	< 1	< 1
South West Langley	Distribution	AK	2022-08-23	< 1	< 1
South West Langley	Distribution	AK	2022-08-30	< 1	< 1
South West Langley	Distribution	AK	2022-09-06	< 1	< 1
South West Langley	Distribution	AK	2022-09-13	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
South West Langley	Distribution	AK	2022-09-20	< 1	< 1
South West Langley	Distribution	AK	2022-09-27	< 1	< 1
South West Langley	Distribution	AK	2022-10-04	< 1	< 1
South West Langley	Distribution	AK	2022-10-11	< 1	< 1
South West Langley	Distribution	AK	2022-10-18	< 1	< 1
South West Langley	Distribution	AK	2022-10-25	< 1	< 1
South West Langley	Distribution	AK	2022-11-01	< 1	< 1
South West Langley	Distribution	AK	2022-11-08	< 1	< 1
South West Langley	Distribution	AK	2022-11-15	< 1	< 1
South West Langley	Distribution	AK	2022-11-22	< 1	< 1
South West Langley	Distribution	AK	2022-11-29	< 1	< 1
South West Langley	Distribution	AK	2022-12-06	< 1	< 1
South West Langley	Distribution	AK	2022-12-13	< 1	< 1
South West Langley	Distribution	AJ	2022-01-04	< 1**	< 1**
South West Langley	Distribution	AJ	2022-01-11	< 1	< 1
South West Langley	Distribution	AJ	2022-01-18	< 1	< 1
South West Langley	Distribution	AJ	2022-01-25	< 1	< 1
South West Langley	Distribution	AJ	2022-02-01	< 1	< 1
South West Langley	Distribution	AJ	2022-02-08	< 1	< 1
South West Langley	Distribution	AJ	2022-02-15	< 1	< 1
South West Langley	Distribution	AJ	2022-02-22	< 1	< 1
South West Langley	Distribution	AJ	2022-03-01	< 1	< 1
South West Langley	Distribution	AJ	2022-03-08	< 1	< 1
South West Langley	Distribution	AJ	2022-03-15	< 1	< 1
South West Langley	Distribution	AJ	2022-03-22	< 1**	< 1**
South West Langley	Distribution	AJ	2022-04-05	< 1	< 1
South West Langley	Distribution	AJ	2022-05-17	< 1	< 1
South West Langley	Distribution	AJ	2022-05-24	< 1	< 1
South West Langley	Distribution	AJ	2022-05-31	< 1	< 1
South West Langley	Distribution	AJ	2022-06-07	< 1	< 1
South West Langley	Distribution	AJ	2022-06-14	< 1	< 1
South West Langley	Distribution	AJ	2022-06-21	< 1	< 1
South West Langley	Distribution	AJ	2022-06-28	< 1	< 1
South West Langley	Distribution	AJ	2022-07-05	< 1	< 1
South West Langley	Distribution	AJ	2022-07-12	< 1	< 1
South West Langley	Distribution	AJ	2022-07-19	< 1	< 1
South West Langley	Distribution	AJ	2022-07-26	< 1	< 1
South West Langley	Distribution	AJ	2022-08-02	< 1	< 1
South West Langley	Distribution	AJ	2022-08-09	< 1	**4.0**
South West Langley	Distribution	AJ	2022-08-11	< 1	< 1
South West Langley	Distribution	AJ	2022-08-16	< 1	< 1
South West Langley	Distribution	AJ	2022-08-23	< 1	< 1
South West Langley	Distribution	AJ	2022-08-30	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
South West Langley	Distribution	AJ	2022-09-06	< 1	< 1
South West Langley	Distribution	AJ	2022-09-13	< 1	< 1
South West Langley	Distribution	AJ	2022-09-20	< 1	< 1
South West Langley	Distribution	AJ	2022-09-27	< 1	< 1
South West Langley	Distribution	AJ	2022-10-04	< 1	< 1
South West Langley	Distribution	AJ	2022-10-11	< 1	< 1
South West Langley	Distribution	AJ	2022-10-18	< 1	< 1
South West Langley	Distribution	AJ	2022-10-25	< 1	< 1
South West Langley	Distribution	AJ	2022-11-01	< 1	< 1
South West Langley	Distribution	AJ	2022-11-08	< 1	< 1
South West Langley	Distribution	AJ	2022-11-15	< 1	< 1
South West Langley	Distribution	AJ	2022-11-22	< 1	< 1
South West Langley	Distribution	AJ	2022-11-29	< 1	< 1
South West Langley	Distribution	AJ	2022-12-06	< 1	< 1
South West Langley	Distribution	AJ	2022-12-13	< 1	< 1
South West Langley	Distribution	W	2022-01-04	< 1	< 1
South West Langley	Distribution	W	2022-01-11	< 1	< 1
South West Langley	Distribution	W	2022-01-18	< 1	< 1
South West Langley	Distribution	W	2022-01-25	< 1	< 1
South West Langley	Distribution	W	2022-02-01	< 1	< 1
South West Langley	Distribution	W	2022-02-08	< 1	< 1
South West Langley	Distribution	W	2022-02-15	< 1	< 1
South West Langley	Distribution	W	2022-02-22	< 1	< 1
South West Langley	Distribution	W	2022-03-01	< 1	< 1
South West Langley	Distribution	W	2022-03-08	< 1	< 1
South West Langley	Distribution	W	2022-03-15	< 1	< 1
South West Langley	Distribution	W	2022-03-22	< 1**	< 1**
South West Langley	Distribution	W	2022-04-05	< 1	< 1
South West Langley	Distribution	W	2022-04-12	< 1	< 1
South West Langley	Distribution	W	2022-04-19	< 1	< 1
South West Langley	Distribution	W	2022-04-26	< 1	< 1
South West Langley	Distribution	W	2022-05-03	< 1	< 1
South West Langley	Distribution	W	2022-05-10	< 1	< 1
South West Langley	Distribution	W	2022-05-17	< 1	< 1
South West Langley	Distribution	W	2022-05-24	< 1	< 1
South West Langley	Distribution	W	2022-05-31	< 1	< 1
South West Langley	Distribution	W	2022-06-07	< 1	< 1
South West Langley	Distribution	W	2022-06-14	< 1	< 1
South West Langley	Distribution	W	2022-06-21	< 1	< 1
South West Langley	Distribution	W	2022-06-28	< 1	< 1
South West Langley	Distribution	W	2022-07-05	< 1	< 1
South West Langley	Distribution	W	2022-07-12	< 1	< 1
South West Langley	Distribution	W	2022-07-19	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
South West Langley	Distribution	W	2022-07-26	< 1	< 1
South West Langley	Distribution	W	2022-08-02	< 1	**1.0**
South West Langley	Distribution	W	2022-08-04	< 1	< 1
South West Langley	Distribution	W	2022-08-09	< 1	< 1
South West Langley	Distribution	W	2022-08-16	< 1	< 1
South West Langley	Distribution	W	2022-08-23	< 1	< 1
South West Langley	Distribution	W	2022-08-30	< 1	< 1
South West Langley	Distribution	W	2022-09-06	< 1	< 1
South West Langley	Distribution	W	2022-09-13	< 1	< 1
South West Langley	Distribution	W	2022-09-20	< 1	< 1
South West Langley	Distribution	W	2022-09-27	< 1	< 1
South West Langley	Distribution	W	2022-10-04	< 1	< 1
South West Langley	Distribution	W	2022-10-11	< 1	< 1
South West Langley	Distribution	W	2022-10-18	< 1	< 1
South West Langley	Distribution	W	2022-10-25	< 1	< 1
South West Langley	Distribution	W	2022-11-01	< 1	< 1
South West Langley	Distribution	W	2022-11-08	< 1	< 1
South West Langley	Distribution	W	2022-11-15	< 1	< 1
South West Langley	Distribution	W	2022-11-22	< 1	< 1
South West Langley	Distribution	W	2022-11-29	< 1	< 1
South West Langley	Distribution	W	2022-12-06	< 1	< 1
South West Langley	Distribution	W	2022-12-13	< 1	< 1
South West Langley	Distribution	V	2022-01-04	< 1	< 1
South West Langley	Distribution	V	2022-01-11	< 1	< 1
South West Langley	Distribution	V	2022-01-18	< 1	< 1
South West Langley	Distribution	V	2022-01-25	< 1	< 1
South West Langley	Distribution	V	2022-02-01	< 1	< 1
South West Langley	Distribution	V	2022-02-08	< 1	< 1
South West Langley	Distribution	V	2022-02-15	< 1	< 1
South West Langley	Distribution	V	2022-02-22	< 1	< 1
South West Langley	Distribution	V	2022-03-01	< 1	< 1
South West Langley	Distribution	V	2022-03-08	< 1	< 1
South West Langley	Distribution	V	2022-03-15	< 1	< 1
South West Langley	Distribution	V	2022-03-22	< 1**	< 1**
South West Langley	Distribution	V	2022-04-05	< 1	< 1
South West Langley	Distribution	V	2022-04-12	< 1	< 1
South West Langley	Distribution	V	2022-04-19	< 1	< 1
South West Langley	Distribution	V	2022-04-26	< 1	< 1
South West Langley	Distribution	V	2022-05-03	< 1	< 1
South West Langley	Distribution	V	2022-05-10	< 1	< 1
South West Langley	Distribution	V	2022-05-17	< 1	< 1
South West Langley	Distribution	V	2022-05-24	< 1	< 1
South West Langley	Distribution	V	2022-05-31	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
South West Langley	Distribution	V	2022-06-07	< 1	< 1
South West Langley	Distribution	V	2022-06-14	< 1	< 1
South West Langley	Distribution	V	2022-06-21	< 1	< 1
South West Langley	Distribution	V	2022-06-28	< 1	< 1
South West Langley	Distribution	V	2022-07-05	< 1	< 1
South West Langley	Distribution	V	2022-07-12	< 1	< 1
South West Langley	Distribution	V	2022-07-19	< 1	< 1
South West Langley	Distribution	V	2022-07-26	< 1	< 1
South West Langley	Distribution	V	2022-08-02	< 1	< 1
South West Langley	Distribution	V	2022-08-09	< 1	< 1
South West Langley	Distribution	V	2022-08-16	< 1	< 1
South West Langley	Distribution	V	2022-08-23	< 1	< 1
South West Langley	Distribution	V	2022-08-30	< 1	< 1
South West Langley	Distribution	V	2022-09-06	< 1	< 1
South West Langley	Distribution	V	2022-09-13	< 1	< 1
South West Langley	Distribution	V	2022-09-20	< 1	< 1
South West Langley	Distribution	V	2022-09-27	< 1	< 1
South West Langley	Distribution	V	2022-10-04	< 1	< 1
South West Langley	Distribution	V	2022-10-11	< 1	< 1
South West Langley	Distribution	V	2022-10-18	< 1	< 1
South West Langley	Distribution	V	2022-10-25	< 1	< 1
South West Langley	Distribution	V	2022-11-01	< 1	< 1
South West Langley	Distribution	V	2022-11-08	< 1	< 1
South West Langley	Distribution	V	2022-11-15	< 1	< 1
South West Langley	Distribution	V	2022-11-22	< 1	< 1
South West Langley	Distribution	V	2022-11-29	< 1	< 1
South West Langley	Distribution	V	2022-12-06	< 1	< 1
South West Langley	Distribution	V	2022-12-13	< 1	< 1
South West Langley	Distribution	J	2022-01-04	< 1	**1.0**
South West Langley	Distribution	J	2022-01-06	< 1	< 1
South West Langley	Distribution	J	2022-01-11	< 1	< 1
South West Langley	Distribution	J	2022-01-18	< 1	< 1
South West Langley	Distribution	J	2022-01-25	< 1	< 1
South West Langley	Distribution	J	2022-02-01	< 1	< 1
South West Langley	Distribution	J	2022-02-08	< 1	< 1
South West Langley	Distribution	J	2022-02-15	< 1	< 1
South West Langley	Distribution	J	2022-02-22	< 1	< 1
South West Langley	Distribution	J	2022-03-01	< 1	< 1
South West Langley	Distribution	J	2022-03-08	< 1	< 1
South West Langley	Distribution	J	2022-03-15	< 1	< 1
South West Langley	Distribution	J	2022-03-22	< 1**	< 1**
South West Langley	Distribution	J	2022-04-05	< 1	< 1
South West Langley	Distribution	J	2022-04-12	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
South West Langley	Distribution	J	2022-04-19	< 1	< 1
South West Langley	Distribution	J	2022-04-26	< 1	< 1
South West Langley	Distribution	J	2022-05-03	< 1	< 1
South West Langley	Distribution	J	2022-05-10	< 1	< 1
South West Langley	Distribution	J	2022-05-17	< 1	< 1
South West Langley	Distribution	J	2022-05-24	< 1	< 1
South West Langley	Distribution	J	2022-05-31	< 1	< 1
South West Langley	Distribution	J	2022-06-07	< 1	< 1
South West Langley	Distribution	J	2022-06-14	< 1	< 1
South West Langley	Distribution	J	2022-06-21	< 1	< 1
South West Langley	Distribution	J	2022-06-28	< 1	< 1
South West Langley	Distribution	J	2022-07-05	< 1	**3.0**
South West Langley	Distribution	J	2022-07-12	< 1	< 1
South West Langley	Distribution	J	2022-07-19	< 1	< 1
South West Langley	Distribution	J	2022-07-26	< 1	< 1
South West Langley	Distribution	J	2022-08-02	< 1	< 1
South West Langley	Distribution	J	2022-08-09	< 1	< 1
South West Langley	Distribution	J	2022-08-16	< 1	< 1
South West Langley	Distribution	J	2022-08-23	< 1	**1.0**
South West Langley	Distribution	J	2022-08-30	< 1	< 1
South West Langley	Distribution	J	2022-09-06	< 1	< 1
South West Langley	Distribution	J	2022-09-13	< 1	< 1
South West Langley	Distribution	J	2022-09-20	< 1	< 1
South West Langley	Distribution	J	2022-09-27	< 1	< 1
South West Langley	Distribution	J	2022-10-04	< 1	< 1
South West Langley	Distribution	J	2022-10-11	< 1	< 1
South West Langley	Distribution	J	2022-10-18	< 1	< 1
South West Langley	Distribution	J	2022-10-25	< 1	< 1
South West Langley	Distribution	J	2022-11-01	< 1	< 1
South West Langley	Distribution	J	2022-11-08	< 1	< 1
South West Langley	Distribution	J	2022-11-15	< 1	< 1
South West Langley	Distribution	J	2022-11-22	< 1	< 1
South West Langley	Distribution	J	2022-11-29	< 1	< 1
South West Langley	Distribution	J	2022-12-06	< 1	< 1
South West Langley	Distribution	J	2022-12-13	< 1	< 1
South West Langley	Distribution	J	2022-12-20	< 1	< 1
South West Langley	Distribution	K	2022-01-04	< 1	< 1
South West Langley	Distribution	K	2022-01-11	< 1	< 1
South West Langley	Distribution	K	2022-01-18	< 1	< 1
South West Langley	Distribution	K	2022-01-25	< 1	< 1
South West Langley	Distribution	K	2022-02-01	< 1	< 1
South West Langley	Distribution	K	2022-02-08	< 1	< 1
South West Langley	Distribution	K	2022-02-15	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
South West Langley	Distribution	K	2022-02-22	< 1	< 1
South West Langley	Distribution	K	2022-03-01	< 1	< 1
South West Langley	Distribution	K	2022-03-08	< 1	< 1
South West Langley	Distribution	K	2022-03-15	< 1	< 1
South West Langley	Distribution	K	2022-03-22	< 1**	< 1**
South West Langley	Distribution	K	2022-04-05	< 1	< 1
South West Langley	Distribution	K	2022-04-12	< 1**	< 1**
South West Langley	Distribution	K	2022-04-19	< 1**	< 1**
South West Langley	Distribution	K	2022-04-26	< 1**	< 1**
South West Langley	Distribution	K	2022-05-03	< 1**	< 1**
South West Langley	Distribution	K	2022-05-10	< 1**	< 1**
South West Langley	Distribution	K	2022-05-17	< 1	< 1
South West Langley	Distribution	K	2022-05-24	< 1	< 1
South West Langley	Distribution	K	2022-05-31	< 1	< 1
South West Langley	Distribution	K	2022-06-07	< 1	< 1
South West Langley	Distribution	K	2022-06-14	< 1	< 1
South West Langley	Distribution	K	2022-06-21	< 1	< 1
South West Langley	Distribution	K	2022-06-28	< 1	< 1
South West Langley	Distribution	K	2022-07-05	< 1	< 1
South West Langley	Distribution	K	2022-07-12	< 1	< 1
South West Langley	Distribution	K	2022-07-19	< 1	< 1
South West Langley	Distribution	K	2022-07-26	< 1	< 1
South West Langley	Distribution	K	2022-08-02	< 1	< 1
South West Langley	Distribution	K	2022-08-09	< 1	< 1
South West Langley	Distribution	K	2022-08-16	< 1	< 1
South West Langley	Distribution	K	2022-08-23	< 1	**1.0**
South West Langley	Distribution	K	2022-08-30	< 1	< 1
South West Langley	Distribution	K	2022-09-06	< 1	< 1
South West Langley	Distribution	K	2022-09-13	< 1	< 1
South West Langley	Distribution	K	2022-09-20	< 1	< 1
South West Langley	Distribution	K	2022-09-27	< 1	< 1
South West Langley	Distribution	K	2022-10-04	< 1	< 1
South West Langley	Distribution	K	2022-10-11	< 1	< 1
South West Langley	Distribution	K	2022-10-18	< 1	< 1
South West Langley	Distribution	K	2022-10-25	< 1	< 1
South West Langley	Distribution	K	2022-11-01	< 1	< 1
South West Langley	Distribution	K	2022-11-08	< 1	< 1
South West Langley	Distribution	K	2022-11-15	< 1	< 1
South West Langley	Distribution	K	2022-11-22	< 1	< 1
South West Langley	Distribution	K	2022-11-29	< 1	< 1
South West Langley	Distribution	K	2022-12-06	< 1	< 1
South West Langley	Distribution	K	2022-12-13	< 1	< 1
South West Langley	Distribution	K	2022-12-20	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Tall Timber	Distribution	E	2022-01-04	< 1	< 1
Tall Timber	Distribution	E	2022-01-11	< 1	< 1
Tall Timber	Distribution	E	2022-01-18	< 1	< 1
Tall Timber	Distribution	E	2022-01-25	< 1	< 1
Tall Timber	Distribution	E	2022-02-01	< 1	< 1
Tall Timber	Distribution	E	2022-02-08	< 1	< 1
Tall Timber	Distribution	E	2022-02-15	< 1	< 1
Tall Timber	Distribution	E	2022-02-22	< 1	< 1
Tall Timber	Distribution	E	2022-03-01	< 1	< 1
Tall Timber	Distribution	E	2022-03-08	< 1	< 1
Tall Timber	Distribution	E	2022-03-15	< 1	< 1
Tall Timber	Distribution	E	2022-03-22	< 1	< 1
Tall Timber	Distribution	E	2022-03-29	< 1	< 1
Tall Timber	Distribution	E	2022-04-05	< 1	< 1
Tall Timber	Distribution	E	2022-04-12	< 1	< 1
Tall Timber	Distribution	E	2022-04-19	< 1	< 1
Tall Timber	Distribution	E	2022-04-26	< 1	< 1
Tall Timber	Distribution	E	2022-05-03	< 1	< 1
Tall Timber	Distribution	E	2022-05-10	< 1	< 1
Tall Timber	Distribution	E	2022-05-17	< 1	< 1
Tall Timber	Distribution	E	2022-05-24	< 1	< 1
Tall Timber	Distribution	E	2022-05-31	< 1	< 1
Tall Timber	Distribution	E	2022-06-07	< 1	< 1
Tall Timber	Distribution	E	2022-06-14	< 1	< 1
Tall Timber	Distribution	E	2022-06-21	< 1	< 1
Tall Timber	Distribution	E	2022-06-28	< 1	< 1
Tall Timber	Distribution	E	2022-07-05	< 1	< 1
Tall Timber	Distribution	E	2022-07-12	< 1	< 1
Tall Timber	Distribution	E	2022-07-19	< 1	< 1
Tall Timber	Distribution	E	2022-07-26	< 1	< 1
Tall Timber	Distribution	E	2022-08-02	< 1	< 1
Tall Timber	Distribution	E	2022-08-09	< 1	< 1
Tall Timber	Distribution	E	2022-08-16	< 1	< 1
Tall Timber	Distribution	E	2022-08-23	< 1	< 1
Tall Timber	Distribution	E	2022-08-30	< 1	< 1
Tall Timber	Distribution	E	2022-09-06	< 1	< 1
Tall Timber	Distribution	E	2022-09-13	< 1	< 1
Tall Timber	Distribution	E	2022-09-20	< 1	< 1
Tall Timber	Distribution	E	2022-09-27	< 1	< 1
Tall Timber	Distribution	E	2022-10-04	< 1	< 1
Tall Timber	Distribution	E	2022-10-11	< 1	< 1
Tall Timber	Distribution	E	2022-10-18	< 1	< 1
Tall Timber	Distribution	E	2022-10-25	< 1	< 1

Water System	Facility	Sampling Point	Collection Date	E. coli (CFU/100ml)	Total Coliforms (CFU/100ml)
Tall Timber	Distribution	E	2022-11-01	< 1	< 1
Tall Timber	Distribution	E	2022-11-08	< 1	< 1
Tall Timber	Distribution	E	2022-11-15	< 1	< 1
Tall Timber	Distribution	E	2022-11-22	< 1	< 1
Tall Timber	Distribution	E	2022-11-29	< 1	< 1
Tall Timber	Distribution	E	2022-12-06	< 1	< 1
Tall Timber	Distribution	E	2022-12-13	< 1	< 1
Tall Timber	Distribution	E	2022-12-20	< 1	< 1

Table B.3 Source Water Summer and Winter Routine Parameter Testing

Sampling Point	Collection Date	Bromodichloromethane	Bromoform	Calcium (total)	Chloroform	Colour	Dibromochloromethane	E. coli (counts)	Hardness (total, as CaCO3)	Heterotrophic Plate Count / HPC	Magnesium (total)	pH	Potassium (total)	Sodium (total)	Total coliforms (counts)	Total Organic Carbon / TOC	Turbidity	Vinyl chloride	1,1,1 -Trichloroethane	1,1,2 -Trichloroethane	1,1,2,2-Tetrachloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichlorobenzene	1,2-Dichloroethane	1,2-Dichloropropane
		ug/L	ug/L	mg/L	ug/L	CU	ug/L	CFU/100ml	mg/L	CFU/ml	mg/L		mg/L	mg/L	CFU/100ml	mg/L	NTU	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Acadia #1 well	09/14/2022	< 1.0	< 1.0	14.9	< 1.0	< 5.0	< 1.0	0	65.2	3.0	6.82	8.15	2.74	15.5	0	< 0.50	0.16	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Acadia #1 well	01/11/2023	< 1.0	< 1.0	15.9	< 1.0	< 5.0	< 1.0	0	67.5	< 1.0	6.73	7.61	2.68	15.4	0	1.6	< 0.10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Acadia #2 well	09/14/2022	< 1.0	< 1.0	15.3	< 1.0	< 5.0	< 1.0	0	66.9	5.0	6.99	8.16	2.80	14.8	0	0.66	0.36	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Acadia #2 well	01/11/2023	< 1.0	< 1.0	16.0	< 1.0	< 5.0	< 1.0	0	67.9	< 1.0	6.81	7.74	2.78	15.4	0	< 0.50	0.13	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aldergrove #4 well	09/14/2022	< 1.0	< 1.0	52.6	< 1.0	< 5.0	< 1.0	0	194	2.0	15.2	8.18	4.61	8.94	0	< 0.50	0.57	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aldergrove #4 well	01/11/2023	< 1.0	< 1.0	51.4	< 1.0	< 5.0	< 1.0	0	190	< 1.0	14.8	7.86	4.55	8.50	1.0	1.6	0.54	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aldergrove #6 well	09/14/2022	< 1.0	< 1.0	56.5	< 1.0	< 5.0	< 1.0	0	203	< 1.0	15.0	8.34	5.11	14.9	0	0.57	0.41	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aldergrove #6 well	01/11/2023	< 1.0	< 1.0	53.0	< 1.0	< 5.0	< 1.0	0	188	< 1.0	13.5	7.98	5.06	14.2	0	0.78	0.24	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aldergrove #7 well	09/14/2022	< 1.0	< 1.0	52.8	< 1.0	< 5.0	< 1.0	0	197	< 1.0	15.9	8.30	4.73	11.3	0	0.57	0.16	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aldergrove #7 well	01/11/2023	< 1.0	< 1.0	53.1	< 1.0	< 5.0	< 1.0		197		15.7	8.05	4.83	11.2		0.60	0.13	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aldergrove #8 well	09/14/2022	< 1.0	< 1.0	41.0	< 1.0	< 5.0	< 1.0	0	159	3.0	13.7	8.26	3.64	12.9	0	< 0.50	0.28	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aldergrove #8 well	01/11/2023	< 1.0	< 1.0	41.2	< 1.0	< 5.0	< 1.0	0	160	< 1.0	13.9	7.97	3.71	11.7	0	< 0.50	0.29	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aldergrove #9 well	09/14/2022	< 1.0	< 1.0	41.3	< 1.0	< 5.0	< 1.0	0	154	< 1.0	12.4	7.28	1.10	7.27	0	1.2	< 0.10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aldergrove #9 well	01/11/2023	< 1.0	< 1.0	38.5	< 1.0	< 5.0	< 1.0	0	145	< 1.0	11.7	6.68	1.19	7.18	0	1.0	0.19	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aldergrove #10 well	09/14/2022	< 1.0	< 1.0	32.3	< 1.0	< 5.0	< 1.0	0	121	4.0	9.73	7.34	1.02	6.70	0	< 0.50	0.19	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aldergrove #10 well	01/11/2023	< 1.0	< 1.0	32.7	< 1.0	< 5.0	< 1.0	0	119	< 1.0	9.15	6.78	1.02	6.48	0	< 0.50	0.24	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Ft. Langley #2 well	09/14/2022	< 1.0	< 1.0	19.7	< 1.0	< 5.0	< 1.0		82.6		8.12	7.20	2.14	31.6		< 0.50	< 0.10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Brookswood #7 well	09/14/2022	< 1.0	< 1.0	21.1	< 1.0	6.8	< 1.0	0	74.0	2.0	5.18	7.47	1.45	17.7	0	0.73	1.1	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Brookswood #7 well	01/11/2023	< 1.0	< 1.0	20.7	< 1.0	< 5.0	< 1.0	0	72.0	< 1.0	4.94	6.77	1.44	16.7	0	0.60	2.9	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Brookswood #9 well	09/14/2022	< 1.0	< 1.0	22.3	< 1.0	6.6	< 1.0	0	83.6	3.0	6.76	7.60	2.68	16.2	0	1.1	1.5	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Brookswood #9 well	01/11/2023	< 1.0	< 1.0	22.8	< 1.0	< 5.0	< 1.0	0	85.0	< 1.0	6.84	6.98	2.57	15.8	0	< 0.50	4.0	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Brookswood #10 well	09/14/2022	< 1.0	< 1.0	38.2	< 1.0	< 5.0	< 1.0	0	121	< 1.0	6.19	8.17	1.68	9.47	0	< 0.50	0.44	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Brookswood #10 well	01/11/2023	< 1.0	< 1.0	35.6	< 1.0	< 5.0	< 1.0	0	112	< 1.0	5.57	7.65	1.79	9.47	0	1.2	1.3	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Murrayville #1 well	09/14/2022	< 1.0	< 1.0	11.7	< 1.0	7.2	< 1.0	0**	50.1	1.0**	5.10	8.11	1.92	12.5	0**	< 0.50	3.7	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Murrayville #1 well	01/11/2023	< 1.0	< 1.0	11.4	< 1.0	5.7	< 1.0	0	49.3	< 1.0	5.06	7.77	1.94	11.8	0	< 0.50	19	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Murrayville #2 well	09/14/2022	< 1.0	< 1.0	11.9	< 1.0	5.1	< 1.0	0	51.8	19	5.36	8.00	1.50	7.43	0	< 0.50	0.41	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Murrayville #2 well	01/11/2023	< 1.0	< 1.0	12.3	< 1.0	< 5.0	< 1.0	0	53.1	< 1.0	5.43	7.43	1.61	7.46	0	0.62	0.34	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50

Sampling Point	Collection Date	1,3-Dichlorobenzene	1,4-Dichlorobenzene	2,3,4,5-Tetrachlorophenol	2,3,4,6-Tetrachlorophenol	2,3,4-Trichlorophenol	2,3,5,6-Tetrachlorophenol	2,3,5-Trichlorophenol	2,3,6-Trichlorophenol	2,3-Dichlorophenol	2,4 + 2,5-Dichlorophenol	2,4,5-Trichlorophenol	2,4,6-Trichlorophenol	2,4-DDD	2,4-DDE	2,6-Dichlorophenol	2-Chlorophenol	2-Methylnaphthalene	3 and 4-Chlorophenol	3,4,5-Trichlorophenol	3,4-Dichlorophenol	3,5-Dichlorophenol	4,4-DDE	4,4-DDT
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Acadia #1 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Acadia #1 well	01/11/2023	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10			< 0.10	< 0.080	< 0.10	< 0.080	< 0.10	< 0.10	< 0.10		
Acadia #2 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Acadia #2 well	01/11/2023	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10			< 0.10	< 0.080	< 0.10	< 0.080	< 0.10	< 0.10	< 0.10		
Aldergrove #4 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Aldergrove #4 well	01/11/2023	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10			< 0.10	< 0.080	< 0.10	< 0.080	< 0.10	< 0.10	< 0.10		
Aldergrove #6 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Aldergrove #6 well	01/11/2023	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10			< 0.10	< 0.080	< 0.10	< 0.080	< 0.10	< 0.10	< 0.10		
Aldergrove #7 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Aldergrove #7 well	01/11/2023	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10			< 0.10	< 0.080	< 0.10	< 0.080	< 0.10	< 0.10	< 0.10		
Aldergrove #8 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Aldergrove #8 well	01/11/2023	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10			< 0.10	< 0.080	< 0.10	< 0.080	< 0.10	< 0.10	< 0.10		
Aldergrove #9 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Aldergrove #9 well	01/11/2023	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10			< 0.10	< 0.080	< 0.10	< 0.080	< 0.10	< 0.10	< 0.10		
Aldergrove #10 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Aldergrove #10 well	01/11/2023	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10			< 0.10	< 0.080	< 0.10	< 0.080	< 0.10	< 0.10	< 0.10		
Ft. Langley #2 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Brookswood #7 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Brookswood #7 well	01/11/2023	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10			< 0.10	< 0.080	< 0.10	< 0.080	< 0.10	< 0.10	< 0.10		
Brookswood #9 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Brookswood #9 well	01/11/2023	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10			< 0.10	< 0.080	< 0.10	< 0.080	< 0.10	< 0.10	< 0.10		
Brookswood #10 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Brookswood #10 well	01/11/2023	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10			< 0.10	< 0.080	< 0.10	< 0.080	< 0.10	< 0.10	< 0.10		
Murrayville #1 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Murrayville #1 well	01/11/2023	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10			< 0.10	< 0.080	< 0.10	< 0.080	< 0.10	< 0.10	< 0.10		
Murrayville #2 well	09/14/2022	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.10	< 0.050	< 0.10	< 0.075	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010
Murrayville #2 well	01/11/2023	< 0.50	< 0.50	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10			< 0.10	< 0.080	< 0.10	< 0.080	< 0.10	< 0.10	< 0.10		

Sampling Point	Collection Date	a-Chlordane	Acenaphthene	Acenaphthylene	Acridine	Alachlor	Aldrin	Alkalinity (phenolphthalein, as CaCO3)	Alkalinity (total, as CaCO3)	alpha-BHC	Aluminum (dissolved)	Aluminum (total)	Ammonia (total, as N)	Anthracene	Antimony (dissolved)	Antimony (total)	Arsenic (dissolved)	Arsenic (total)	Aspon	Atrazine	Azinphos-ethyl	Barium (dissolved)	Barium (total)	Benfluralin	Benz(a)anthracene	Benzene
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Acadia #1 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	95	< 0.050	< 3.0	< 3.0	0.038	< 0.010	< 0.50	< 0.50	5.64	5.63	< 0.050	< 0.050	< 0.20	9.8	10.0	< 0.050	< 0.010	< 0.40
Acadia #1 well	01/11/2023		< 0.050	< 0.050	< 0.050			< 1.0	96		< 3.0	< 3.0	0.040	< 0.010	< 0.50	< 0.50	5.41	5.75				10.2	9.9		< 0.010	< 0.40
Acadia #2 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	94	< 0.050	< 3.0	< 3.0	0.026	< 0.010	< 0.50	< 0.50	5.71	5.77	< 0.050	< 0.050	< 0.20	9.0	9.2	< 0.050	< 0.010	< 0.40
Acadia #2 well	01/11/2023		< 0.050	< 0.050	< 0.050			< 1.0	95		< 3.0	< 3.0	0.029	< 0.010	< 0.50	< 0.50	5.43	5.95				9.2	9.8		< 0.010	< 0.40
Aldergrove #4 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	170	< 0.050	< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	2.53	2.60	< 0.050	< 0.050	< 0.20	60.7	60.7	< 0.050	< 0.010	< 0.40
Aldergrove #4 well	01/11/2023		< 0.050	< 0.050	< 0.050			< 1.0	180		< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	2.56	2.73				61.9	64.3		< 0.010	< 0.40
Aldergrove #6 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	1.3	170	< 0.050	< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	4.98	4.95	< 0.050	< 0.050	< 0.20	65.0	63.8	< 0.050	< 0.010	< 0.40
Aldergrove #6 well	01/11/2023		< 0.050	< 0.050	< 0.050			< 1.0	160		< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	4.85	5.05				63.5	65.3		< 0.010	< 0.40
Aldergrove #7 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	160	< 0.050	< 3.0	< 3.0	< 0.015	< 0.010	0.63	0.66	5.12	4.83	< 0.050	< 0.050	< 0.20	92.1	88.6	< 0.050	< 0.010	< 0.40
Aldergrove #7 well	01/11/2023		< 0.050	< 0.050	< 0.050			< 1.0	160		< 3.0	< 3.0	< 0.015	< 0.010	0.63	0.62	4.62	4.84				93.9	93.6		< 0.010	< 0.40
Aldergrove #8 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	140	< 0.050	< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	4.25	4.21	< 0.050	< 0.050	< 0.20	51.2	50.8	< 0.050	< 0.010	< 0.40
Aldergrove #8 well	01/11/2023		< 0.050	< 0.050	< 0.050			< 1.0	140		< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	3.87	4.17				53.2	55.1		< 0.010	< 0.40
Aldergrove #9 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	74	< 0.050	< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	0.14	0.14	< 0.050	< 0.050	< 0.20	10.8	10.4	< 0.050	< 0.010	< 0.40
Aldergrove #9 well	01/11/2023		< 0.050	< 0.050	< 0.050			< 1.0	77		< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	0.16	0.15				10.5	10.9		< 0.010	< 0.40
Aldergrove #10 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	40	< 0.050	< 3.0	3.1	< 0.015	< 0.010	< 0.50	< 0.50	0.32	0.46	< 0.050	< 0.050	< 0.20	14.4	14.2	< 0.050	< 0.010	< 0.40
Aldergrove #10 well	01/11/2023		< 0.050	< 0.050	< 0.050			< 1.0	42		< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	0.30	0.30				15.3	15.7		< 0.010	< 0.40
Ft. Langley #2 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	54	< 0.050	< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	0.53	0.51	< 0.050	< 0.050	< 0.20	9.1	8.9	< 0.050	< 0.010	< 0.40
Brookswood #7 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	55	< 0.050	< 3.0	5.5	0.045	< 0.010	< 0.50	< 0.50	0.52	0.53	< 0.050	< 0.050	< 0.20	12.2	12.3	< 0.050	< 0.010	< 0.40
Brookswood #7 well	01/11/2023		< 0.050	< 0.050	< 0.050			< 1.0	57		< 3.0	< 3.0	0.042	< 0.010	< 0.50	< 0.50	0.50	0.54				12.1	12.2		< 0.010	< 0.40
Brookswood #9 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	60	< 0.050	< 3.0	< 3.0	0.10	< 0.010	< 0.50	< 0.50	1.35	1.45	< 0.050	< 0.050	< 0.20	10.2	10.4	< 0.050	< 0.010	< 0.40
Brookswood #9 well	01/11/2023		< 0.050	< 0.050	< 0.050			< 1.0	65		< 3.0	< 3.0	0.11	< 0.010	< 0.50	< 0.50	1.36	1.63				10.5	11.2		< 0.010	< 0.40
Brookswood #10 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	120	< 0.050	< 3.0	< 3.0	0.057	< 0.010	< 0.50	< 0.50	2.76	2.69	< 0.050	< 0.050	< 0.20	13.9	13.5	< 0.050	< 0.010	< 0.40
Brookswood #10 well	01/11/2023		< 0.050	< 0.050	< 0.050			< 1.0	110		< 3.0	< 3.0	0.059	< 0.010	< 0.50	< 0.50	2.72	2.83				12.8	13.0		< 0.010	< 0.40
Murrayville #1 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	73	< 0.050	< 3.0	810	0.15	< 0.010	< 0.50	< 0.50	1.24	1.44	< 0.050	< 0.050	< 0.20	8.1	13.4	< 0.050	< 0.010	< 0.40
Murrayville #1 well	01/11/2023		< 0.050	< 0.050	< 0.050			< 1.0	74		< 3.0	979	0.15	< 0.010	< 0.50	< 0.50	1.15	1.45				8.1	14.8		< 0.010	< 0.40
Murrayville #2 well	09/14/2022	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	63	< 0.050	< 3.0	< 3.0	0.023	< 0.010	< 0.50	< 0.50	2.01	2.11	< 0.050	< 0.050	< 0.20	27.7	27.8	< 0.050	< 0.010	< 0.40
Murrayville #2 well	01/11/2023		< 0.050	< 0.050	< 0.050			< 1.0	66		< 3.0	< 3.0	0.023	< 0.010	< 0.50	< 0.50	1.96	2.03				28.4	29.0		< 0.010	< 0.40

Sampling Point	Collection Date	Benzo(b)fluoranthene + Benzo(j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Benzo[a]pyrene	Beryllium (dissolved)	Beryllium (total)	beta-BHC	Bicarbonate (as HCO3)	Bismuth (dissolved)	Bismuth (total)	Boron (dissolved)	Boron (total)	Bromacil	Bromophos	Bromophos-ethyl	Butylate	Cadmium (dissolved)	Cadmium (total)	Calcium (dissolved)	Captan	Carbon tetrachloride	Carbonate (as CO3)	Carbophenothion	Chlorate	Chlorbenside
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	mg/L	ug/L	mg/L	ug/L
Acadia #1 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	120	< 1.0	< 1.0	< 50	< 50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.010	< 0.010	14.6	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050
Acadia #1 well	01/11/2023	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		120	< 1.0	< 1.0	< 50	< 50					< 0.010	< 0.010	14.7		< 0.50	< 1.0		< 0.10	
Acadia #2 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	110	< 1.0	< 1.0	< 50	< 50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.010	0.012	15.0	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050
Acadia #2 well	01/11/2023	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		120	< 1.0	< 1.0	< 50	< 50					< 0.010	< 0.010	15.0		< 0.50	< 1.0		< 0.10	
Aldergrove #4 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	210	< 1.0	< 1.0	< 50	< 50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.010	0.011	50.8	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050
Aldergrove #4 well	01/11/2023	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		220	< 1.0	< 1.0	< 50	< 50					0.012	0.011	50.4		< 0.50	< 1.0		< 0.10	
Aldergrove #6 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	200	< 1.0	< 1.0	< 50	< 50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.010	< 0.010	57.3	< 0.10	< 0.50	1.5	< 0.30	< 0.10	< 0.050
Aldergrove #6 well	01/11/2023	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		200	< 1.0	< 1.0	< 50	< 50					< 0.010	< 0.010	52.1		< 0.50	< 1.0		< 0.10	
Aldergrove #7 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	200	< 1.0	< 1.0	< 50	< 50	< 0.050	< 0.050	< 0.050	< 0.050	0.011	0.010	54.8	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050
Aldergrove #7 well	01/11/2023	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		200	< 1.0	< 1.0	< 50	< 50					0.013	< 0.010	52.7		< 0.50	< 1.0		< 0.10	
Aldergrove #8 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	170	< 1.0	< 1.0	< 50	< 50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.010	< 0.010	40.7	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050
Aldergrove #8 well	01/11/2023	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		170	< 1.0	< 1.0	< 50	< 50					< 0.010	< 0.010	39.7		< 0.50	< 1.0		< 0.10	
Aldergrove #9 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	91	< 1.0	< 1.0	< 50	< 50	< 0.050	< 0.050	< 0.050	< 0.050	0.047	0.045	41.2	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050
Aldergrove #9 well	01/11/2023	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		95	< 1.0	< 1.0	< 50	< 50					0.044	0.044	38.4		< 0.50	< 1.0		< 0.10	
Aldergrove #10 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	49	< 1.0	< 1.0	70	59	< 0.050	< 0.050	< 0.050	< 0.050	0.039	0.025	31.9	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050
Aldergrove #10 well	01/11/2023	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		51	< 1.0	< 1.0	60	65					0.030	0.030	31.9		< 0.50	< 1.0		< 0.10	
Ft. Langley #2 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	66	< 1.0	< 1.0	< 50	< 50	< 0.050	< 0.050	< 0.050	< 0.050	0.011	0.011	19.9	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050
Brookswood #7 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	67	< 1.0	< 1.0	< 50	< 50	< 0.050	< 0.050	< 0.050	< 0.050	0.065	0.087	20.1	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050
Brookswood #7 well	01/11/2023	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		70	< 1.0	< 1.0	< 50	< 50					0.063	0.061	20.4		< 0.50	< 1.0		< 0.10	
Brookswood #9 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	74	< 1.0	< 1.0	< 50	< 50	< 0.050	< 0.050	< 0.050	< 0.050	0.020	0.051	21.7	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050
Brookswood #9 well	01/11/2023	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		79	< 1.0	< 1.0	< 50	< 50					0.026	0.065	22.0		< 0.50	< 1.0		< 0.10	
Brookswood #10 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	140	< 1.0	< 1.0	< 50	< 50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.010	0.012	39.2	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050
Brookswood #10 well	01/11/2023	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		130	< 1.0	< 1.0	< 50	< 50					< 0.010	0.014	34.6		< 0.50	< 1.0		< 0.10	
Murrayville #1 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	89	< 1.0	< 1.0	< 50	< 50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.010	< 0.010	11.1	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050
Murrayville #1 well	01/11/2023	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		90	< 1.0	< 1.0	< 50	< 50					< 0.010	< 0.010	11.0		< 0.50	< 1.0		< 0.10	
Murrayville #2 well	09/14/2022	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	76	< 1.0	< 1.0	< 50	< 50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.010	< 0.010	11.7	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050
Murrayville #2 well	01/11/2023	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		80	< 1.0	< 1.0	< 50	< 50					< 0.010	< 0.010	11.7		< 0.50	< 1.0		< 0.10	

Sampling Point	Collection Date	Chlorfenson	Chlorfenvinphos	Chloride	Chlorite	Chlormephos	Chloroethane	Chloromethane	Chloropropham	Chlorothalonil	Chlorpyrifos	Chlorthiophos	Chromium (dissolved)	Chromium (total)	Chrysene	cis-1,2-Dichloroethylene	cis-1,3-Dichloropropene	Cobalt (dissolved)	Cobalt (total)	Copper (dissolved)	Copper (total)	Cyanazine	Cyanide (total)	Cyanophos	DCPA	delta-BHC
		ug/L	ug/L	mg/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L
Acadia #1 well	09/14/2022	< 0.050	< 0.050	2.0	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	< 0.20	< 0.50	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050
Acadia #1 well	01/11/2023			1.2	< 0.10		< 1.0	< 1.0					< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	< 0.20	0.57		< 0.00050			
Acadia #2 well	09/14/2022	< 0.050	< 0.050	2.0	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	0.31	< 0.50	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050
Acadia #2 well	01/11/2023			1.5	< 0.10		< 1.0	< 1.0					< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	< 0.20	< 0.50		< 0.00050			
Aldergrove #4 well	09/14/2022	< 0.050	< 0.050	11	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	1.49	1.06	< 0.050	0.00068	< 0.050	< 0.050	< 0.050
Aldergrove #4 well	01/11/2023			10	< 0.10		< 1.0	< 1.0					< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	1.32	1.76		< 0.00050			
Aldergrove #6 well	09/14/2022	< 0.050	< 0.050	21	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	< 0.20	< 0.50	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050
Aldergrove #6 well	01/11/2023			19	< 0.10		< 1.0	< 1.0					< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	< 0.20	< 0.50		< 0.00050			
Aldergrove #7 well	09/14/2022	< 0.050	< 0.050	12	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	0.71	0.70	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050
Aldergrove #7 well	01/11/2023			12	< 0.10		< 1.0	< 1.0					< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	1.67	1.79		< 0.00050			
Aldergrove #8 well	09/14/2022	< 0.050	< 0.050	8.9	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	0.28	< 0.50	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050
Aldergrove #8 well	01/11/2023			8.7	< 0.10		< 1.0	< 1.0					< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	< 0.20	< 0.50		0.00053			
Aldergrove #9 well	09/14/2022	< 0.050	< 0.050	8.5	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	3.49	3.16	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050
Aldergrove #9 well	01/11/2023			10	< 0.10		< 1.0	< 1.0					< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	5.82	6.51		< 0.00050			
Aldergrove #10 well	09/14/2022	< 0.050	< 0.050	5.9	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	1.15	3.28	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050
Aldergrove #10 well	01/11/2023			6.0	< 0.10		< 1.0	< 1.0					< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	1.34	2.00		< 0.00050			
Ft. Langley #2 well	09/14/2022	< 0.050	< 0.050	51	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	2.11	4.38	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050
Brookswood #7 well	09/14/2022	< 0.050	< 0.050	20	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	0.41	0.45	7.16	11.4	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050
Brookswood #7 well	01/11/2023			19	< 0.10		< 1.0	< 1.0					< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	0.44	0.44	6.33	7.53		< 0.00050			
Brookswood #9 well	09/14/2022	< 0.050	< 0.050	18	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	0.54	0.60	0.94	1.52	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050
Brookswood #9 well	01/11/2023			18	< 0.10		< 1.0	< 1.0					< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	0.64	0.67	0.84	2.02		< 0.00050			
Brookswood #10 well	09/14/2022	< 0.050	< 0.050	6.4	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	0.26	< 0.50	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050
Brookswood #10 well	01/11/2023			7.2	< 0.10		< 1.0	< 1.0					< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	< 0.20	< 0.50		< 0.00050			
Murrayville #1 well	09/14/2022	< 0.050	< 0.050	2.1	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	1.2	< 0.020	< 1.0	< 1.0	< 0.20	0.48	< 0.20	2.99	< 0.050	0.00055	< 0.050	< 0.050	< 0.050
Murrayville #1 well	01/11/2023			1.3	< 0.10		< 1.0	< 1.0					< 1.0	1.5	< 0.020	< 1.0	< 1.0	< 0.20	0.55	< 0.20	2.45		< 0.00050			
Murrayville #2 well	09/14/2022	< 0.050	< 0.050	2.9	< 0.10	< 0.050	< 1.0	< 1.0	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	< 0.20	< 0.50	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050
Murrayville #2 well	01/11/2023			2.1	< 0.10		< 1.0	< 1.0					< 1.0	< 1.0	< 0.020	< 1.0	< 1.0	< 0.20	< 0.20	< 0.20	< 0.50		< 0.00050			

Sampling Point	Collection Date	Dibenz(a,h)anthracene	Dichloromethane	Dissolved Organic Carbon	Ethylbenzene	Fluoranthene	Fluorene	Fluoride	g-Chlordane	Hydroxide (as OH)	Indeno(1,2,3-c,d)pyrene	Iron (dissolved)	Iron (total)	Lead (dissolved)	Lead (total)	Lithium (dissolved)	Lithium (total)	m- + p- Xylene	Magnesium (dissolved)	Manganese (dissolved)	Manganese (total)	MCPA	Mercury (dissolved)	Mercury (total)	Methyl bromide	Methyl tert-butyl ether / MTBE	Molybdenum (dissolved)
		ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	mg/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Acadia #1 well	09/14/2022	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	0.15	< 0.050	< 1.0	< 0.050	15.2	14	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	6.74	113	115	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.9
Acadia #1 well	01/11/2023	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	0.13		< 1.0	< 0.050	21.0	52	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	6.28	120	122	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.9
Acadia #2 well	09/14/2022	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	0.14	< 0.050	< 1.0	< 0.050	13.4	29	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	6.76	118	125	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.9
Acadia #2 well	01/11/2023	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	0.13		< 1.0	< 0.050	15.5	24	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	6.36	126	132	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.9
Aldergrove #4 well	09/14/2022	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	0.062	< 0.050	< 1.0	< 0.050	174	181	< 0.20	< 0.20	4.1	4.1	< 0.40	14.8	465	508	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0
Aldergrove #4 well	01/11/2023	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	< 0.050		< 1.0	< 0.050	181	189	< 0.20	< 0.20	4.0	4.1	< 0.40	14.0	497	508	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0
Aldergrove #6 well	09/14/2022	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	< 0.050	< 0.050	< 1.0	< 0.050	118	118	< 0.20	< 0.20	5.1	5.1	< 0.40	15.2	216	229	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0
Aldergrove #6 well	01/11/2023	< 0.0030	< 2.0	0.77	< 0.40	< 0.020	< 0.050	< 0.050		< 1.0	< 0.050	59.4	58	< 0.20	< 0.20	4.8	5.2	< 0.40	13.2	201	201	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0
Aldergrove #7 well	09/14/2022	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	< 0.050	< 0.050	< 1.0	< 0.050	44.3	44	< 0.20	< 0.20	5.0	5.0	< 0.40	16.4	147	143	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.2
Aldergrove #7 well	01/11/2023	< 0.0030	< 2.0	0.63	< 0.40	< 0.020	< 0.050	< 0.050		< 1.0	< 0.050	45.4	45	< 0.20	< 0.20	4.9	5.1	< 0.40	15.6	158	158	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.3
Aldergrove #8 well	09/14/2022	< 0.0030	< 2.0	0.84	< 0.40	< 0.020	< 0.050	0.054	< 0.050	< 1.0	< 0.050	91.6	96	< 0.20	< 0.20	3.1	3.2	< 0.40	13.9	196	197	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.9
Aldergrove #8 well	01/11/2023	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	0.052		< 1.0	< 0.050	96.8	99	< 0.20	< 0.20	3.1	3.4	< 0.40	13.2	209	217	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.8
Aldergrove #9 well	09/14/2022	< 0.0030	< 2.0	1.2	< 0.40	< 0.020	< 0.050	< 0.050	< 0.050	< 1.0	< 0.050	< 5.0	< 10	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	12.7	1.1	< 1.0	< 0.020	0.0050	0.0060	< 1.0	< 4.0	< 1.0
Aldergrove #9 well	01/11/2023	< 0.0030	< 2.0	1.0	< 0.40	< 0.020	< 0.050	< 0.050		< 1.0	< 0.050	6.0	< 10	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	11.3	1.2	1.1	< 0.020	0.0073	0.0082	< 1.0	< 4.0	< 1.0
Aldergrove #10 well	09/14/2022	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	< 0.050	< 0.050	< 1.0	< 0.050	< 5.0	34	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	9.02	< 1.0	2.2	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0
Aldergrove #10 well	01/11/2023	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	< 0.050		< 1.0	< 0.050	< 5.0	< 10	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	8.71	< 1.0	< 1.0	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0
Ft. Langley #2 well	09/14/2022	< 0.0030	< 2.0	0.73	< 0.40	< 0.020	< 0.050	< 0.050	< 0.050	< 1.0	< 0.050	< 5.0	< 10	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	8.09	4.7	4.7	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0
Brookswood #7 well	09/14/2022	< 0.0030	< 2.0	0.57	< 0.40	< 0.020	< 0.050	0.065	< 0.050	< 1.0	< 0.050	415	485	0.22	0.26	< 2.0	< 2.0	< 0.40	5.19	469	483	< 0.020	0.0019	< 0.0019	< 1.0	< 4.0	< 1.0
Brookswood #7 well	01/11/2023	< 0.0030	< 2.0	0.77	< 0.40	< 0.020	< 0.050	0.065		< 1.0	< 0.050	617	674	0.31	0.90	< 2.0	< 2.0	< 0.40	4.89	558	570	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0
Brookswood #9 well	09/14/2022	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	0.068	< 0.050	< 1.0	< 0.050	273	346	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	6.66	461	480	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.4
Brookswood #9 well	01/11/2023	< 0.0030	< 2.0	0.51	< 0.40	< 0.020	< 0.050	0.069		< 1.0	< 0.050	352	517	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	6.53	563	593	< 0.020	< 0.0019	0.0019	< 1.0	< 4.0	1.7
Brookswood #10 well	09/14/2022	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	0.053	< 0.050	< 1.0	< 0.050	101	106	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	6.55	331	328	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.0
Brookswood #10 well	01/11/2023	< 0.0030	< 2.0	5.0	< 0.40	< 0.020	< 0.050	0.053		< 1.0	< 0.050	102	159	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	5.47	312	330	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0
Murrayville #1 well	09/14/2022	< 0.0030	< 2.0	0.70	< 0.40	< 0.020	< 0.050	0.16	< 0.050	< 1.0	< 0.050	27.6	1,030	< 0.20	0.31	< 2.0	< 2.0	< 0.40	4.72	75.2	91.2	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.6
Murrayville #1 well	01/11/2023	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	0.16		< 1.0	< 0.050	26.6	1,280	< 0.20	0.36	< 2.0	< 2.0	< 0.40	4.45	75.3	93.9	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.5
Murrayville #2 well	09/14/2022	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	0.11	< 0.050	< 1.0	< 0.050	206	210	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	5.46	88.8	88.1	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0
Murrayville #2 well	01/11/2023	< 0.0030	< 2.0	< 0.50	< 0.40	< 0.020	< 0.050	0.12		< 1.0	< 0.050	214	254	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	5.20	89.9	91.6	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0

Sampling Point	Collection Date	Molybdenum (total)	Monochlorobenzene	Naphthalene	Nickel (dissolved)	Nickel (total)	Nitrate (as N)	Nitrate + Nitrite (as N)	Nitrilotriacetic acid / NTA	Nitrite (as N)	o-Xylene	Pentachlorophenol / PCP	pH-AWTP	Phenanthrene	Phosphorus (total)	Potassium (dissolved)	Pyrene	Quinoline	Selenium (dissolved)	Selenium (total)	Silicon (dissolved, as Si)	Silicon (total, as Si)	Silver (dissolved)	Silver (total)	Sodium (dissolved)	Strontium (dissolved)	Strontium (total)
		ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	mg/L	ug/L	ug/L		ug/L	mg/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L
Acadia #1 well	09/14/2022	1.8	< 0.50	< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.32	2.73	< 0.020	< 0.020	< 0.10	< 0.10	12,800	13,200	< 0.020	< 0.020	15.4	62.0	61.8
Acadia #1 well	01/11/2023	1.9	< 0.50	< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.32	2.64	< 0.020	< 0.020	< 0.10	< 0.10	13,100	13,400	< 0.020	< 0.020	14.8	57.2	61.1
Acadia #2 well	09/14/2022	1.9	< 0.50	< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.28	2.73	< 0.020	< 0.020	< 0.10	< 0.10	12,800	13,500	< 0.020	< 0.020	14.8	62.4	62.2
Acadia #2 well	01/11/2023	2.0	< 0.50	< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.31	2.63	< 0.020	< 0.020	< 0.10	< 0.10	13,200	14,100	< 0.020	< 0.020	14.4	56.9	60.3
Aldergrove #4 well	09/14/2022	< 1.0	< 0.50	< 0.10	< 1.0	< 1.0	0.488	0.525	< 0.050	0.0363	< 0.40	< 0.10		< 0.050	< 0.0030	4.59	< 0.020	< 0.020	0.21	0.21	9,620	10,400	< 0.020	< 0.020	8.71	204	203
Aldergrove #4 well	01/11/2023	< 1.0	< 0.50	< 0.10	< 1.0	< 1.0	0.468	0.509	< 0.050	0.0406	< 0.40	< 0.10		< 0.050	0.0069	4.35	< 0.020	< 0.020	0.23	0.21	9,640	9,960	< 0.020	< 0.020	8.01	190	202
Aldergrove #6 well	09/14/2022	< 1.0	< 0.50	< 0.10	< 1.0	< 1.0	0.254	0.267	< 0.050	0.0127	< 0.40	< 0.10		< 0.050	0.0069	5.12	< 0.020	< 0.020	< 0.10	< 0.10	7,850	8,030	< 0.020	< 0.020	14.9	225	220
Aldergrove #6 well	01/11/2023	< 1.0	< 0.50	< 0.10	< 1.0	< 1.0	0.472	0.516	< 0.050	0.0432	< 0.40	< 0.10		< 0.050	0.0061	4.92	< 0.020	< 0.020	< 0.10	< 0.10	7,610	7,760	< 0.020	< 0.020	13.6	206	209
Aldergrove #7 well	09/14/2022	1.2	< 0.50	< 0.10	1.7	1.7	0.886	1.00	< 0.050	0.118	< 0.40	< 0.10		< 0.050	0.0071	4.84	< 0.020	< 0.020	0.19	0.18	6,940	6,790	< 0.020	< 0.020	11.8	212	208
Aldergrove #7 well	01/11/2023	1.3	< 0.50	< 0.10	1.8	1.9	0.673	0.793	< 0.050	0.120	< 0.40	< 0.10		< 0.050	0.0063	4.82	< 0.020	< 0.020	0.17	0.18	6,920	6,860	< 0.020	< 0.020	11.0	205	215
Aldergrove #8 well	09/14/2022	1.9	< 0.50	< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.012	3.63	< 0.020	< 0.020	< 0.10	< 0.10	8,310	8,450	< 0.020	< 0.020	12.8	143	142
Aldergrove #8 well	01/11/2023	1.8	< 0.50	< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.012	3.58	< 0.020	< 0.020	< 0.10	< 0.10	7,910	8,240	< 0.020	< 0.020	11.2	149	155
Aldergrove #9 well	09/14/2022	< 1.0	< 0.50	< 0.10	< 1.0	< 1.0	5.00	5.00	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.0098	1.09	< 0.020	< 0.020	< 0.10	< 0.10	10,900	11,300	< 0.020	< 0.020	7.27	278	266
Aldergrove #9 well	01/11/2023	< 1.0	< 0.50	< 0.10	< 1.0	< 1.0	4.34	4.34	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.011	1.19	< 0.020	< 0.020	< 0.10	< 0.10	10,800	11,000	< 0.020	< 0.020	6.92	251	259
Aldergrove #10 well	09/14/2022	< 1.0	< 0.50	< 0.10	1.4	1.4	15.7	15.7	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.012	0.945	< 0.020	< 0.020	0.17	0.19	11,100	11,500	< 0.020	< 0.020	6.52	194	180
Aldergrove #10 well	01/11/2023	< 1.0	< 0.50	< 0.10	1.6	1.6	15.6	15.6	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.011	1.01	< 0.020	< 0.020	0.14	0.13	11,100	11,400	< 0.020	< 0.020	6.15	185	188
Ft. Langley #2 well	09/14/2022	< 1.0	< 0.50	< 0.10	< 1.0	< 1.0	4.63	4.63	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.025	1.98	< 0.020	< 0.020	< 0.10	< 0.10	9,360	9,660	< 0.020	< 0.020	31.8	147	144
Brookswood #7 well	09/14/2022	< 1.0	< 0.50	< 0.10	18.0	18.4	0.038	0.038	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.043	1.41	< 0.020	< 0.020	< 0.10	< 0.10	8,780	9,370	< 0.020	< 0.020	17.6	137	139
Brookswood #7 well	01/11/2023	< 1.0	< 0.50	< 0.10	18.9	18.7	0.038	0.038	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.047	1.44	< 0.020	< 0.020	< 0.10	< 0.10	8,760	8,780	< 0.020	< 0.020	16.2	141	143
Brookswood #9 well	09/14/2022	1.5	< 0.50	< 0.10	16.1	16.7	0.035	0.035	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.078	2.56	< 0.020	< 0.020	< 0.10	< 0.10	11,900	12,800	< 0.020	< 0.020	15.4	107	110
Brookswood #9 well	01/11/2023	1.8	< 0.50	< 0.10	17.7	17.6	0.037	0.037	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.11	2.47	< 0.020	< 0.020	< 0.10	< 0.10	11,800	12,000	< 0.020	< 0.020	15.0	115	119
Brookswood #10 well	09/14/2022	< 1.0	< 0.50	< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.052	1.74	< 0.020	< 0.020	< 0.10	< 0.10	10,200	10,300	< 0.020	< 0.020	9.75	134	130
Brookswood #10 well	01/11/2023	< 1.0	< 0.50	< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.059	1.78	< 0.020	< 0.020	< 0.10	< 0.10	9,970	10,100	< 0.020	< 0.020	9.16	125	126
Murrayville #1 well	09/14/2022	1.6	< 0.50	< 0.10	< 1.0	1.7	< 0.020	< 0.020	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.25	1.69	< 0.020	< 0.020	< 0.10	< 0.10	14,500	16,500	< 0.020	< 0.020	12.5	52.3	54.4
Murrayville #1 well	01/11/2023	1.5	< 0.50	< 0.10	< 1.0	1.9	< 0.020	< 0.020	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.25	1.74	< 0.020	< 0.020	0.18	< 0.10	14,800	16,500	< 0.020	< 0.020	11.5	47.7	51.6
Murrayville #2 well	09/14/2022	< 1.0	< 0.50	< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.096	1.52	< 0.020	< 0.020	< 0.10	< 0.10	15,100	15,700	< 0.020	< 0.020	7.47	51.6	52.6
Murrayville #2 well	01/11/2023	< 1.0	< 0.50	< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050	< 0.40	< 0.10		< 0.050	0.10	1.61	< 0.020	< 0.020	< 0.10	< 0.10	15,200	15,700	< 0.020	< 0.020	7.21	49.0	49.4

Sampling Point	Collection Date	Styrene	Sulfur (dissolved)	Sulfur (total)	Sulphate	Sulphide (total, as S)	Tetrachloroethylene	Thallium (dissolved)	Thallium (total)	Tin (dissolved)	Tin (total)	Titanium (dissolved)	Titanium (total)	Toluene	Total dissolved solids / TDS	Total HMW-PAH	Total LMW-PAH	Total PAH	Total Xylenes	trans-1,2-Dichloroethylene	trans-1,3-Dichloropropene	Trichloroethylene	Trichlorofluoromethane	Uranium (dissolved)	Uranium (total)	Vanadium (dissolved)	Vanadium (total)	Zinc (dissolved)
		ug/L	mg/L	mg/L	mg/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Acadia #1 well	09/14/2022	< 0.50	< 3.0	< 3.0	5.2	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	130	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	< 5.0
Acadia #1 well	01/11/2023	< 0.50	< 3.0	< 3.0	4.8	0.040	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	120	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	< 5.0
Acadia #2 well	09/14/2022	< 0.50	< 3.0	< 3.0	5.9	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	150	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	< 5.0
Acadia #2 well	01/11/2023	< 0.50	< 3.0	< 3.0	5.8	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	120	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	< 5.0
Aldergrove #4 well	09/14/2022	< 0.50	7.9	8.3	23	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	270	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.22	0.22	< 5.0	< 5.0	< 5.0
Aldergrove #4 well	01/11/2023	< 0.50	6.7	7.0	23	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	240	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.21	0.22	< 5.0	< 5.0	< 5.0
Aldergrove #6 well	09/14/2022	< 0.50	14.9	15.4	47	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	260	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.75	0.74	< 5.0	< 5.0	< 5.0
Aldergrove #6 well	01/11/2023	< 0.50	11.1	11.8	39	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	250	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.63	0.64	< 5.0	< 5.0	< 5.0
Aldergrove #7 well	09/14/2022	< 0.50	17.4	15.7	52	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	300	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	1.05	1.00	< 5.0	< 5.0	< 5.0
Aldergrove #7 well	01/11/2023	< 0.50	15.1	15.5	52	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	270	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	1.02	1.06	< 5.0	< 5.0	< 5.0
Aldergrove #8 well	09/14/2022	< 0.50	13.0	14.2	41	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	260	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.42	0.42	< 5.0	< 5.0	< 5.0
Aldergrove #8 well	01/11/2023	< 0.50	11.0	11.4	38	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	210	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.51	0.52	< 5.0	< 5.0	< 5.0
Aldergrove #9 well	09/14/2022	< 0.50	20.7	23.0	70	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	250	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	< 5.0
Aldergrove #9 well	01/11/2023	< 0.50	17.3	18.1	60	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	210	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	< 5.0
Aldergrove #10 well	09/14/2022	< 0.50	11.6	11.0	33	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	220	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.15	0.23	< 5.0	< 5.0	< 5.0
Aldergrove #10 well	01/11/2023	< 0.50	10.1	10.7	37	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	220	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.12	0.12	< 5.0	< 5.0	< 5.0
Ft. Langley #2 well	09/14/2022	< 0.50	5.4	5.6	15	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	210	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	< 5.0
Brookswood #7 well	09/14/2022	< 0.50	11.4	10.8	31	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	180	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	48.4
Brookswood #7 well	01/11/2023	< 0.50	9.9	10.3	35	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	140	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	40.9
Brookswood #9 well	09/14/2022	< 0.50	10.9	12.8	35	0.0061	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	180	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	5.9
Brookswood #9 well	01/11/2023	< 0.50	10.3	10.8	36	0.016	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	160	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	10.9
Brookswood #10 well	09/14/2022	< 0.50	5.9	6.2	18	0.012	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	210	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.26	0.26	< 5.0	< 5.0	< 5.0
Brookswood #10 well	01/11/2023	< 0.50	4.9	5.2	16	0.012	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	150	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.25	0.25	< 5.0	< 5.0	< 5.0
Murrayville #1 well	09/14/2022	< 0.50	< 3.0	< 3.0	1.8	0.023	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	45.0	< 0.40	140	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	< 5.0
Murrayville #1 well	01/11/2023	< 0.50	< 3.0	< 3.0	1.6	0.017	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	58.6	< 0.40	92	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	< 5.0
Murrayville #2 well	09/14/2022	< 0.50	< 3.0	< 3.0	4.2	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	120	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	< 5.0
Murrayville #2 well	01/11/2023	< 0.50	< 3.0	< 3.0	4.2	0.0023	< 0.50	< 0.010	< 0.010	< 5.0	< 5.0	< 5.0	< 5.0	< 0.40	100	< 0.050	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 5.0	< 5.0	< 5.0

Sampling Point	Collection Date	Zinc (total)	Zirconium (dissolved)	Zirconium (total)	1,1,1,2-Tetrachloroethane	1,1,2-Trichloro-1,2,2-trifluoroethane	1,2,3-Trichlorobenzene	1,2,4-Trichlorobenzene	1,3,5-Trimethylbenzene	1,3-Butadiene	1,3-Dichloropropane	1-Methylnaphthalene	2,4-Dimethylphenol	2,4-Dinitrophenol	2,6-Dimethylphenol	2-hydroxyphenol (Catechol)	2-Methylphenol	2-Nitrophenol	3,4-Dimethylphenol	3,4-Methylphenol	4,6-Dinitro-o-cresol	4-Chloro-3-methylphenol (Parachlorometa cresol)	4-Nitrophenol	Bromobenzene
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Acadia #1 well	09/14/2022	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 20	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Acadia #1 well	01/11/2023	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 1.0	< 0.50	< 2.0
Acadia #2 well	09/14/2022	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 20	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Acadia #2 well	01/11/2023	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 1.0	< 0.50	< 2.0
Aldergrove #4 well	09/14/2022	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 20	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Aldergrove #4 well	01/11/2023	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 1.0	< 0.50	< 2.0
Aldergrove #6 well	09/14/2022	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 20	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Aldergrove #6 well	01/11/2023	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 1.0	< 0.50	< 2.0
Aldergrove #7 well	09/14/2022	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 20	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Aldergrove #7 well	01/11/2023	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 1.0	< 0.50	< 2.0
Aldergrove #8 well	09/14/2022	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 200	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Aldergrove #8 well	01/11/2023	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 1.0	< 0.50	< 2.0
Aldergrove #9 well	09/14/2022	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 20	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Aldergrove #9 well	01/11/2023	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 1.0	< 0.50	< 2.0
Aldergrove #10 well	09/14/2022	5.8	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 200	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Aldergrove #10 well	01/11/2023	5.7	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 1.0	< 0.50	< 2.0
Ft. Langley #2 well	09/14/2022	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 20	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Brookswood #7 well	09/14/2022	47.4	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 20	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Brookswood #7 well	01/11/2023	22.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 1.0	< 0.50	< 2.0
Brookswood #9 well	09/14/2022	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 20	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Brookswood #9 well	01/11/2023	5.8	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 1.0	< 0.50	< 2.0
Brookswood #10 well	09/14/2022	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 20	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Brookswood #10 well	01/11/2023	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 1.0	< 0.50	< 2.0
Murrayville #1 well	09/14/2022	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 200	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Murrayville #1 well	01/11/2023	5.2	< 0.10	0.25	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 1.0	< 0.50	< 2.0
Murrayville #2 well	09/14/2022	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 200	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.10	< 0.50	< 2.0
Murrayville #2 well	01/11/2023	< 5.0	< 0.10	< 0.10	< 0.50	< 2.0	< 2.0	< 2.0	< 2.0	< 0.50	< 1.0	< 0.000050	< 0.50	< 0.50	< 0.50	< 10	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 1.0	< 0.50	< 2.0

Sampling Point	Collection Date	Chlorophenols (total)	Dichlorodifluoromethane / Freon 12	Dichlorophenols (total)	Ethylene dibromide / EDB	Hardness (dissolved, as CaCO3)	Hexachlorobutadiene	Hydroquinone	Isopropylbenzene	Monochlorophenols (total)	Non-chlorinated Phenols	Phenol	Resorcinol	Sulphide (total, as H2S)	Total Tetrachlorophenols	Total Trichlorophenols	Volatile Hydrocarbons water C6-C10 (VHw)	Volatile Petroleum Hydrocarbons C06-C10 (less BTEX)
		ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L
Acadia #1 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	64.2	< 0.50	< 1.0	< 2.0	< 0.090	< 1.6	< 0.50	< 10	< 0.0020	< 0.17	< 0.24	< 300	< 300
Acadia #1 well	01/11/2023	< 0.10	< 2.0	< 0.10	< 0.20	62.5	< 0.50	< 1.0	< 2.0	< 0.080	< 10	< 0.50	< 10	0.042	< 0.10	< 0.10	< 300	< 300
Acadia #2 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	65.2	< 0.50	< 1.0	< 2.0	< 0.090	< 1.6	< 0.50	< 10	< 0.0020	< 0.17	< 0.24	< 300	< 300
Acadia #2 well	01/11/2023	< 0.10	< 2.0	< 0.10	< 0.20	63.6	< 0.50	< 1.0	< 2.0	< 0.080	< 10	< 0.50	< 10	< 0.0020	< 0.10	< 0.10	< 300	< 300
Aldergrove #4 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	188	< 0.50	< 1.0	< 2.0	< 0.090	< 1.6	< 0.50	< 10	< 0.0020	< 0.17	< 0.24	< 300	< 300
Aldergrove #4 well	01/11/2023	< 0.10	< 2.0	< 0.10	< 0.20	183	< 0.50	< 1.0	< 2.0	< 0.080	< 10	< 0.50	< 10	< 0.0020	< 0.10	< 0.10	< 300	< 300
Aldergrove #6 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	206	< 0.50	< 1.0	< 2.0	< 0.090	< 1.6	< 0.50	< 10	< 0.0020	< 0.17	< 0.24	< 300	< 300
Aldergrove #6 well	01/11/2023	< 0.10	< 2.0	< 0.10	< 0.20	184	< 0.50	< 1.0	< 2.0	< 0.080	< 10	< 0.50	< 10	< 0.0020	< 0.10	< 0.10	< 300	< 300
Aldergrove #7 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	204	< 0.50	< 10	< 2.0	< 0.090	< 1.6	< 0.50	< 100	< 0.0020	< 0.17	< 0.24	< 300	< 300
Aldergrove #7 well	01/11/2023	< 0.10	< 2.0	< 0.10	< 0.20	196	< 0.50	< 1.0	< 2.0	< 0.080	< 10	< 0.50	< 10	< 0.0020	< 0.10	< 0.10	< 300	< 300
Aldergrove #8 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	159	< 0.50	< 1.0	< 2.0	< 0.090	< 1.6	< 0.50	< 100	< 0.0020	< 0.17	< 0.24	< 300	< 300
Aldergrove #8 well	01/11/2023	< 0.10	< 2.0	< 0.10	< 0.20	153	< 0.50	< 1.0	< 2.0	< 0.080	< 10	< 0.50	< 10	< 0.0020	< 0.10	< 0.10	< 300	< 300
Aldergrove #9 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	155	< 0.50	< 1.0	< 2.0	< 0.090	< 1.6	< 0.50	< 10	< 0.0020	< 0.17	< 0.24	< 300	< 300
Aldergrove #9 well	01/11/2023	< 0.10	< 2.0	< 0.10	< 0.20	143	< 0.50	< 1.0	< 2.0	< 0.080	< 10	< 0.50	< 10	< 0.0020	< 0.10	< 0.10	< 300	< 300
Aldergrove #10 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	117	< 0.50	< 10	< 2.0	< 0.090	< 1.6	< 0.50	< 100	< 0.0020	< 0.17	< 0.24	< 300	< 300
Aldergrove #10 well	01/11/2023	< 0.10	< 2.0	< 0.10	< 0.20	116	< 0.50	< 1.0	< 2.0	< 0.080	< 10	< 0.50	< 10	< 0.0020	< 0.10	< 0.10	< 300	< 300
Ft. Langley #2 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	83.0	< 0.50	< 10	< 2.0	< 0.090	< 1.6	< 0.50	< 10	< 0.0020	< 0.17	< 0.24	< 300	< 300
Brookswood #7 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	71.6	< 0.50	< 1.0	< 2.0	< 0.090	< 1.6	< 0.50	< 10	< 0.0020	< 0.17	< 0.24	< 300	< 300
Brookswood #7 well	01/11/2023	< 0.10	< 2.0	< 0.10	< 0.20	71.1	< 0.50	< 1.0	< 2.0	< 0.080	< 10	< 0.50	< 10	< 0.0020	< 0.10	< 0.10	< 300	< 300
Brookswood #9 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	81.5	< 0.50	< 1.0	< 2.0	< 0.090	< 1.6	< 0.50	< 10	0.0065	< 0.17	< 0.24	< 300	< 300
Brookswood #9 well	01/11/2023	< 0.10	< 2.0	< 0.10	< 0.20	81.8	< 0.50	< 1.0	< 2.0	< 0.080	< 10	< 0.50	< 10	0.017	< 0.10	< 0.10	< 300	< 300
Brookswood #10 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	125	< 0.50	< 1.0	< 2.0	< 0.090	< 1.6	< 0.50	< 10	0.013	< 0.17	< 0.24	< 300	< 300
Brookswood #10 well	01/11/2023	< 0.10	< 2.0	< 0.10	< 0.20	109	< 0.50	< 1.0	< 2.0	< 0.080	< 10	< 0.50	< 10	0.013	< 0.10	< 0.10	< 300	< 300
Murrayville #1 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	47.1	< 0.50	< 10	< 2.0	< 0.090	< 1.6	< 0.50	< 10	0.025	< 0.17	< 0.24	< 300	< 300
Murrayville #1 well	01/11/2023	< 0.10	< 2.0	< 0.10	< 0.20	45.7	< 0.50	< 1.0	< 2.0	< 0.080	< 10	< 0.50	< 10	0.018	< 0.10	< 0.10	< 300	< 300
Murrayville #2 well	09/14/2022	< 0.41	< 2.0	< 0.22	< 0.20	51.7	< 0.50	< 10	< 2.0	< 0.090	< 1.6	< 0.50	< 10	< 0.0020	< 0.17	< 0.24	< 300	< 300
Murrayville #2 well	01/11/2023	< 0.10	< 2.0	< 0.10	< 0.20	50.7	< 0.50	< 1.0	< 2.0	< 0.080	< 10	< 0.50	< 10	0.0024	< 0.10	< 0.10	< 300	< 300

Table B.4.1 Quarterly Water Distribution Metal Samples by GVWD Results

Analysis	Units	GCDWQ Limit	TOL-463	TOL-467	TOL-469	TOL-691	TOL-694	TOL-4632	TOL-4673	TOL-4694	TOL-6915	TOL-6946
			19951 - 99A Ave.	7025 - 208 St.	5679 - 211 St.	26829 - 60 Ave.	23752 - 52 Ave.	19951 - 99A Ave.	7025 - 208 St.	5679 - 211 St.	26829 - 60 Ave.	23752 - 52 Ave
			2022-05-03	2022-05-03	2022-05-03	2022-05-03	2022-05-03	2022-11-08	2022-11-08	2022-11-08	2022-11-08	2022-11-08
			GRAB	GRAB	GRAB	GRAB	GRAB	GRAB	GRAB	GRAB	GRAB	GRAB
Aluminum Total	µg/L	2900	85	79	78	71	89	68	68	83	78	85
Antimony Total	µg/L	6	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Arsenic Total	µg/L	10 (ALARA)	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Barium Total	µg/L	2000	2.2	1.9	1.7	1.8	2.1	2.2	2.4	2.5	2.9	2.7
Boron Total	µg/L	5000	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
Cadmium Total	µg/L	7	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Calcium Total	µg/L	none	1370	744	920	857	927	844	866	1140	1120	1060
Chromium Total	µg/L	50	0.06	<0.05	<0.05	<0.05	<0.05	<0.05	0.06	0.13	0.07	0.09
Cobalt Total	µg/L	none	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Copper Total	µg/L	2000	5	4.1	1.7	1.4	5.6	4.5	2.5	1.3	1.7	5.8
Iron Total	µg/L	≤ 300	73	60	44	47	53	54	59	59	65	61
Lead Total	µg/L	5 (ALARA)	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Magnesium Total	µg/L	none	371	89	83	88	97	104	108	100	111	110
Manganese Total	µg/L	120	12.8	8.9	2.1	2.2	5.7	2.4	1.8	2.3	3.4	2.9
Mercury Total	µg/L	1.0	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Molybdenum Total	µg/L	none	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Nickel Total	µg/L	none	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Potassium Total	µg/L	none	196	95	99	99	109	132	131	133	139	137
Selenium Total	µg/L	50	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Silver Total	µg/L	none	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Sodium Total	µg/L	≤ 200,000	11500	10200	10500	10500	11300	10500	10600	11000	10900	11100
Zinc Total	µg/L	≤ 5000	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0

Table B.5.2 Distribution System Quarterly Results by GVWD

Township of Langley Water Distribution System Disinfectant By-products

Sample	Date Sampled	THM (ppb)						HAA (µg/L)						
		Bromodicholoromethane	Bromoform	Chlorodibromomethane	Chloroform	Total Trihalomethanes	**Total THM Quarterly Average** (Guideline Limit 100 ppb)	Dibromoacetic Acid	Dichloroacetic Acid	Monobromoacetic Acid	Monochloroacetic Acid	Trichloroacetic Acid	Total Haloacetic Acid	**Total HAA Quarterly Average** (Guideline Limit 80 ppb)
TOL-463	2022-02-15	2	2	3	2	8	14	1.5	0.6	<0.5	<5.0	0.5	3.4	15
TOL-463	2022-05-10	<1	3	2	1	8	11	1.3	0.6	<0.5	0.9	0.8	3.6	8
TOL-463	2022-08-22	<1.0	<1.0	<1.0	28	28	13	<0.5	14	<0.5	<5.0	13	29	10
TOL-463	2022-11-15	<1	<1	<1	20	21	16	<0.5	9.5	<0.5	0.6	11	21	14
TOL-465	2022-02-15	<1	<1	<1	32	34	36	<0.5	8.6	<0.5	<0.5	24	32	31
TOL-465	2022-05-10	1	<1	<1	38	40	38	<0.5	6.9	<0.5	0.5	24	32	30
TOL-465	2022-08-22	<1.0	<1.0	<1.0	44	44	40	<0.5	3.1	<0.5	<5.0	18	22	31
TOL-465	2022-11-15	1	<1	<1	29	31	37	<0.5	1.4	<0.5	<0.5	15	16	26
TOL-469	2022-02-15	<1	<1	<1	31	33	36	<0.5	9.9	<0.5	<5.0	20	30	36
TOL-469	2022-05-10	1	<1	<1	34	36	38	<0.5	8.9	<0.5	0.6	24	33	33
TOL-469	2022-08-22	<1.0	<1.0	<1.0	39	39	37	<0.5	12	<0.5	<5.0	26	37	34
TOL-469	2022-11-15	1	<1	<1	32	34	36	<0.5	6.2	<0.5	0.5	26	33	33
TOL-691	2022-02-15	<1	<1	<1	29	31	39	<0.5	6.4	<0.5	<0.5	24	30	39
TOL-691	2022-05-10	<1	<1	<1	27	28	38	<0.5	5.7	<0.5	0.6	24	30	34
TOL-691	2022-08-22	<1.0	<1.0	<1.0	44	44	39	<0.5	2.4	<0.5	<5.0	26	28	34
TOL-691	2022-11-15	1	<1	<1	36	38	35	<0.5	2.5	<0.5	<0.5	32	34	31
TOL-694	2022-02-15	<1	<1	<1	29	31	37	<0.5	12	<0.5	<5.0	23	38	44
TOL-694	2022-05-10	<1	<1	<1	27	28	36	<0.5	12	<0.5	1.1	27	40	41
TOL-694	2022-08-22	<1.0	<1.0	<1.0	40	40	37	<0.5	13	<0.5	<5.0	28	42	44
TOL-694	2022-11-15	1	<1	<1	32	34	33	<0.5	8.6	<0.5	0.8	27	36	39

Township of Langley Water Distribution System Disinfectant By-products – Vinyl Chloride

Analysis	Units	TOL-463	TOL-465	TOL-468	TOL-691	TOL-694	TOL-4632	TOL-4653	TOL-4684	TOL-6915	TOL-6946
		19951 - 99A Ave.	6350 197 St.	5679 - 211 St.	26829 60 Ave.	23752 - 52 Ave.	19951 - 99A Ave.	6350 197 St.	5679 - 211 St.	26829 60 Ave.	23752 - 52 Ave.
		2022-05-17	2022-05-17	2022-05-17	2022-05-17	2022-05-17	2022-11-28	2022-11-28	2022-11-28	2022-11-28	2022-11-28
		GRAB	GRAB	GRAB	GRAB	GRAB	GRAB	GRAB	GRAB	GRAB	GRAB
Vinyl Chloride	µg/L	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1	< 1

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	AUGUST 15, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	5810-01
SUBJECT:	SAFETY AND SECURITY AT TOWNSHIP PARKS		

The purpose of this memorandum is to provide Mayor and Council with general information pertaining to parks safety and security, as requested at the April 17, 2023 Regular Council meeting. Specifically arising from the vandalism that had occurred in April 2023 at the Noel Booth Park which involved a vehicle damaging two ball diamond fields.

The Township has a total of 96 parks of different sizes which offer varying amenities. Nine parks have fulltime caretakers residing on site. These parks include:

- Aldergrove Athletic Park – 26845 27 Avenue
- Brown Park – 51 Avenue and 240 Street
- Fort Langley Community Park – St. Andrews Avenue and Nash Street
- McLeod Athletic Park – 5687 216 Street
- Noel Booth Park – 36 Avenue and 202 Street
- Ponder Park – 76 Avenue and 250 Street
- Walnut Grove Community Park – 89 Avenue and Walnut Grove Drive
- West Langley Park – 94 Avenue and 208 Street
- Yorkson Community Park – 84 Avenue and 206 Street

Caretakers live on site at their assigned parks, as shown on the attached map. They provide cost-effective services to their home park but also to other parks and public spaces in a predefined area. Their duties include opening and closing park gates, cleaning washrooms, and litter control for their area. The parks caretakers also provide a level of safety and security which includes incident reporting to Township staff and RCMP and engaging with parks users addressing concerns and answering questions.

In addition to the duties of the caretakers, the Township also has the following safety and security measures in place at parks:

1. Regular maintenance and upkeep of park facilities, including walkways, benches, and playground equipment, are conducted to ensure a hazard-free environment and minimize potential risks.
2. Park rules and regulations are prominently displayed at park entrances and other visible areas. These rules help guide visitors on appropriate behaviour and promote park safety.

3. Secure metal gates and bollards to restrict vehicle access to park areas. Parking lot gates are locked nightly and reopened in the morning.
4. Windows and doors on parks buildings are secured with locks and security screening/shutters, where necessary. Door keys are proprietary and must be ordered directly from the manufacturer.
5. Illumination which includes security lighting around buildings and in some areas pedestrian and parking lot lights are also utilized.
6. Intrusion alarm at Derek Doubleday Sustainable building which is monitored. Additionally, Aldergrove Minor Baseball, North Langley Diamond Sports, and Langley Fastball have installed their own audible intrusion alarms in their batting cages.
7. Storage compounds are fenced and locked to prevent unauthorized access.
8. Cameras are occasionally installed in highly problematic areas of vandalism.
9. Collaboration with Bylaws and RCMP to address security concerns and ensure a coordinated response to potential incidents.

Furthermore, when constructing a new park or renovating an existing, or addressing an ongoing issue, staff consider Crime Prevention Through Environmental Design (CPTED) techniques. CPTED is a multi-disciplinary approach of crime prevention that uses urban and architectural design and the management of built and natural environments.

Staff are currently testing a mobile surveillance tower at Willoughby Community Park to monitor the new soccer stadium and surrounding area. The tower combines lighting, multiple cameras, a loudspeaker for communication, video recording retention, and 24/7 monitoring. These towers are typically rented or leased from a security company and can be deployed in remote areas if needed.

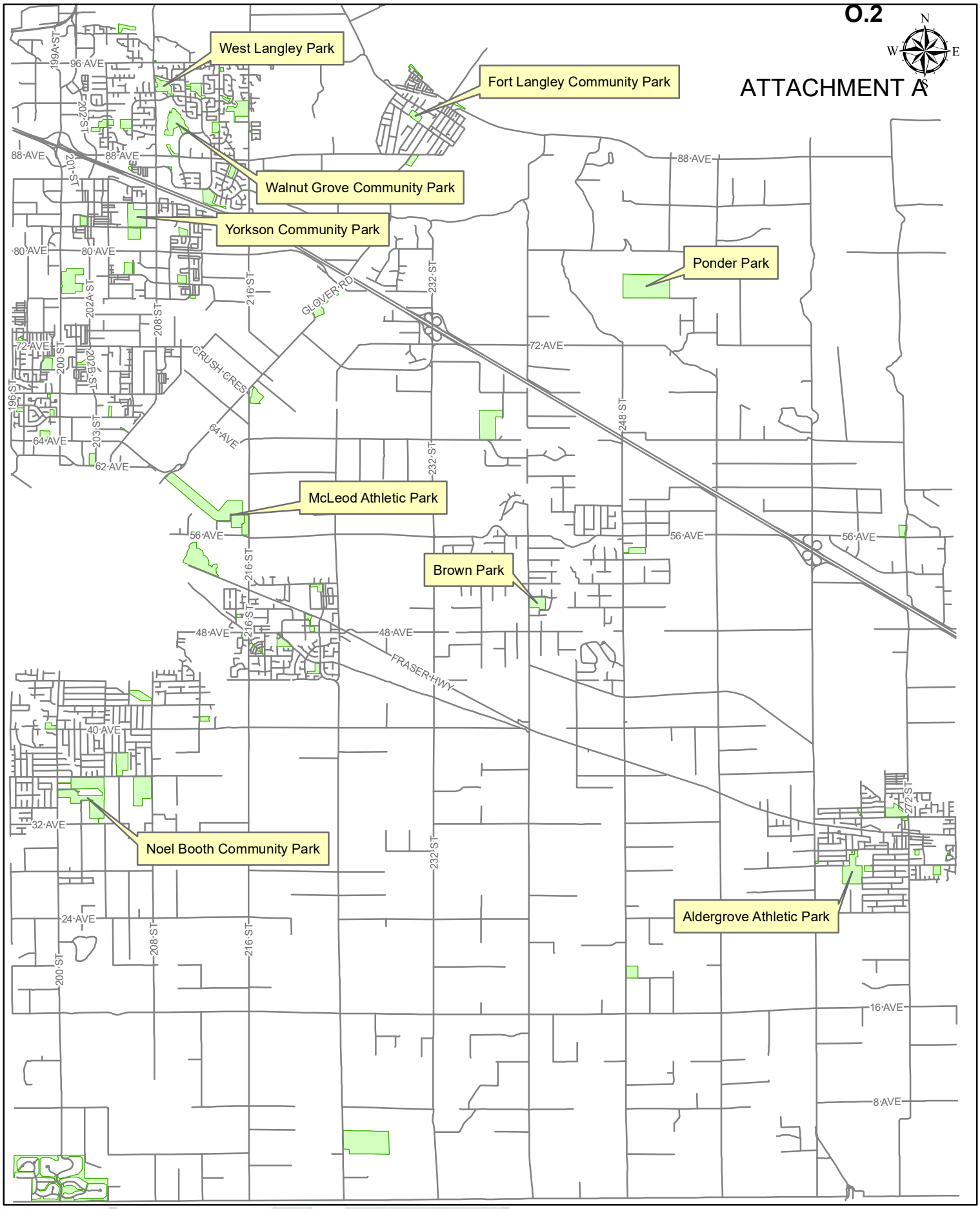
To mitigate future instances of vandalism and enhance park safety, the following initiatives could be considered, subject to available resources.

1. Increased Surveillance: Implementing a comprehensive surveillance system (permanent or temporary) in key areas of parks that would allow for better monitoring and deterrence of potential vandals.
2. Enhanced Lighting: Adequate lighting plays a crucial role in deterring nefarious activities. A thorough assessment of the existing lighting infrastructure in parks and identifying areas that require improvements or additional lighting installations.
3. Public Awareness Campaign: Launching a public awareness campaign to educate residents about the importance of parks safety and security, the impact of vandalism, and the role individuals can play in safety and security of parks.

Staff will continue to monitor our parks, investigate new safety and security measures, and take appropriate action if necessary.

ATTACHMENT A Township of Langley Caretaker Home Parks

ATTACHMENT A



Township of Langley Caretaker Home Parks

Township of Langley BC
Est. 1873

Township of Langley Parks

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Township of Langley
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M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	AUGUST 21, 2023
FROM:	JASON DE ROY FIRE CHIEF	**FILE NO:**	7200-01
SUBJECT:	TOWNSHIP OF LANGLEY FIRE DEPARTMENT – 2023 WILDFIRE DEPLOYMENT		

TOWNSHIP OF LANGLEY FIRE DEPARTMENT – WILDFIRE DEPLOYMENT:

On August 18, 2023, the Province of British Columbia declared a Provincial State of Emergency to support ongoing response and recovery efforts caused by wildfire.

At the end of the business day on Friday August 18, 2023, the Township of Langley Fire Department were contacted by the Fire Chief's Association of BC (FCABC) on behalf of the British Columbia Wildfire Service (BCWS) for an emergency callout looking for available resources to deploy to Kelowna to assist with the wildfire in that region. The BCWS were seeking any help that could be provided regarding structural protection units (SPU's), structural fire crews, and equipment.

Fire Chief Jason de Roy consulted with Command Staff and Local 4550 Union Executive Staff and requested that communication to all career suppression staff, be sent out requesting availability for a possible deployment. An overwhelming response was received by our members offering to deploy/assist.

Saturday, August 19, 2023, a review of the Department's apparatus inventory was conducted to determine what resources could be deployed (if any) as well as address any logistical matters required by the BCWS. It was determined that one (1) fire apparatus, and a crew of four (4) Firefighters could be sent without jeopardizing the Fire Services operational readiness for the Township.

Saturday, August 19, 2023, Fire Chief Jason de Roy updated CAO Mark Bakken on the situation and requested approval to deploy (1) fire apparatus, and a crew of four (4) Firefighters to Kelowna. This deployment was tentatively scheduled for Sunday, August 20, 2023, but was dependent on receiving the necessary documentation. Upon approval, a follow up conversation was had with the BCWS regarding the required documentation to deploy. The documentation was received at 20:28, Saturday, August 19, 2023, was completed and forwarded to the BCWS.

Saturday, August 19, 2023, at approximately 20:30 hours, one (1) Captain and three (3) Firefighters were contacted and requested to report to Fire Hall 6 on the morning of Sunday, August 20, 2023, and be ready to depart at 08:00 hours.

Sunday, August 20, 2023, Engine 2-1 and a crew of four (4) Firefighters were on the road at 08:00 hours and arrived in Kelowna at approximately 14:00. Upon arrival, they reported to the staging manager and have been assigned to Task Force 7. Task Force 7 worked the night shift and were assigned to the Lake Country area. Our members worked tirelessly alongside members from the BCWS, protecting many homes along the lake. Our members are currently on a seven (7) day deployment rotation schedule. The BCWS will determine when to change the crews out and will discuss any further development.

We have been in regular communication with our members, and we can report that they are doing well and are in good spirits. We are operating under a Memorandum of Agreement (MOA) between the FCABC and the BCWS, a Letter of Understanding (LOU) with Local 4550, and the conditions of the Provincial Emergency Declaration.

Township of Langley
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M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	AUGUST 21, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	5330-28-018
SUBJECT:	TRANS MOUNTAIN EXPANSION PROJECT – NOISE EXEMPTION		

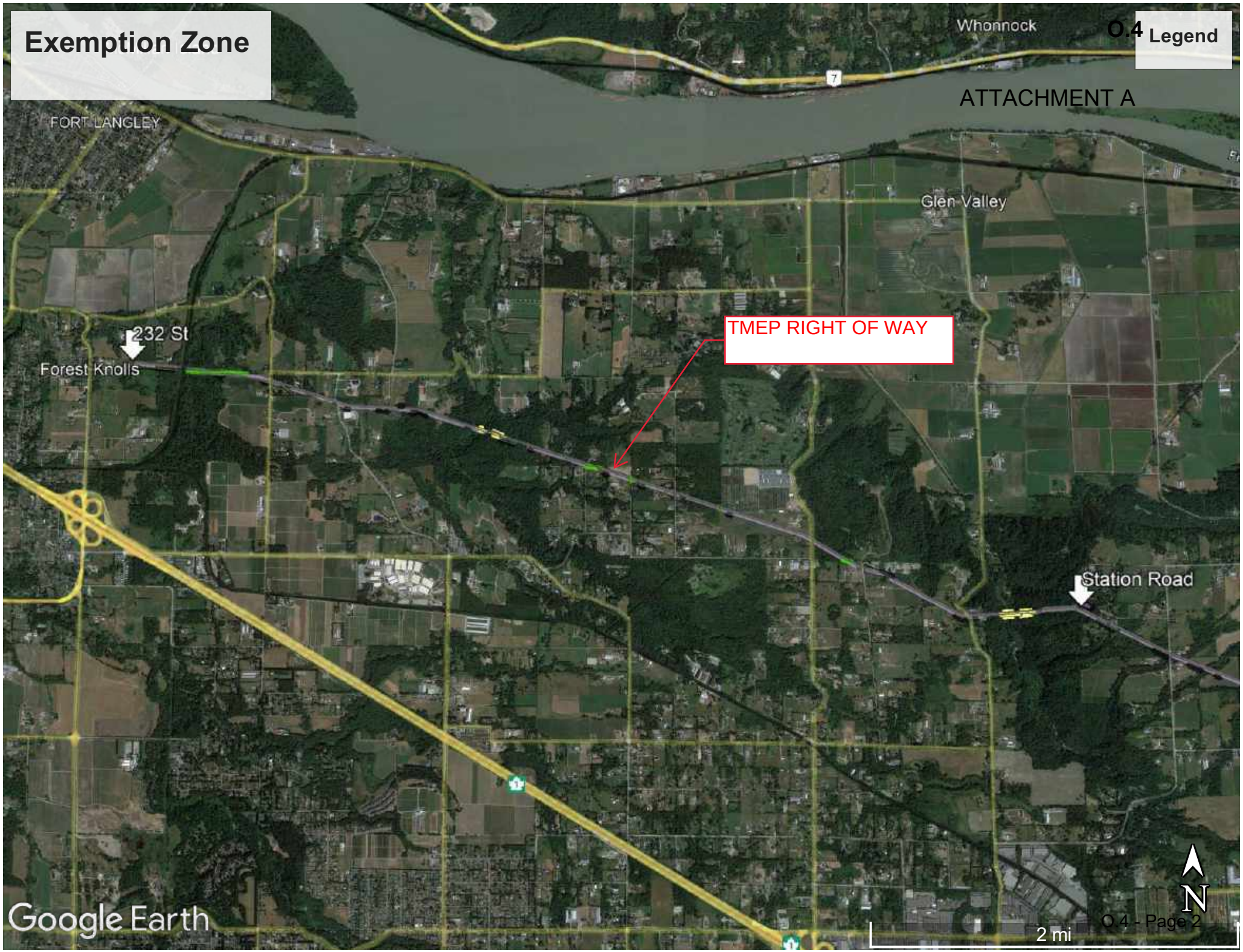
The purpose of this memorandum is to inform Mayor and Council of upcoming works by Michels Canada scheduled between August 27 and October 29, 2023, which will exceed permitted dates and times for sound generated by construction.

Michels Canada is constructing the Trans Mountain Expansion Pipeline (TMEP) through the Township. The subject works are scheduled to take place along the TMEP right of way between 232 Street and the Township's eastern boundary. The details of the exemptions are outlined below:

- Welding, excavating, backfilling, grading, hauling, and equipment operation on Sundays between the hours of 8:00 am and 5:00 pm

Construction of the TMEP is regulated by the Canada Energy Regulator and a condition of the project is noise mitigation and public notification. Accordingly, Michels will perform lower decibel work activities on Sundays. Individual public notifications will be delivered to those affected by Trans Mountain's stakeholder engagement team.

ATTACHMENT A Work Zone Map


Exemption Zone
O.4 Legend
ATTACHMENT A
Whonnock
FORT LANGLEY
Glen Valley
232 St
Forest Knolls
TMEP RIGHT OF WAY
Station Road
Google Earth
N
2 mi

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	AUGUST 21, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	5330-23-160
SUBJECT:	WILLOWBROOK CONNECTOR AND 208 STREET (PHASE 1) CONSTRUCTION - HOURS OF WORK AND TRAFFIC IMPACTS		

The purpose of this memorandum is to inform Mayor and Council of the hours of work and traffic impacts that will be implement for the construction of the Willowbrook Connector and 208 Street project.

The contractor is anticipated to commence construction at the southern limits of the project (64 Ave and the Willowbrook Connector) on September 5, 2023. The contractor will be implementing several varying traffic control setups, depending on what construction activity is taking place, to ensure the safe passage of vehicles, cyclists, and pedestrians in/around the construction work zones.

The general hours of work will be from 7:00 am to 9:00 pm, Monday through Friday, and 9:00 am to 5:00 pm on Saturdays. The hours of work are restricted to 9:00 am to 3:00 pm for single lane alternating traffic and work that impacts normal traffic flows at/near the intersections. Work at/near the existing traffic signal on the Willowbrook Connector at 64 Avenue and 65 Avenue may start at 5:00 am to allow for an eight-hour construction window prior to the afternoon peak.

The contractor will make all reasonable efforts to maintain one lane in each direction of travel when possible. However, to facilitate road widening and the installation of underground utilities, a northbound lane closure on the Willowbrook Connector between 65 Avenue and 68 Avenue is necessary as the existing two-lane wide road section is insufficient to accommodate construction activities while maintaining northbound traffic adjacent to the work zone.

For the duration of the northbound lane closure on the Willowbrook Connector between 65 Avenue to 68 Avenue, applicable traffic control devices and warning signage will be in place to notify road users of the partial road closure and suggested detour routes (attached).

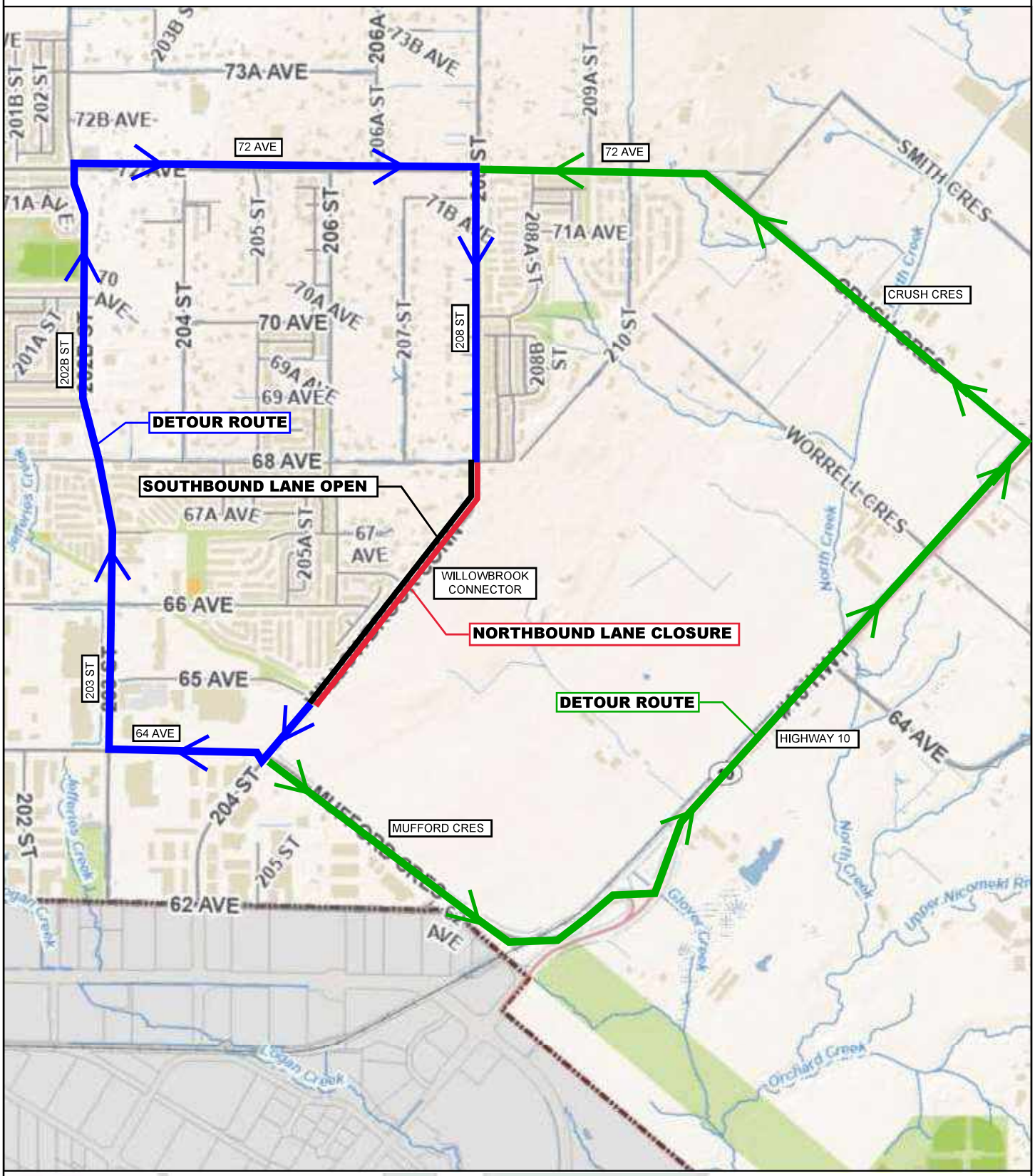
The partial road closure is subject to the following conditions:

- notification to adjacent properties
- notification to emergency services
- notification on the Township's website

ATTACHMENT A Detour Route Map

Detour Route Map

ATTACHMENT A



Township of Langley BC

Est. 1873

0 300 600 1,200 Meters

1:15,000

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: Thursday, August 17, 2023 Township of Langley

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	AUGUST 22, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	5460-04
SUBJECT:	2023 TRAFFIC CALMING PROGRAM UPDATE		

The purpose of this memorandum is to provide Council information on traffic calming measures being implemented in 2023. The 2023 budget included $100,000 allocated to implementing traffic calming measures focusing on roads fronting playground and schools, as per previous Council direction.

Traffic Calming measures were installed in front of Yorkson Community Park in May, 2023 at a total cost of $43,000. These measures were implemented to address the community's concerns about speeding on 84 Avenue fronting the park. The installation included three speed humps along the 20500 Block of 84 Avenue, Rectanguar Rapid Flashing Beacons (RRFBs) at the crosswalk on 84 Avenue at 206 Street , and 30km/hr Playground Zone signs.

Based on the Council approved Neighbourhood Traffic Calming Policy No: 05-110, staff reviewed the most recent traffic calming priority list to determine which playground and school locations represent the highest priority for traffic calming. Two locations were prioritized and further reviewed to confirm the priority and to identify the location and type of traffic calming measures that could be installed.

The following table summarizes the locations and types of measures to be installed with a total high-level construction cost estimated at $57,000. Illustrations of the proposed traffic calming measures at each location are attached.

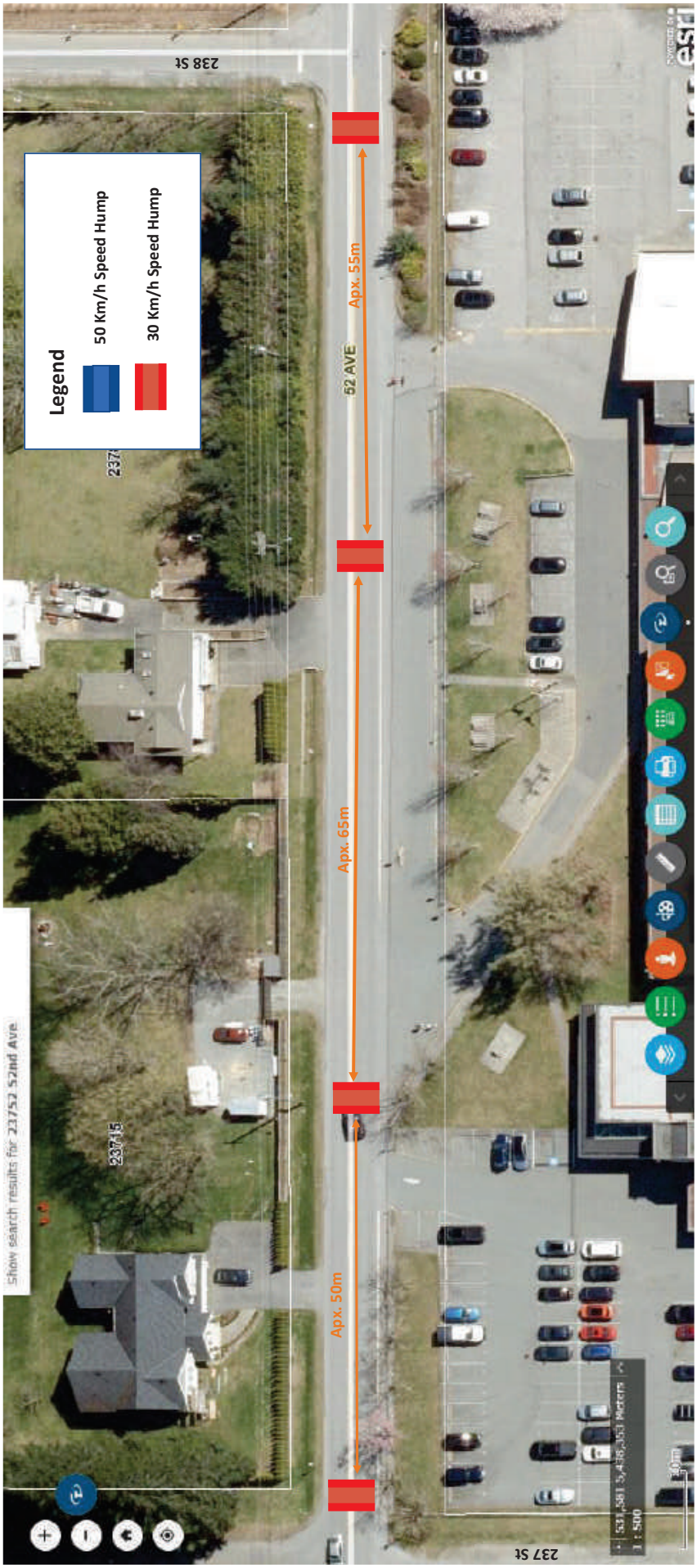
Location	Address	Traffic Calming Measures
D.W. Poppy Secondary School	52 Avenue: 237 Street to 238 Street	4 speed humps on 52 Avenue
Routley Park	70 Avenue: 198A Street to 19900 Blk; 198A Street: 7000 Block	3 speed humps on 70 Avenue and 3 speed hump on 198A Street

The installation of the traffic calming measures are proceeding at D.W. Poppy with the goal of having them in place before the start of the new school year. This will be followed by the installation of the traffic calming measures at Routley Park in September, suject to weather conditions and the availability of resources.

ATTACHMENT A Illustration of D.W. Poppy Secondary School proposed traffic calming measures

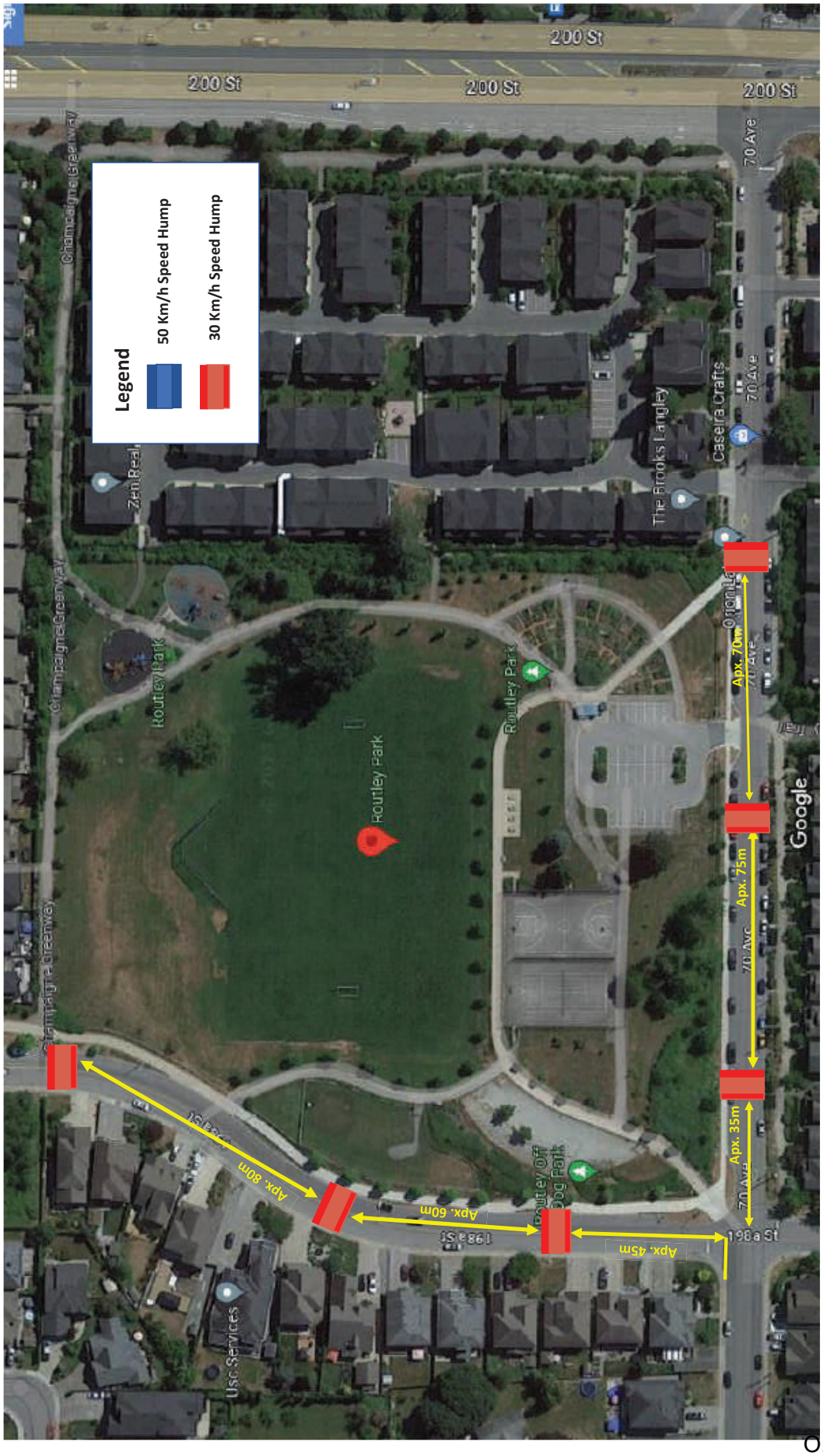
ATTACHMENT B Illustration of Routley Park proposed traffic calming measures

ATTACHMENT A



D.W. Poppy Secondary School

ATTACHMENT B



Routley Park

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	AUGUST 29, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	5330-20
SUBJECT:	JACOB HALDI BRIDGE FENCING OPTIONS		

The purpose of this memorandum is to provide fencing options to Mayor and Council to restrict access to people attempting to recreationally jump from the Jacob Haldi Bridge into the Bedford Channel.

During the warm summer months some members of the public jump off the bridge into the channel. Jumping into bodies of water from heights presents risks, specifically in the Bedford Channel. These risks include murky water with little to no visibility beneath the surface and shallow waters which fluctuate with the tide and seasons. In July 2023, a person was injured when jumping from the bridge into the shallow waters.

The Township of Langley has five signs installed on the bridge which restricts diving and warns of the shallow waters. However, people ignore the signs and jump regardless. A photograph of an installed sign on the bridge is included as Attachment A.

Fencing installed along each side of the bridge would provide a physical barrier for those attempting to jump from the bridge, thus mitigating injuries. The fence could be fastened to the existing bridge structure rising approximately 2.2 metres from the sidewalk and include an overhang making it difficult to climb. Staff obtained pricing for two types of fencing, approximately 380 metres in length, as listed below with examples shown in Attachment B.

Type	Supply and Install	Contingency (20%)	Total
Chain Link	$150,000	$30,000	$180,000
Security Wire	$500,000	$100,000	$600,000

Other options could be investigated but the chain link fence option is expected to be the least expensive option. The installation of a fence along the bridge will change the look and character of the bridge and surrounding area.

ATTACHMENT A Signage Photos

ATTACHMENT B Fencing Examples

ATTACHMENT A



Current Signage



Chain Link Fence



Security Wire Fence

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	SEPTEMBER 5, 2023
FROM:	ENGINEERING DIVISION	**FILE NO:**	HSP00075
SUBJECT:	COPS FOR CANCER, TOUR DE VALLEY 2023		

The purpose of this memorandum is to inform Mayor and Council that a request (Attachment A) was received from Cops for Cancer, Canadian Cancer Society, to hold the annual Cops for Cancer Tour de Valley in Langley on Friday, September 15, 2023.

Please see the attached maps (Attachment B, C) for details on the route to be taken by participants. The organizer anticipates that there will be approximately 20-25 riders and 10 support persons. The riders will be accompanied by police escort vehicles and follow traffic laws. No road closures are required.

Staff has completed a review of the request and will be able to issue a Highway Use Permit for this event, subject to the following conditions:

- provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured
- application and payment of permit fees
- notification of emergency services

ATTACHMENT A Letter from Claire Wood, Specialist, Cops for Cancer, Canadian Cancer Society, dated September 1, 2023

ATTACHMENT B Event Route Map Part 1

ATTACHMENT C Event Route Map Part 2

Canadian Cancer Society | COPS FOR CANCER

ATTACHMENT A

September 1, 2023

Mayor and Council
20338 – 65 Avenue
Langley, BC
V2Y 3J1

Dear Mayor Woodward & Councilors

RE: Request for Highway Use Permit (Special Events) - Cops for Cancer, Tour de Valley 2023

We are writing to you in hopes of securing a Highway Use Permit (Special Events) for the 2023 Tour de Valley. Cops for Cancer, Tour De Valley 2023 is an exciting annual event where law enforcement and emergency services personnel cycle 8 days and 800 km across the coast of BC raising money for childhood cancer research and support services at the Canadian Cancer Society. Last year, Cops for Cancer celebrated 25 years in BC.

The Tour is scheduled to take place between September 15th and September 22nd 2023. With your approval, our route will include a pass through the Township of Langley on September 15th. We will depart from the Langley RCMP (22180 48A Ave) at 16:33 and before our arrival at the Best Western Plus Country Meadows Inn (3070 264 St.) at 17:55.

The tour will consist of 20-25 riders and 10 support members. Uniformed police officers operating fully marked police vehicles will provide all necessary traffic control for our entourage. The escorted group will be led by one police vehicle and be accompanied by a fully staffed ambulance provided by BCAS, a vehicle carrying logistical supplies, a bike van for dealing with mechanical issues, and a minivan carrying rider supplies. No roads will be closed as we are a moving group, so traffic will always be moving. In most situations, we can stick to one lane allowing traffic to pass.

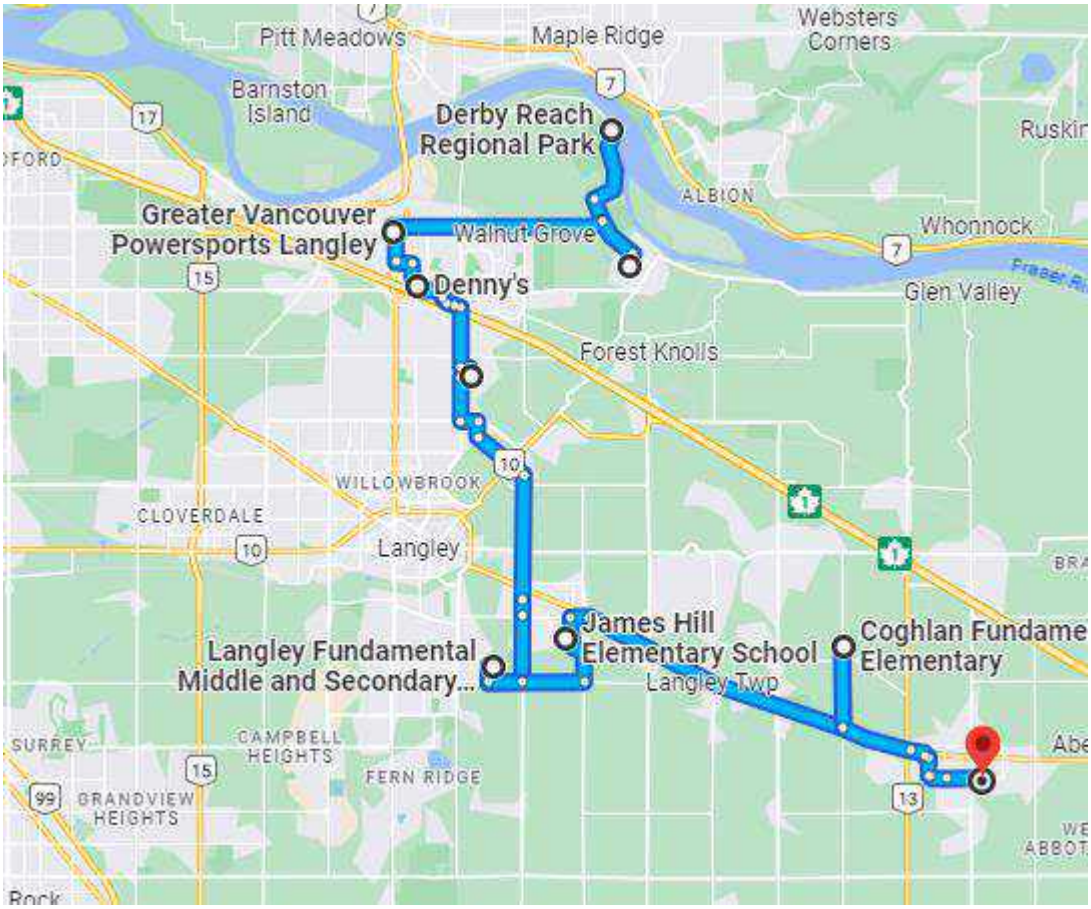
We greatly appreciate your support in granting the necessary permit for the Tour de Valley 2023. Your support is crucial to our efforts to raise funds for childhood cancer research and support services.

Thank you for your consideration,

Claire

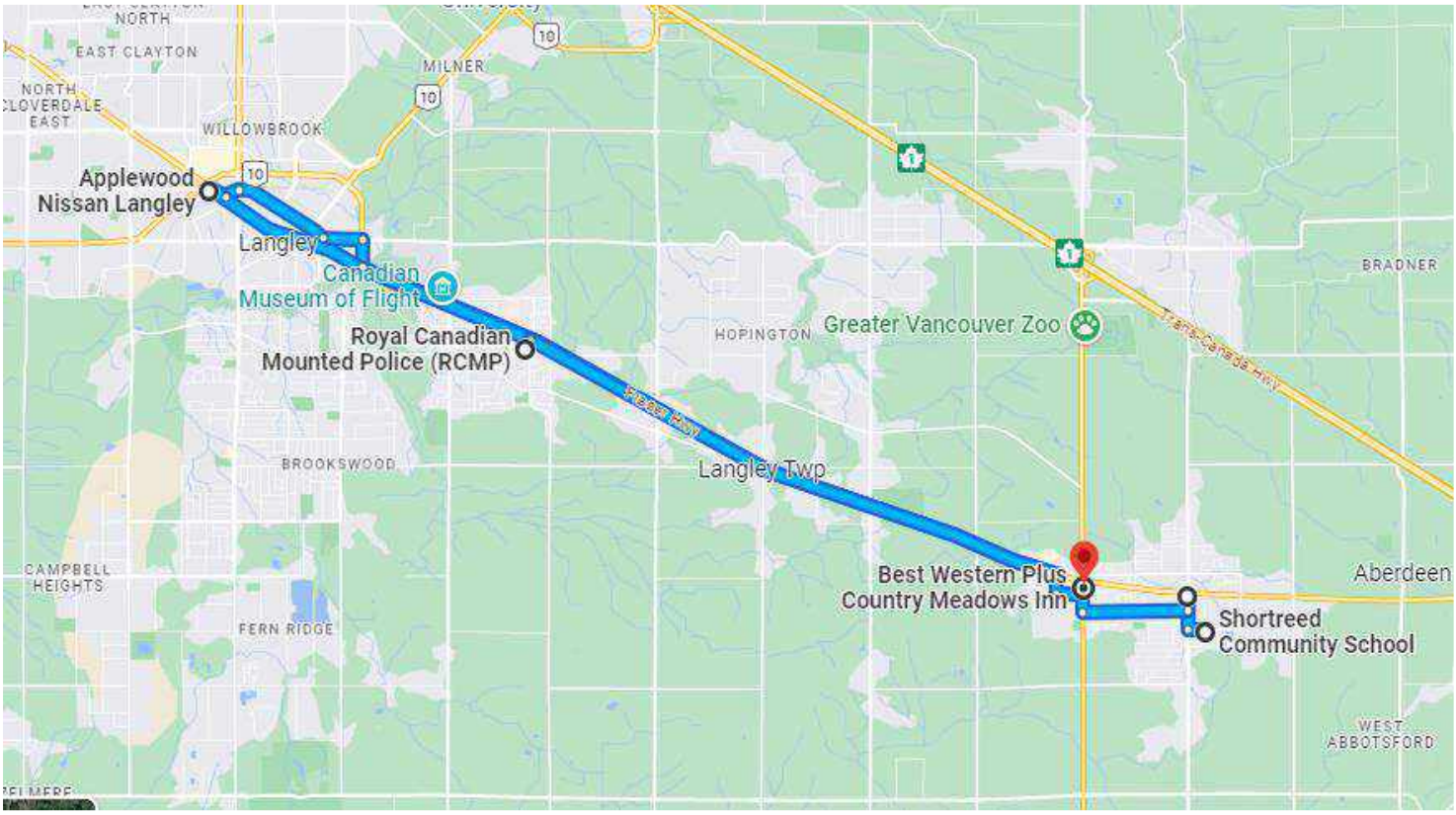
Claire Wood (she/her)
Specialist, Cops for Cancer
Canadian Cancer Society

ATTACHMENT B



Event Route Map Part 1

ATTACHMENT C



Event Route Map Part 2

Langley Township Council 20338 65 Avenue Langley, BC V2Y 3J1

Subject: Request for Presentation by Langley Community Services Society

Dear Langley Township Mayor and Council,

I am writing to formally request your consideration to allocate a 20-minute time slot at the October 23rd council meeting for Langley Community Services Society (LCSS) to make a presentation. LCSS has been an integral part of our community, tirelessly working towards enhancing the lives of Langley residents through their diverse range of programs and initiatives.

LCSS has consistently demonstrated its commitment to addressing critical social issues that impact our community. Their efforts in areas such as mental health support, youth empowerment, immigrant integration, and homelessness prevention have had a positive and lasting impact on the lives of countless individuals and families in our Township.

The purpose of this presentation is to provide the Township Council with an overview of LCSS's ongoing and upcoming projects, as well as to discuss potential collaborations and opportunities for synergy between the Township's objectives and LCSS's initiatives. Furthermore, the presentation will serve as a platform for LCSS to share their vision for the future and outline how they plan to address emerging challenges faced by our community.

Given the importance of LCSS's work and its alignment with the Township's goals, we believe that providing them with a dedicated 20-minute time slot during a council meeting will enable the council members to gain valuable insights into the organization's contributions and engage in meaningful dialogue regarding potential areas of cooperation.

We kindly request that you consider including this presentation on an upcoming council meeting agenda.

Please feel free to reach out to me at 604-533-7989 ext. 1221 or snand@lcss.ca should you require any additional information or if there are specific steps we need to follow in order to facilitate this request.

Thank you for your time and attention to this matter. We look forward to the opportunity for LCSS to present before the council and further contribute to the betterment of Langley Township.

Sincerely,

Sanjeev Nand
Executive Director

From: Tyler Banick <tyler.banick@cn.ca>
Sent: Monday, August 14, 2023 11:31 AM
To: Mark Bakken <mbakken@tol.ca>
Subject: [EXTERNAL] Rail Safety Week 2023 – Sept 18-24, 2023 | Proclamation request – Follow up

Dear Mr. Bakken:

I hope that this note finds you well and that you are enjoying the summer months. I wanted to take a moment to follow up with you on a note that CN's Chief of Police Stephen Covey would have sent you in July pertaining to Rail Safety Week 2023.

Year after year we at CN do our best to promote a better understanding and knowledge about the risks of being near railroad tracks. Every year more than 2,100 North Americans are killed or seriously injured because of unsafe behaviour around tracks and trains – every one of these incidents and deaths are preventable.

We would ask that you and council consider adopting the attached draft proclamation and that if you do choose to do so that you please send a copy of that proclamation via email to marie-pier.triganne@cn.ca.

Thank you for your time and consideration.

Regards,

Tyler

Tyler W. Banick (He/Him)
Manager, Public & Government Affairs AB, BC & NWT
Corporate Services
10229 – 127 Ave | Edmonton AB | T5E 0B9
T: 780-643-7632 | C: **587-334-6936**

What's New at CN | *Quoi de neuf au CN*

RESOLUTION

IN SUPPORT OF RAIL SAFETY WEEK

WHEREAS ***Rail Safety Week*** is to be held across Canada from September 18 to 24, 2023;

WHEREAS, 232 railway crossing and trespassing incidents occurred in Canada in 2022; resulting in 66 avoidable fatalities and 43 avoidable serious injuries;

WHEREAS, educating and informing the public about rail safety (reminding the public that railway rights-of-way are private property, enhancing public awareness of the dangers associated with highway rail grade crossings, ensuring pedestrians and motorists are looking and listening while near railways, and obeying established traffic laws) will reduce the number of avoidable fatalities and injuries cause by incidents involving trains and citizens; and

Whereas Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, police services, media and others to raise rail safety awareness;

Whereas CN has requested City Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including our municipality;

It is proposed by Councillor _____

seconded by Councillor _____

It is hereby **RESOLVED** to support national ***Rail Safety Week*** to be held from September 18 to 24, 2023.

OPERATION LIFESAVER

www.operationlifesaver.ca