REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, April 15, 2024 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 – April 15, 2024

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held April 15, 2024.

2. Day of Mourning

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

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 25, 2024

That Council adopt the Minutes of the Regular Council meeting held March 25, 2024.

2. Public Hearing Meeting – March 25, 2024

That Council adopt the Minutes of the Public Hearing meeting held March 25, 2024.

C. DELEGATIONS

1. **Louella Vincent, President**
   New Westminster & District Labour Council
   File 0550-07

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

2. **Avtar Singh Mann**
   Piston Transport
   File 0550-07

   Request by Avtar Singh Mann, Piston Transport, to appear before Council to discuss the lack of commercial truck parking within the Township of Langley.

3. **Onkar Sandhra**
   Canadian Trucking Association of BC
   File 0550-07

   Request by Onkar Sandhra, Canadian Trucking Association of BC, to appear before Council to discuss the lack of commercial truck parking within the Township of Langley.

4. **Dr. Christine Bishop**
   File 0550-07

   Request by Dr. Christine Bishop, to appear before Council to discuss the preservation and restoration of green space and wildlife habitat at Horne Pit.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. **Development Permit Application No. 101366**
   (1353992 BC Ltd. / KCC Architecture and Design Ltd. /
   20040 and 20056 – 40A Avenue)
   Report 24-75
   File CD 07-35-0157

   That Council authorize issuance of Development Permit No. 101366 including a height variance to 1353992 BC Ltd. for property located at 20040 and 20056 - 40A Avenue subject to the following conditions:

E. REPORTS TO COUNCIL

a. Building plans being in substantial compliance with Schedule “A”.
b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements, to the acceptance of the Township.
c. All signage being in substantial compliance with Schedule “A” and with the Township’s sign bylaw.
d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
e. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum building height of 12.8 m (42 ft).
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and / or in enclosures 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. 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.
b. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
c. 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.
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
e. As proposed by the applicant, provide a 4.0 m wide road dedication along the full frontage of 200B Street and associated 3.0 m corner truncation.
f. 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.
g. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

E. REPORTS TO COUNCIL

2. Winery Lounge and Special Event Area Endorsement Application No. 000064 (SinoCan Estate Winery / 2218 – 240 Street) Report 24-69
File CD 10-15-0016

That Council consider the endorsement request for a new winery lounge (including patio) and winery special event area for SinoCan Estate Winery located at 2218 – 240 Street.

That Council adopt the following resolution, should it decide to endorse SinoCan Estate Winery's request:

"That Council has considered and ENDORSED the request by SinoCan Estate Winery for a 50 person winery lounge (including patio) and a 150 person special event area serving the SinoCan Estate Winery located at 2218 – 240 Street, Langley, characterized as having lounge liquor service from 9am to 11pm for (7 days a week) and special event area liquor service from 11am to 11pm for (7 days a week).

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge and special event area; the proximity of the winery lounge including patio and special event area to other special or recreational facilities and public buildings; the person capacity of the winery lounge (including patio) and special event area; the hours of liquor service of the winery lounge (including patio) and special event area; 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 through written submission opportunity prior to the April 15, 2024 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

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

E. REPORTS TO COUNCIL

3. 2024 Nuisance Mosquito Control Program Update
Report 24-73
File ENG 5280-16

That Council direct staff to refer additional costs to implement Metro Vancouver's enhanced Nuisance Mosquito Control Program in the 2025 base budget for Council's consideration.

4. Capital Request – Brawn Pump Station Chlorination Upgrades
Report 24-72
File PW 5330-27-86

That Council authorize an additional $100,000 from the Water Capital Works Reserve to install chlorination equipment for the East Langley and Murrayville water system at the Brawn Pump Station.

5. Capital Request - Haldi House Fort Langley Waterfront Project – Haldi House
Report 24-74
File FCP 6120-01

That Council approve $4M in funding from the Capital Projects Reserve, and direct staff to proceed with the restoration of the historic Haldi House currently located at 9272 Glover Road in Fort Langley, as described within this report including the recommendations as made by Donald Luxton,

That Council approve $100,000 in funding from the Capital Projects Reserve to continue with further detailed design options and to begin the various permitting processes for a pedestrian overpass across the rail corridor, connecting the Township's waterfront lands and the Parks Canada waterfront site to the Parks Canada Fort site,

That Council instruct staff to research and begin to apply for funding from other levels of government for the future construction of the pedestrian and cycling overpass across the rail corridor, and

That Council authorize staff to proceed to public consultation in accordance with this report and the draft Fort Langley Waterfront Lands concept plans and schedule the first Fort Langley Waterfront Lands public open house for Thursday, May 16, 2024.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100619
(Diogan / Hayer / Uppal / 7838 – 197 Street)
Bylaw No. 6002
Report 24-68
File CD 08-22-0100

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Diogan / Hayer / Uppal) Bylaw No. 6002 rezoning a portion of a 0.8 ha (2.0 ac) site located at 7838 – 197 Street to Comprehensive Development Zone CD-190 to facilitate the development of approximately 37 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. Registration of a reciprocal access easement over 7838, 7860 and 7894 – 197 Street for the purpose of ultimate access to the subject site.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
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. Dedication of the Latimer Creek Streamside Protection and Enhancement Area on the eastern portion of the site including construction of a creek greenway.
7. 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)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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.

8. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
9. 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.

Explanation – Bylaw No. 6002

Bylaw No. 6002 rezones a portion of a 0.8 ha (2.0 ac) site located at 7838 – 197 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-190 to accommodate approximately 37 townhouse units.

2. Rezoning Application No. 100770
(Lanstone Holdings (North Latimer) Ltd. /
19752 – 80 Avenue)
Bylaw No. 6005
Report 24-70
File CD 08-22-0114

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Holdings (North Latimer) Ltd.) Bylaw No. 6005 rezoning a 1.06 ha (2.6 ac) portion of a 1.84 ha (4.54 ac) site located at 19752 – 80 Avenue to Comprehensive Development Zone CD-190 to facilitate the development of approximately 55 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 dedications, widenings and necessary traffic improvements for 80 Avenue (including greenway) and 197 Street 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 south side of 80 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
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. Dedication of the Latimer Creek Streamside Protection and Enhancement Area on the eastern portion of the site including construction of a creek greenway.
7. Provision of final on-site and off-site landscape design plans including interim pedestrian route via statutory right-of-way to connect the creek greenway to 197 Street, fencing, signage, landscaping details and security.
8. 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.
9. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity 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, Development Works Agreement (DWA) and Latecomer charges.

Explanation – Bylaw No. 6005

Bylaw No. 6005 rezones a portion of a 1.84 ha (4.54 ac) site located at 19752 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-190 to accommodate approximately 55 townhouse units.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Township of Langley Public Notice Bylaw
Bylaw No. 6003
Report 24-55
File LS 3900-25

That Council give final reading to the "Township of Langley Public Notice Bylaw No. 6003".

Explanation – Bylaw No. 6003

Bylaw No. 6003 provides an alternative means for Public Notices as per section 94.2 of the *Community Charter.*

2. Langley Fees and Charges Bylaw Amendments
Bylaw No. 5992
Bylaw No. 5993
Report 24-41
File FIN 1810-20

That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5992, and

"Erosion and Sediment Control Bylaw 2006 No. 4381 Amendment Bylaw No. 5993".

Explanation – Bylaw No. 5992

Bylaw No. 5992 amends the Fees and Charges Bylaw 2007 No. 4616 as amended, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services and consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: PARKS
- Schedule 2: CEMETERIES
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 14: DEVELOPMENT SERVICES
- Schedule 16: AIRPORT
- Schedule 17: RECREATION, ARTS AND CULTURE

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5993

Bylaw No. 5993 amends the Township of Langley Erosion and Sediment Control Bylaw 2006 No. 4381, as amended, to remove application and permit fees now consolidated within the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended.

Clerk's Note: Council amended the Langley Fees and Charges Bylaw at the March 25, 2024 Regular meeting.

Mayor Woodward's Recommended Associated Motion:

That Council hereby directs staff to consider and report to Council regarding a potential, overall reduction in applicable recreation fees to be closer to or more in line with prevailing regional averages, with recommendations for Council to consider.

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

That Council give final reading to "Jericho Booster Station Loan Authorization Bylaw No. 5921".

Explanation – Bylaw No. 5921

Bylaw No. 5921 authorizes the Township of Langley to borrow $18.72 million towards the estimated cost of the construction of Jericho Booster Station capital project.

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

That Council give final reading to "Civic Infrastructure Loan Authorization Bylaw No. 5922".

Explanation – Bylaw No. 5922

Bylaw No. 5922 authorizes the Township of Langley to borrow $29.492 million towards the estimated cost of the construction of Willowbrook Connector and 208 Street capital project.

I. BYLAWS FOR FINAL ADOPTION

5. Yorkson Community Park Development Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 5938
Report 23-197
File FIN 1760-20

That Council give final reading to "Yorkson Community Park Development Loan Authorization Bylaw No. 5938".

Explanation – Bylaw No. 5938

Bylaw No. 5938 authorizes the Township of Langley to borrow $14.645 million towards the estimated cost of the construction of Yorkson Community Park capital project.

6. Official Community Plan Amendment and Rezoning Application No. 100201 (Bath Investments Ltd. / 23699 and 23737 Fraser Highway)
Bylaw No. 5793
Bylaw No. 5794
Bylaw No. 5803
Report 22-70
File CD 10-33-0104

That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793",

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bath Investments Ltd.) Bylaw No. 5794", and

"Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Bath Investments Ltd.) Bylaw No. 5803".

Explanation – Bylaw No. 5793

Bylaw No. 5793 amends the Official Community Plan and Rural Plan by adding provisions to the "Small Farms / Country Estates" designation to accommodate industrial uses on a site specific basis at 23699 and 23737 Fraser Highway and includes the site as a mandatory Development Permit Area.

Explanation – Bylaw No. 5794

Bylaw No. 5794 rezones 4.12 ha (10.19 ac) of land at 23699 and 23737 Fraser Highway from Rural Zone RU-1 to Service Industrial Zone M-1B.

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5803

Bylaw No. 5803 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the properties located at 23699 and 23737 Fraser Highway to coincide with rezoning from rural to industrial.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 27, 2022 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on July 11, 2022 with third reading given on July 11, 2022. In accordance with Council policy, staff advise that the Public Hearing for the Bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place, the Bylaws were delayed as they were awaiting Metro Vancouver approval.

7. Official Community Plan Amendment and Rezoning Application No. 100224 and Development Permit Application No. 101297 (Zenterra Latimer Ltd. / 7687 – 200 Street)
Bylaw No. 5888
Bylaw No. 5889
Report 23-117
File CD 08-22-0106

That Council give final 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 (Zenterra Latimer Ltd.) Bylaw No. 5888", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Latimer Ltd.) Bylaw No. 5889".

Explanation – Bylaw No. 5888

Bylaw No. 5888 amends the Latimer Neighbourhood Plan to redesignate a portion of property at 7687 – 200 Street to Apartment, increase the permitted density, and permit a maximum height of six storeys for apartments.

Explanation – Bylaw No. 5889

Bylaw No. 5889 rezones 4.96 ha (12.26 ac) of land located at 7687 – 200 Street to Comprehensive Development Zone CD-178 to facilitate development of 62 townhouse units and approximately 805 apartment units.

I. BYLAWS FOR FINAL ADOPTION

Development Permit No. 101297

That Council authorize issuance of Development Permit No. 101297 (Zenterra Latimer Ltd. / 7687 – 200 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Finalization of landscape plans included in Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
c. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
d. On-site landscaping to be secured by letter of credit at the building permit stage;
e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 12, 2023 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on June 26, 2023 with third reading given on June 26, 2023.

J. ITEMS FROM PRIOR MEETINGS

1. DCC Frontending Agreement Mitchell Williams Pond DWA Inc.
Report 21-119
File CD 08-25-0098

That Council authorize staff to execute the Drainage Development Cost Charges (DCC) Frontending Agreement with Mitchell Williams Pond DWA Inc. in the substantial form of a document presented as Attachment A, for the provision of drainage infrastructure for the area of Williams in the Willoughby Community Plan.

Clerk's Note: At the October 23, 2023 Regular Council meeting, the DCC Frontending Agreement was referred back to staff to work with the proponent. Staff consulted with the proponent and no changes were required.

2. Drainage Development Works Agreement Bylaw (Mitchell Williams Pond DWA Inc.)
Bylaw No. 5624
Report 21-116
File CD 08-25-0098

That Council give final reading to "Drainage Development Works Agreement (Mitchell Williams Pond DWA Inc.) Bylaw 2021 No. 5624".

Explanation – Bylaw No. 5624

Bylaw 2021 No. 5624 authorizes the execution of a Development Works Agreement between the Township of Langley and Mitchell Williams Pond DWA Inc. for the provision of Drainage Works in the Williams Neighbourhood Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

Clerk's Note: At the October 23, 2023 Regular Council meeting, Bylaw No. 5624 was referred back to staff to work with the proponent. Staff consulted with the proponent and no changes were required.

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. **Reoccurring Filming of TV Series "Fire Country"**
   Memorandum – Corporate Administration Division
   File 4520-20

2. **Recreation, Culture, and Parks Advisory Committee**
   Minutes – March 13, 2024
   File 0540-20

3. **Seniors Advisory Committee**
   Minutes – March 20, 2024
   File 0540-20

4. **Agricultural Advisory Committee**
   Minutes – March 27, 2024
   File 0540-20

5. **Mayor's Task Force on the Langley Regional Airport**
   Minutes – April 2, 2024
   File 0540-20

6. **Heritage Advisory Committee**
   Minutes – April 3, 2024
   File 0540-20

O. MOTIONS ARISING FROM INFORMATION

1. **Agricultural Advisory Committee Recommended Motion**
   File 0540-20

   That Council approve the Agricultural Advisory Committee 2024 Work Plan, presented as Attachment A.

P. OTHER BUSINESS

Q. MOTION TO RESOLVE INTO 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) (k) Negotiations
Item E.2 - Section 90(1) (k) Negotiations
Item E.3 - Section 90(1) (k) Negotiations
Item G.1 - Section 90(1) (g) Legal
Item G.2 - Section 90(1) (g) Legal
Item I.1 - Section 90(1) (a) Personnel
Item I.2 - Section 90(1) (a) Personnel

R. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, March 25, 2024 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, C. Kooner, S. Richardson, S. Ruff, R. Stare, J. Winslade, 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 Council Meeting – March 25, 2024

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held March 25, 2024.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 11, 2024

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Regular Council meeting held March 11, 2024.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – March 11, 2024

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council adopt the Minutes of the Public Hearing meeting held March 11, 2024.
CARRIED

C. DELEGATIONS

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Development Permit Application No. 101424 (449991 BC Ltd. / Focus Architecture Inc. / 20733 – 78 Avenue)

Report 24-58
File CD 08-23-0193

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 101424 to 449991 BC Ltd. for property located at 20733 – 78 Avenue subject to the following conditions:

a. Building and signage plans being in substantial compliance with Schedule “A”.
b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements.
c. 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).
d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
e. Registration of a restrictive covenant requiring a minimum of 31 units to be provided as adaptable housing.
f. Discharge of no build covenant CA7218435.
g. All refuse areas to be located within buildings and/or in enclosures and screened.

E. REPORTS TO COUNCIL

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

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

REFERRAL
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Development Permit No. 101424 be referred to staff to provide a Public Input opportunity at the April 29, 2024 Public Hearing Meeting.
CARRIED

2. Short-Term Rental Housing Legislation
Report 24-67
File BLSI LRP00014

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council direct staff to monitor the industry and regional trends and report to Council no later than December 2025 with recommendations for regulating short-term rentals.
CARRIED

3. Extreme Weather Response Planning
Report 24-65
File BLSI LSP00006

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to engage with community partners, including non-profits, the faith-based community, and the development and business community, in search of space suitable for Extreme Weather Response programming for the 2024-25 winter season; and

That Council direct staff to report to Council on a proposed EWR programming prior to the 2024-25 winter season.

E. REPORTS TO COUNCIL

AMENDMENT
Moved by Councillor Martens,
Seconded by Mayor Woodward,
That the report also include a corporate communication plan to proactively prepare for extreme weather communications support and emergency preparedness in the community including preparing key messaging and relevant content across various Township communication channels.
CARRIED

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

MOTION
Moved by Councillor Kunst,
Seconded by Councillor Baillie,
That Council direct staff to report on an interim plan to deal with cooling shelters for the summer of 2024.
CARRIED

4. Use of the Local Government Housing Initiatives Grant Funding Report 24-63
File FIN 1855-35

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council designate the use of the Local Government Housing Initiatives Grant funding as follows:

- Fraser Highway Neighbourhood Community Plan – $350,000
- Subdivision and Development Servicing Bylaw update – $100,000
- 200 Street 2040 update – $150,000
- ADAM fire modeling software – $101,000
- Public engagement activities to update the Official Community Plan, Community Plans and Neighbourhood Plans – $42,873
- Regular Full-Time (RFT) staffing for 6 months of 2024 – $50,500

That Council pre-approve the addition of one RFT Planning Technician to the Community and Policy Planning Department in the 2025-2029 budget at a cost of $104,700 (2024).
CARRIED

E. REPORTS TO COUNCIL

5. Proposed Expansion of Fraser Sewerage Area
1525 - 200 Street
Report 24-56
File ENG 0400-65-003

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council request that the Greater Vancouver Sewerage and Drainage District expand the existing Fraser Sewerage Area boundary to formally include the following property:

- 1525 – 200 Street (Lot 17, Sec. 10, Township 7, NWD, Plan NWP5505)

CARRIED

6. 2024 FireSmart Community Funding and Supports Grant
Report 24-59
File ENG 1855-35

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council approve submission of a grant application to the Union of British Columbia Municipalities FireSmart Community Funding and Supports for funding of $200,000 to commence implementation of the Township of Langley's Community Wildfire Resiliency Plan.
CARRIED

7. Capital Request - Willoughby Community Park SE Field Replacement
Report 24-64
File FCP 6125-20-WCOM1

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council authorize the use of up to $3,000,000 from the Capital Projects Reserve for synthetic turf replacement, including field orientation and size adjustments to accommodate rugby, soccer, and accessibility improvements, for the Willoughby Community Park Southeast Field; and

That Council authorize up to $1,250,000 in 2024 and pre-approves $1,750,000 within the 2025 budget and five year financial plan.
CARRIED

E. REPORTS TO COUNCIL

8. Union of British Columbia Municipalities - 2024 Disaster Risk Reduction Program Grant Submission
Report 24-61
File ENG 1855-35

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council approve submission of a grant application for Salmon River Dyke Improvements to the Union of British Columbia Municipalities Disaster Risk Reduction program for funding of $5,000,000 and if successful approve the project in the 2024 Capital Budget.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. Land Use Contract Discharge Application No. 100745 (Spags 197 Holdings Ltd. / 6323 – 197 Street)
Bylaw No. 5990
Report 24-62
File CD 08-10-0066

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council give first and second reading to Land Use Contract No. 74 Discharge (Spags 197 Holdings Ltd.) Bylaw No. 5990 discharging Land Use Contract No. 74 from property located at 6323 – 197 Street, subject to the following development prerequisite being satisfied to the acceptance of the Township prior to final reading:

1. Approval of Bylaw No. 5990 by the Ministry of Transportation and Infrastructure.

That Council authorize staff to schedule the required Public Hearing for Land Use Contract Discharge Bylaw No. 5990.
CARRIED

2. Migrant Agricultural Worker Accommodation Farm Bylaw
Bylaw No. 6004
Report 24-66
File BLSI BA000002

Moved by Councillor Rindt,
Seconded by Mayor Woodward,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004.

F. BYLAWS FOR FIRST AND SECOND READING

That Council direct staff to forward this report and the proposed Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004 to the Agricultural Advisory Committee for comment.

That Council direct staff to schedule the required Public Hearing for Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Township of Langley Public Notice Bylaw
Bylaw No. 6003
Report 24-55
File LS 3900-25

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give first, second and third reading to the "Township of Langley Public Notice Bylaw No. 6003".
CARRIED

2. Rezoning Application No. 100739
(1368802 BC Ltd. / Paramorph Architecture Inc. /
20792 – 68 Avenue)
Bylaw No. 5989
Report 24-54
File CD 08-14-0101

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1368802 BC Ltd.) Bylaw No. 5989 rezoning 0.34 hectares (0.84 acres) of land located at 20792 – 68 Avenue to Comprehensive Development Zone CD-201 to facilitate development of approximately 18 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, enhanced sidewalks, greenways, and necessary traffic improvements for the south half of 68 Avenue and the west half of Willowbrook Connector in accordance with the Township's Master Transportation Plan,

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate 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
    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. prohibiting driveway access to or from 208 Street / Willowbrook Connector
    d. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    e. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    f. 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
    g. notifying property owners of the proximity of the ALR and of the potential for sound odour and airborne impact from natural farm activities.
6. Registration of a reciprocal access easement over 20792 – 68 Avenue for the purposesof access to lands located to the south at 6785 – 208 Street, 6731 – 208 Street and 6705 – 208 Street.
7. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $259,200 in support of the proposed rezoning.
8. Compliance with the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
9. 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.

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

3. Rezoning Application No. 100759 (Bahugun / Dhillon / 7860 – 197 Street)
Bylaw No. 6001
Report 24-57
File CD 08-22-0075

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bahugun / Dhillon) Bylaw No. 6001 rezoning 0.8 ha (2.0 ac) of land located at 7860 – 197 Street to Comprehensive Development Zone CD-190 to facilitate the development of approximately 46 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. Provision of an interim driveway from 197 Street to the subject site and an ultimate driveway design from 197 Street through 7860 and 7894 – 197 Street to the subject site complete with security for removal of interim works.
4. Registration of a reciprocal access easement over 7838, 7860 and 7894 – 197 Street for the purpose of ultimate access to the subject site.
5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
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. Dedication of the Latimer Creek Streamside Protection and Enhancement Area on the eastern portion of the site including construction of a creek greenway.
8. 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

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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.

9. Registration of a statutory right-of-way over 7838 and 7894 – 197 Street for the purposes of a Recreational Greenway on the north side of the subject property from 197 Street to lands located to the east (7891 – 199 Street).
10. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 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.

CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION

1. Smith Neighbourhood Plan Update
Bylaw No. 5973
Report 24-25
File LRP00010

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give third and final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973".

AMENDMENT #1
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Bylaw No 5973 be amended to add a new policy in Section 5.2.4, under Apartment Mixed Use (2.4 FSR), that "For lands designated Apartment Mixed Use (2.4 FSR), the provision of 50% of the ground floor commercial is encouraged but not required; up to a 50% commercial parking requirements reduction shall be considered based upon the provision of on-street parking along 208A Street."
CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION

AMENDMENT #2
Moved by Mayor Woodward
Seconded by Councillor Rindt,
That Bylaw No 5973 be amended to change the land use designation of lands south of 212 Connector, between 208A Street and 209 Street, from High Density Apartment (2.4 FSR) to Row House / Townhouse (8 – 22 UPA).
CARRIED

Councillor Richter opposed

AMENDMENT #3
Moved by Mayor Woodward
Seconded by Councillor Rindt,
That Bylaw No 5973 be amended to replace the last bullet under Section 5.2.3, General Policies with, “For lands designated Low Density Apartment (1.4 FSR), increases in height and/or density up to those permitted in the Medium Density Mixed Use (1.9 FSR) designation may be considered with the provision of retail and childcare space with all Community Amenity Contributions and bonus density provisions still applicable.”
CARRIED

AMENDMENT #4
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Bylaw No 5973 be amended to delete the last bullet under Apartment Mixed Use (2.4 FSR) under Section 5.2.4, which states: “Minimum density is 148 units per hectare (60 UPA) and maximum density is 247 units per hectare (100 UPA).”
CARRIED

Councillor Richter opposed

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

MOTION
Moved by Councillor Woodward,
Seconded by Councillor Rindt,
That Council adopt the Community Amenity Contributions Policy No. 07-166, as amended.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,

H. BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION

That Council refer the proposed revision to Community Amenity Contributions Policy No. 07-166 back to staff to reconsider the projected rates for the Smith Neighbourhood Plan and the Williams Neighbourhood Plan reviewing the additional densities and current economic conditions.
CARRIED

Councillor Richter opposed

I. BYLAWS FOR FINAL ADOPTION

1. Ice and Dry Arenas Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 5968
Report 23-250
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to “Ice and Dry Arenas Loan Authorization Bylaw No. 5968”.
CARRIED

Councillor Richter opposed

2. Housing Agreement (Quadra Holdings Ltd. / 8233 – 208B Street)
Bylaw No. 5997
Report 24-49
File CD 08-25-0110

Moved by Councillor Baillie,
Seconded by Councillor Martens,
That Council give final reading to “Township of Langley Housing Agreement (Quadra Holdings Ltd.) Bylaw No. 5997”.
CARRIED

3. Credit Card Service Fee Bylaw Amendments
Bylaw No. 5995
Report 24-42
File FIN 1615-20

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give final reading to “Credit Card Payment Service Fee Bylaw No. 5853 Amendment Bylaw No. 5995”.
CARRIED

I. BYLAWS FOR FINAL ADOPTION

4. 2024 Local Area Service Tax Bylaw
Bylaw No. 5996
Report 24-43
File FIN 1970-09

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to "Local Area Service 19900 Block of 36A Avenue Sanitary Sewer Tax Bylaw No. 5996".
CARRIED

J. ITEMS FROM PRIOR MEETINGS

1. Langley Fees and Charges Bylaw Amendments
Bylaw No. 5992
Bylaw No. 5993
Report 24-41
File FIN 1810-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5992.

That Council give first, second and third reading to Erosion and Sediment Control Bylaw 2006 No. 4381 Amendment Bylaw No. 5993.

AMENDMENT #1
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the Annual Youth Pass in the 2024 Fees and Charges Bylaw be amended from $320.10 down to $189.52, $199.00 after tax;

That the Annual Child Pass in the 2024 Fees and Charges Bylaw be amended from $253.76 down to $141.90, $149.00 after tax;

That the Annual Family Pass in the 2024 Fees and Charges Bylaw be amended from $1,028.86 down to $947.62, $995.00 after tax;

That the ages for Super Senior admission rates in the 2024 Fees and Charges Bylaw be amended from age 80+ down to age 70+; and

That a Super Senior annual pass annually be added to the 2024 Fees and Charges Bylaw at $94.29, $99.00 after tax.
CARRIED

J. ITEMS FROM PRIOR MEETINGS

AMENDMENT #2
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That a Neighbourhood Planning Administration Fee for applications within the Willowbrook Community Plan area, including all in-stream applications, be set at $160 fee per unit being rezoned, to Schedule 14 of the 2024 Fees and Charges Bylaw.
CARRIED

AMENDMENT #3
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Storage Space within Schedule 1 (Parks) in the 2024 Fees and Charges Bylaw be amended to be “Annually Non-Profit $0.60/ft2 Rate”.
CARRIED

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

ASSOCIATED MOTION #1
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council hereby directs staff to report to Council on a possible school year pass that would apply to all school break days which includes Spring Break, Winter Holiday Break, and all Pro-D Days.
CARRIED

ASSOCIATED MOTION #2
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council hereby directs staff to consider and report to Council regarding a non-resident surcharge for applicable recreation admissions and classes, with recommendations for Council to consider.
CARRIED

ASSOCIATED MOTION #3
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council hereby directs staff to report to Council to establish priority access swim lessons for Township of Langley residents, at the earliest possible opportunity.
CARRIED

ASSOCIATED MOTION #4
Moved by Mayor Woodward,
Seconded by Councillor Rindt,

J. ITEMS FROM PRIOR MEETINGS

That Council hereby directs staff to report to Council to establish a Township of Langley business and resident discount to Redwoods Golf Course Driving Range and Golf Course.
CARRIED

K. MAYOR AND COUNCIL REPORT

Councillor Baillie reported that the Aldergrove Legion is recognizing Vimy Day.

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor vanPopta reported that she attended a Metro Vancouver Water committee meeting where they toured infrastructure projects in Surrey.

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the March 11, 2024 Closed Council meeting for public information:

1. Joint School District #35 / Municipal Liaison Committee

That the Joint School District #35 / Municipal Liaison Committee be reinstated and staff be directed to attempt to schedule meetings within the months of May and October 2024; and

That the appointments for Council representatives to the Joint School District #35 / Municipal Liaison Committee be amended to Councillors Baillie and Ferguson until October 2026, or amended by Council.
CARRIED

Section 90(1) (a) Personnel

N. FOR INFORMATION

1. 2024 Traffic Calming Program Update
Memorandum – Engineering Division
File 5460-04

2. Bedford Channel Dredging Project Update
Memorandum – Engineering Division
File 5225-03-015

N. FOR INFORMATION

3. Update on Electric Kick Scooter Pilot Project
Memorandum – Bylaw, Legal, and Strategic Implementation Division
File LSP00025

4. Agricultural Advisory Committee
Minutes – February 28, 2024
File 0540-20

5. Heritage Advisory Committee
Minutes – March 6, 2024
File 0540-20

6. Mayor's Task Force on the Langley Regional Airport
Minutes – March 12, 2024
File 0540-20

7. Day of Mourning
File 0630-01

Janet Andrews, Secretary-Treasurer, New Westminster & District Labour Council (NWDLC), requesting April 28, 2024 be proclaimed as the Day of Mourning for workers killed and injured on the job.

O. MOTIONS ARISING FROM INFORMATION

1. Update on Electric Kick Scooter Pilot Project

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That Council direct staff to prepare a report to Council with draft Bylaw amendments for its consideration to authorize the use of electric kick scooters on municipal highways in the Township of Langley, and should the bylaw amendments be adopted by Council, notify the Ministry of Transportation and Infrastructure to continue to participate in the extended pilot project.
CARRIED

Councillor Rindt opposed

2. Day of Mourning
File 0630-01

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council proclaim and declare April 28, 2024 as the Day of Mourning for workers killed and injured on the job, and that flags at all Township facilities be lowered to half-mast on April 28, 2024.

O. MOTIONS ARISING FROM INFORMATION

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Baillie,
That the word “proclaim” be removed from the motion.
CARRIED

Councillors Kunst and vanPopta opposed

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

Councillor vanPopta opposed

MEETING RECESSED
The meeting recessed at 3:12pm.

MEETING RECONVENED
The meeting reconvened at 3:21pm.

P. OTHER BUSINESS

1. Willoughby School Sites 2040

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

1. The population of the Township of Langley is projected by Metro Vancouver to be 208,000 by 2040 and 231,150 by 2050, with those projections being further revised upward due to increased net immigration and migration to the Metro Vancouver region;

2. Council has endorsed a series of planning updates within Willoughby with 200 Street 2040 and ongoing revisions to the Williams and Smith Neighbourhood Plans, with an update to the Jericho and Latimer Neighbourhood Plans likely needed as well, given their dated housing projections compared to the emerging housing affordability issues throughout the region;

3. There is no requirement to consider and provide for a 4th middle school within Willoughby, preferably located in an area that achieves improved future catchments, proximity to students and planned for underserved areas; and

4. There are currently 9 schools within Willoughby to serve the estimated population of 55,000 residents at 50% buildout, while only 5 additional

P. OTHER BUSINESS

school sites are identified for the remainder of the undeveloped areas, including two middle schools within direct proximity to each other;

Therefore be it resolved that Council hereby directs staff to report to Council, in consultation with School District 35, with an outline for Willoughby School Sites 2040, including, but, not necessarily limited to:

A. The projected school sites currently planned for Willoughby; and

B. Additional school site(s) that may be required within the Yorkson, Smith, Latimer and/or Carvolth Neighbourhood Plans, including, but not necessarily limited to, an additional middle school, Willoughby School Sites 2040; and further

Be it resolved that Council hereby endorses the removal of the potential middle school provision from the Williams Neighbourhood Plan for its and the public's consideration, given a process underway to determine a replacement, more ideal, central location to better serve students, families and residents and taxpayers.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That the motion be referred to the Joint School District #35 / Municipal Liaison Committee for comment.
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

2. Additional Principles for Booth, Rinn and Fernridge 3.0

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

1. On January 29, 2024, Council endorsed a further revision to the Booth, Rinn and Fernridge Neighbourhood Plans due to the requirement for the provision of small-scale multi-unit buildings on any single family lot greater than 280 m^2, based on Report to Council 24-17, and the dramatic increases in unanticipated projected residential densities without a proper planning and public process this has caused;

P. OTHER BUSINESS

2. The Township of Langley has a long-standing goal within the Official Community Plan to see one local job for every working resident, of which they should be as high-quality as possible; and

3. Council has received significant feedback on environmental, educational, recreational and greenway objectives that could potentially be further considered within an additional revisionary planning process.

Therefore be it resolved that Council endorses the following additional principles for the upcoming, subsequent Booth, Rinn, and Fernridge Neighbourhood Plans revisions, as it may be appropriate for the public's and Council's consideration:

A. Additional environmental preservation and pervious area setbacks in additional to minimum SPEA requirements for Little Campbell River and/or other important waterways, subject to the removal of previously lower-density housing forms with lower percentages of impervious services that local government no longer controls and can no longer ensure;

B. Exploration of employment land options, including area(s) located adjacent to Campbell Heights;

C. The potential establishment of Special Study Areas and/or other mechanisms for subarea(s) for which residential development of the forms still controlled by local government are potentially inappropriate to designate;

D. The potential expansion of trail connections between Campbell Valley Regional Park and the developed areas of Brookswood, including, but not necessarily limited to, the Derek Doubleday Arboretum, if possible;

E. Additional preservation or park space(s) within the lands known as "Horne Pit"; and

F. Ensuring quality urban planning for upcoming urban areas in South Langley that generally maintains projected, reasonable and established residential densities despite the inability to now create lower density residential single family subdivisions with certainty; and

G. Options to streamline and improve the flexibility and responsiveness of the neighbourhood planning process and subsequent governing documents.

CARRIED

Councillor Richter opposed

3. Redemption of Langley Events Centre Non-MFA Universal Debt

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

P. OTHER BUSINESS

Be it resolved that Council endorses the redemption of $5M of non-MFA debt that remains in place for the Langley Events Centre supported with interim internal sources, if requested, or other development sources that may be available; and

That Council hereby directs staff to report to Council with an outline of interim internal sources, if required, and anticipated timelines for its consideration to finalize this debt redemption within 2024.
CARRIED

4. Bylaws Portable Radios

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council fund $71,000 from the Capital Projects Reserve for Bylaws Portable Radios as presented within the 2024 Budget, unfunded.
CARRIED

Q. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Martens,
Seconded by Councillor Rindt,
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) (e) Property, (k) Negotiations
Item G.1 - Section 90(1) (b) Personal
Item I.1 - Section 90(1) (e) Property,
Section 90(2) (b) Intergovernmental Relations
Item J.1 - Section 90(1) (g) Legal

CARRIED

R. TERMINATE

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That the meeting terminate at 4:18pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, March 25, 2024 at 7:00pm
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, and R. Rindt

C. Kooner

S. Little and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – March 25, 2024

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held March 25, 2024.
CARRIED

B. PUBLIC HEARING

1. Housing Actions: Family-Friendly Units
Bylaw No. 5994
Report 24-40
File BLSI LSP00009

"Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994"

Explanation – Bylaw No. 5994

C. Kooner explained that Bylaw No. 5994 updates housing policy in the Official Community Plan to include minimum requirements for the provision of three-bedroom units in new apartment development.

B. PUBLIC HEARING

Submissions from the public:

1. U. Mehta, a Langley resident, was in attendance and commented on Bill 47 and building 20 storeys near skytrain stations.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council consider third and final reading of “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994”.
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council grant third and final reading of “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994”.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That 3.1.6(a) be amended to be “15%” of the total project units be two-bedroom regardless of building storeys to read, "That a minimum of 15% of the total project units be at least two-bedroom, unless otherwise stated.”; and

That 3.1.6(b) be amended to be “10%” of the total project units be three-bedroom regardless of building storeys to read, "That a minimum of 10% of the total project units be at least three-bedroom, unless otherwise stated.”

That 3.1.6(c) be amended to be an average, minimum unit size of 699.65 Square Feet (65 square meters) to read: “That the overall average project unit size be no less than 699.65 square feet (65 square metres).”

That 3.1.6(d) be amended to provide for an 18 month, year-and-a-half grace period.
CARRIED

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council refer “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994”, as amended, to a future Public Hearing.
CARRIED

C. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Martens,
That the meeting terminate at 7:12pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Council Delegation Request

All persons or organizations who wish to appear before Council as a delegation must submit a written request.

1 Delegate Information

Applicant/Organization name

NEW WESTMINSTER & DISTRICT LABOUR COUNCIL

2 Council Meeting Information

Council meeting date MONDAY, APRIL 15TH at 1:30pm

3 Topic

Day of Mourning information given by a resident of Langley Twp

4 Additional Information

Purpose of presentation ☒ Information only ☐ Request letter of support ☐ Request funds
☐ Other Moment of silence

Desired resolution

5 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 – 65 Avenue, Langley, BC V2Y 3J1

Office use only	
☐ Approved ☐ Declined ☐ Other	☐ Applicant informed

SEE NEXT

6 Contact Information

Name			
JANET ANDREWS, SECRETARY-TREASURER			
Address		City	Postal code
105-3920 NORLAND AVE		BURNABY	V5G 4K7
Primary phone	Secondary phone	Email	
(604) 291-9306	n/a	admin@nwdlc.ca	

7 Appearing Before Council as a Delegation

1. Persons or organizations wishing to appear before Council as a delegation must submit a written request using any of the following methods:
   - email: legservicesinfo@tol.ca
   - fax: 604-533-6054
   - mail or hand deliver:
     Legislative Services
     20338 – 65 Avenue
     Langley, BC V2Y 3J1
2. Requests to be a delegation for subjects that are NOT related to items on the Council meeting agenda must be received in the Legislative Services Department before noon on the fifth (5th) day prior to the meeting date (ordinarily Wednesday of the week preceding the Council meeting). Requests for subjects that are related to items on the Council meeting agenda must be received in the Legislative Services Department before 10am on the day of the meeting.
3. If you are using an electronic presentation, you must provide the Legislative Services Department with the file via email or on a flash drive/memory stick prior to noon on the Friday of the week preceding the Council meeting.
4. Include any pertinent background and related documents with your Delegation Request form so all necessary details may be considered.
5. Documents you wish distributed to Council that are supplied at the time of your delegation will not be provided to Council members until after your delegation. Please provide one copy to the Township Clerk.
6. A maximum of **five (5) minutes** is given per delegation to make their presentation restricted to the topic noted on the Delegation Request form.
7. A maximum of **five (5) delegations** may be permitted at the beginning of the meeting. Council may approve additional delegations.
8. Staff is not in a position to waive Council guidelines. However, the guidelines may be waived by Council.

Note: The Delegation Request form and related documents become part of the public record and will be released/published in the agenda and minutes that are available to the public in a variety of methods.

The Township only collects personal information when there is clear authority to do so or when collecting the information is related directly to and is necessary for an operating program.

Township Clerk
Legislative Sevices Department
604-533-6101

Information read

Initials

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

CA23-204

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Avtar Singh Mann
Date: Monday, March 11, 2024 1:42:23 PM

Please note the following response to Delegation Requests has been submitted at Monday March 11th 2024 1:39 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  4/15/2024

- **Name of delegate or organization wishing to appear**
  Avtar Singh Mann - Piston Transport

- **Topic**
  We would like to discuss the ongoing issue of lack of commercial truck parking within the Township of Langley, as well as ticketing of trucks for parking violations.

- **Purpose of presentation**
  Information only

- **Desired resolution**
  Finding tangible solutions to aid the trucking industry in finding suitable parking for truck drivers, as current options are insufficient.

- **Full name**
  Avtar Singh Mann

- **Email address**
  info@cta-bc.org

- **Address**
  FOIPPA s.22(1)

- **Primary Phone**
  FOIPPA s.22(1)

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Onkar Sandhra
Date: Monday, March 11, 2024 1:47:30 PM

Please note the following response to Delegation Requests has been submitted at Monday March 11th 2024 1:44 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  4/15/2024

- **Name of delegate or organization wishing to appear**
  Onkar Sandhra - Canadian Trucking Association of BC

- **Topic**
  We would like to discuss the ongoing issue of lack of commercial truck parking within the Township of Langley, as well as ticketing of trucks for parking violations.

- **Purpose of presentation**
  Information only

- **Desired resolution**
  Finding tangible solutions to aid the trucking industry in finding suitable parking for truck drivers, as current options are insufficient.

- **Full name**
  Onkar Sandhra

- **Email address**
  info@cta-bc.org

- **Address**
  FOIPPA s.22(1)

- **Primary Phone**
  FOIPPA s.22(1)

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by DR. CHRISTINE A. BISHOP
Date: Monday, March 11, 2024 11:52:23 AM

Please note the following response to Delegation Requests has been submitted at Monday March 11th 2024 11:52 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  4/15/2024
- **Name of delegate or organization wishing to appear**
  DR. CHRISTINE BISHOP
- **Topic**
  The future of Horne Pit
- **Purpose of presentation**
  Information only
- **Desired resolution**
  Ongoing Public knowledge and input to council and staff on preservation and restoration of green space and wildlife habitat at Horne Pit.
- **Full name**
  DR. CHRISTINE A. BISHOP
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **Fax**
  NOT APPLICABLE

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 15, 2024 – REGULAR MEETING	**REPORT:**	24-75
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-35-0157
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101366 (1353992 BC LTD. / KCC ARCHITECTURE AND DESIGN LTD. / 20040 AND 20056 - 40A AVENUE)		

PROPOSAL:

On January 29, 2024, Council considered a Development Permit application for a 3-story mixed use building at 20040 and 20056 – 40A Avenue and passed the following resolution:

> *"That the application be referred back to staff to work with the proponent on a design that incorporates Development Permit Area B key guidelines of greater design variety and architectural elements that create visual interest as well as the guidelines of significant tree retention."*

In response to Council's resolution, the applicant has submitted a response (Attachment C) and updated drawings.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101366 including a height variance to 1353992 BC Ltd. for property located at 20040 and 20056 - 40A Avenue subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements, to the acceptance of the Township.
c. All signage being in substantial compliance with Schedule "A" and with the Township's sign bylaw.
d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
e. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum building height of 12.8 m (42 ft).
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and / or in enclosures 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. 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.

b. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
c. 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.
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
e. As proposed by the applicant, provide a 4.0 m wide road dedication along the full frontage of 200B Street and associated 3.0 m corner truncation.
f. 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.
g. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

EXECUTIVE SUMMARY:

On January 29, 2024 Council considered Development Permit No. 101366 submitted by KCC Architecture and Design Ltd. at 20040 and 20056 – 40A Avenue (Attachment B). Council did not issue the development permit, but rather referred the matter to staff to work with the proponent.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with regards to Development Permit No. 101366.

BACKGROUND / HISTORY:

On January 29, 2024 Council considered Development Permit No. 101366 submitted by KCC Architecture and Design Ltd. at 20040 and 20056 – 40A Avenue to facilitate construction of a 3-storey mixed-use building. Council did not issue the development permit, and passed the following resolution:

> *"That the application be referred back to staff to work with the proponent on a design that incorporates Development Permit Area B key guidelines of greater design variety and architectural elements that create visual interest as well as the guidelines of significant tree retention."*

DISCUSSION/ANALYSIS:

The applicant has provided a response to address Council's resolution. The response includes a rationale identifying how the application aligns with the Development Permit Area B guidelines and updated renderings (Attachments A and C) that have been included as part of revised Development Permit No.101366. The overall site layout, use, form and internal road network of the development remains consistent with the original proposal. Revised Development Permit No. 101366 is provided for Council's consideration as Attachment D.

Included in Council's motion is a reference to retention of significant trees. The applicant has responded to this item in their rationale by increasing the size of the proposed replacement trees. The proposal remains compliant with the Subdivision and Develoment Servicing for the number of trees required for the site (17 replacement and seven street trees (24 trees total)).

Policy Considerations:

The applicant has provided a response to address Council's January 29, 2024 resolution. Staff recommend that Council receive this report for information and that Council consider issuance of revised Development Permit No. 101366.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Revised and Previous Proposed 40A Avenue Renderings
ATTACHMENT B	January 29, 2024 Report to Council
ATTACHMENT C	Applicant Rationale
ATTACHMENT D	Revised Development Permit No.101366

ATTACHMENT A



REVISED PROPOSAL – 40A Avenue



PREVIOUS PROPOSAL – 40A Avenue

Township of Langley
Est. 1873

ATTACHMENT B

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 29, 2024 – REGULAR MEETING	**REPORT:**	24-11
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-35-0157
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101366 (1353992 BC LTD. / KCC ARCHITECTURE AND DESIGN LTD. / 20040 AND 20056 - 40A AVENUE)		

PROPOSAL:

Development Permit application (include a height variance) for a 3-storey mixed use building consisting of 16 apartment units and 1,008.4 m^2 (10,854 ft^2) of commercial space.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101366 subject to seven (7) conditions.

RATIONALE:

The proposal complies with the Brookswood-Fernridge Community Plan and the site's Community Commercial C-2 zoning with the exception of height.

RECOMMENDATIONS:

That Council authorize issuance of Development Permit No. 101366 to 1353992 BC Ltd. for property located at 20040 and 20056 - 40A Avenue subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements, to the acceptance of the Township.
c. All signage being in substantial compliance with Schedule "A" and with the Township's Sign Bylaw.
d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
e. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum building height of 12.8 m (42 ft).
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and / or in enclosures 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. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.

b. 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.
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. As proposed by the applicant, provision of a 4.0 m wide road dedication along the full frontage of 200B Street and associated 3.0 m corner truncation.
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 Development Cost Charges, supplemental development permit application fees and building permit administration fees.

EXECUTIVE SUMMARY:

1353992 BC Ltd. has applied for a development (including a height variance from 12 m to 12.8 m) for a 3-storey mixed use building. A total of 16 apartment units and 1,008.4 m^2 (10,854 ft^2) of commercial space is proposed. Staff are supportive of the development proposal as it is consistent with the intent of the Development Permit Area guidelines of the Brookswood - Fernridge Neighbourhood Plan and complies with the site's Community Commercial C-2 zoning with the exception of the proposed height variance. Issuance of Development Permit No. 101366 is recommended subject to seven (7) conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Development Permit No. 101366.

REFERENCE:

Owner:	1353992 BC Ltd. 16496 – 62A Avenue Surrey, BC V3S 9L5
Legal Description:	Lot 58 & 59 Section 35 Township 7 New Westminster District Plan 38490
Location:	20040 and 20056 - 40A Avenue
Area:	0.25 ha (0.60 ac)
Existing Zoning:	Community Commercial Zone C-2
Brookswood – Fernridge Community Plan:	Commercial Village; Development Permit Area B Commercial and Mixed Use Development Permit Area D Neighbourhood Forest Fire Hazard Reduction

BACKGROUND/HISTORY:

- The subject site is designated Commercial Village and Development Permit Area B Commercial and Mixed Use in the Brookswood – Fernridge Community Plan.
- The site's existing Community Commercial C-2 zoning allows for ground floor commercial uses and 2-storeys of residential uses above.

DISCUSSION/ANALYSIS:

- 1353992 BC Ltd. has applied for a development permit including a height variance from 12 m (39.3 ft) to 12.8 m (42 ft) to facilitate construction of a 3-storey mixed use building that includes 1,008.4 m^2 (10,854 ft^2) of commercial space on the ground floor and 16 apartment units on the upper two floors.
- The proposed commercial and residential uses are consistent with the site's existing Commercial Village designation and Community Commercial C-2 zoning.

Adjacent Uses:

	Existing Use	Brookswood – Fernridge Community Plan Designation	Existing Zoning
North:	40A Avenue, beyond which are two commercial properties, each with existing single storey commercial buildings and one residential property	Commercial Village and Single Family 2 (Minimum 10,000 ft^2)	Community Commercial Zone C-2
South:	An existing medical clinic	Commercial Village	Community Commercial Zone C-2
East:	200B Street, beyond which is an existing vacant property	Commercial Village	Community Commercial Zone C-2

West:	An existing multi-tenant commercial development	Commercial	Community Commercial Zone C-2

Development Permit:

- The site is designated Development Permit Area B Commercial and Mixed Use in the Brookswood – Fernridge Community Plan.
- Proposed Development Permit No. 101366 is attached to this report (Attachment B) and includes renderings, site plans, building elevations and tree and landscaping plans.
- The applicant has proposed a 3-storey mixed use building that includes 16 apartment units on the upper two floors and 1,008.4 m^2 (10,854 ft^2) of commercial space on the ground floor facing 40A Avenue.
- Vehicle access is proposed from 200B Street.
- Pedestrian access to the commercial units will be available from 40A Avenue and a pedestrian connection through the building from the rear commercial parking area to 40A Avenue.
- The proposed development is consistent with and satisfies the requirements of DP Area D – Neighbourhood Forest Fire Hazard Reduction.

Development Variance Permit:

Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 specifies:

> *"Except as provided for in Section 104.5 the height of buildings and structures shall not exceed 12 metres."*

The applicant proposes to vary this section of the Zoning Bylaw to permit a building height of 12.8 m (42 ft), exceeding the maximum permitted height by 0.8 m (2.6 ft) or 6.25%. In support of the proposed variance request, the applicant has submitted a rationale provided as Attachment C.

Tree Protection / Replacement:

- 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
9	0	17	17	7	24

The landscape plans propose plantings of trees, shrubs and groundcovers around the perimeter of the site. Finalization of landscaping details has been included as a condition of the development permit.

Policy Considerations:

The proposed Development Permit (including a height variance) accommodates development of 16 apartment units and 1,008.4 m^2 (10,854 ft^2) of commercial space. The proposed development complies with the Commercial Village designation of the Brookswood – Fernridge

Community Plan and Development Permit Area B Commercial guidelines. Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permit No. 101366 be issued as attached.

Respectfully submitted,

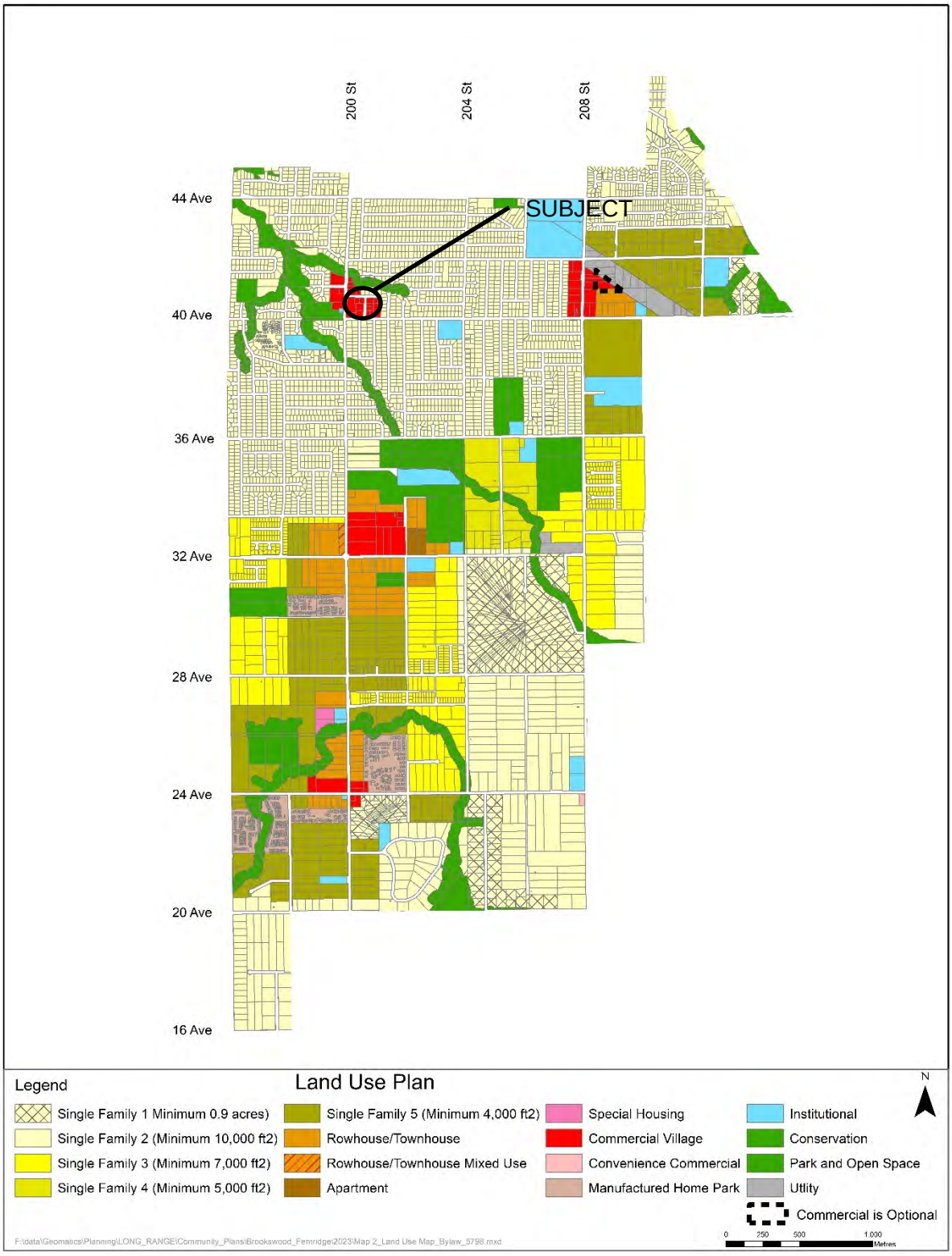
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No.101366
ATTACHMENT C	Developer Rationale

~~ATTACHMENT A~~



AERIAL PHOTO

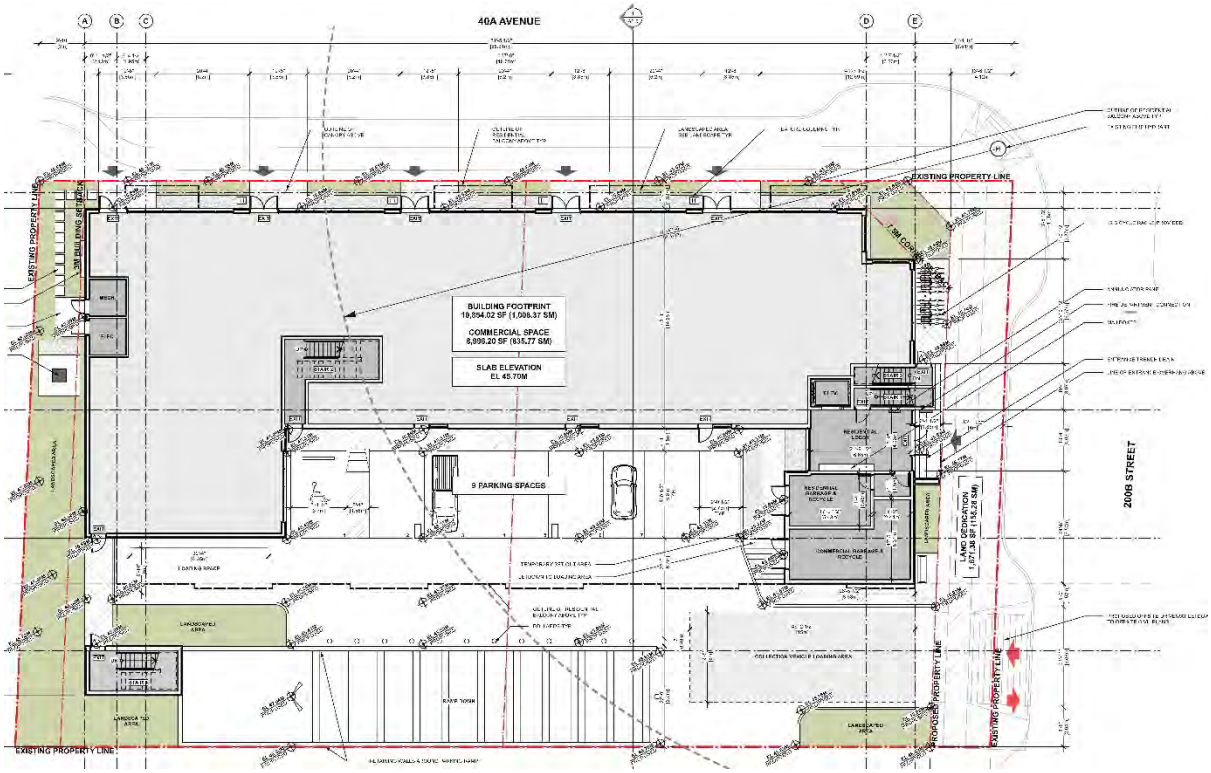

200 St
204 St
208 St
44 Ave
40 Ave
36 Ave
32 Ave
28 Ave
24 Ave
20 Ave
16 Ave
SUBJECT
Land Use Plan
Legend
Single Family 1 Minimum 0.9 acres)
Single Family 2 (Minimum 10,000 ft2)
Single Family 3 (Minimum 7,000 ft2)
Single Family 4 (Minimum 5,000 ft2)
Single Family 5 (Minimum 4,000 ft2)
Rowhouse/Townhouse
Rowhouse/Townhouse Mixed Use
Apartment
Special Housing
Commercial Village
Convenience Commercial
Manufactured Home Park
Institutional
Conservation
Park and Open Space
Utlity
Commercial is Optional
N
0
250
500
1,000
Metres
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Brookswood_Fernridge\2023\Map 2_Land Use Map_Bylaw_5798.mxd



ZONING BYLAW NO. 2500



RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101366

This Permit is issued this _____ day of _____, 2024 to:

1. NAME: 1353992 BC Ltd.

   ADDRESS: 16496 – 62A Avenue
   Surrey, BC V3S 9L5

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 58 and 59 Section 35 Township 7 New Westminster District Plan 38490

   CIVIC ADDRESS: 20040 and 20056 – 40A 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 Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements, to the acceptance of the Township.
   c. All signage being in substantial compliance with Schedule “A” and with the Township’s Sign Bylaw.
   d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
   e. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum building height of 12.8 m (42 ft).
   f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
   g. All refuse areas to be located within buildings and / or in enclosures 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. Landscaping and boulevard treatment being secured by letter of credit at the at the building permit stage.
   b. 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.
   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. As proposed by the applicant, provision of a 4.0 m wide road dedication along the full frontage of 200B Street and associated 3.0 m corner truncation.
   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 Development Cost Charges, supplemental development permit application fees 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 _____, 2024.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscaping Drawings



KCC ARCHITECTURE

KCC Architecture & Design Ltd.
Unit 300 15303 Croydon Drive Surrey V3Z 0Z5
kccarchitecture.com
Tel 604 283 0972

New Development for 20040 20056 40A Avenue
Township of Langley BC Project # 07-35-0157



CONTEXT PLAN

SITE DATA

CIVIC ADDRESS

20040/20056 40A AVE

LEGAL DESCRIPTION

LOT 58 AND LOT 59 SECTION 35 TOWNSHIP 7 NWD PLAN 38490
PID 001-656 813 (LOT 59)
PID 003-452-336 (LOT 58)

ZONING

COMMUNITY COMMERCIAL ZONE C-2

SITE AREA

NET SITE AREA	24,637.93 SF (2,288.94 SM)

BUILDING FOOTPRINT

BUILDING FOOTPRINT	10,854.02 SF (1,008.37 SM)

GROSS FLOOR AREA

LEVEL 1		
COMMERCIAL		10,854.02 SF (1,008.37 SM)
	SUBTOTAL	**10,854.02 SF (1,008.37 SM)**
LEVEL 2		
RESIDENTIAL		11,779.01 SF (1,094.31 SM)
	SUBTOTAL	**11,779.01 SF (1,094.31 SM)**
LEVEL 3		
RESIDENTIAL		9,926.14 SF (922.17 SM)
	SUBTOTAL	**9,926.14 SF (922.17 SM)**
*16 UNITS TOTAL		
TOTAL GROSS FLOOR AREA		**32,559.17 SF (3,024.84 SM)**
AMENITY		1,023.00 SF (95.04 SM)
UNDERGROUND PARKING		20,331.04 SF (1,888.81 SM)

DENSITY

PERMITTED	N/A
PROPOSED	**1.32**

SITE COVERAGE

PERMITTED	60%
PROPOSED	44%

SETBACKS

FRONT YARD (200B STREET)	0.0 M	PERMITTED
	1.8 M	**PROVIDED**
REAR YARD (WEST)	3.0 M	PERMITTED
	3.0 M	**PROVIDED**
SIDE YARD (40A AVE)	0.0 M	PERMITTED
	1.8 M	**PROVIDED**
SIDE YARD (SOUTH)	0.0 M	PERMITTED
	13.9 M	**PROVIDED**

BUILDING HEIGHT

ALLOWED	12.0 M	(39.37')
PROPOSED	12.8 M	(42.00')

PARKING

REQUIRED FOR:

COMMERCIAL	
1 space per 35 m² of G.F.A * Circulation area excluded	835.77 / 35 = 23.88
RESIDENTIAL	
1.5 spaces per dwelling unit	16 * 1.5 = 24
Visitors 10%	24* 0.1 = 2.4
TOTAL REQUIRED	**50 (50.28)**
STANDARD PROVIDED	42
SMALL ALLOWED (A maximum of 20% of required parking spaces)	50.28 * 0.2 = 10 (10.06)
SMALL PROVIDED (Provided in addition to the required parking count)	11
ACCESSIBLE PARKING REQUIRED (1 every 50 stalls)	2
ACCESSIBLE PARKING PROVIDED	2
TOTAL PROVIDED	**55**

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

REQUIRED	1 space per dwelling unit. Shall feature an energized outlet capable of providing Level 2 Charging or higher, installed adjacent to the parking space, intended solely to be used by Electric Vehicle Supply Equipment (EVSE) and labelled accordingly.
	1 * 18 = 18
PROVIDED	**18**

BICYCLE PARKING

REQUIRED	12
PROVIDED	**12**

FOR THE GARBAGE ENCLOSURE THE FOLLOWING CIRCULATION AREAS HAVE BEEN DEDUCTED:

LEVEL 1		
SERVICE AND CIRCULATION	1,857.82 SF	(172.60 SM)

ARCHITECTURAL DRAWING LIST

A 0.0	**COVER SHEET**
A 1.0	**PROJECT DATA**
A 2.0	**SITE PLAN**
A 2.1	FIRE TRUCK ACCESS
A 2.2	PROPERTY OUTLINE
A 2.3	TRUCK MANEUVERING
A 3.0	**UNDERGROUND PARKING**
A 3.1	LEVEL 2 FLOOR PLAN
A 3.2	LEVEL 3 FLOOR PLAN
A 3.3	ROOF PLAN
A 4.0	**NORTH ELEVATION**
A 4.1	SOUTH ELEVATION
A 4.2	EAST ELEVATION
A 4.3	WEST ELEVATION
A 5.0	**NS SECTION**
A 5.1	EW SECTION
A 5.2	STREET SECTION
A 5.3	STREET SECTION
A 6.0	**ISO VIEW**
A 6.1	ISO VIEW
A 6.2	ISO VIEW
A 6.3	ISO VIEW

CLIENT

JAS OBEROI GROUP
DEVELOPER

Office: 778 994 7450
Email: jo@jasoberoi.ca

ARCHITECT

KARLA CASTELLANOS Architect AIBC
KCC ARCHITECTURE AND DESIGN LTD

Office: 604 909 1267
Email: kcastellanos@kccarchitecture.com

CIVIL

TOMMY BUCHMANN P.ENG
CENTRAS

Office: 604 417 3115
Email: tommy@centras.ca

LANDSCAPE

PATRICIA CAMPBELL MBCSLA
PMG LANDSCAPE ARCHITECTS

Office: 604 294 0011
Email: pat@pmglandscape.com

GEOTECHNICAL

ARBORIST

MIKE FADUM
MIKE FADUM AND ASSOCIATES

Office: 778 593 0300
Email: mfadum@fadum.ca

SURVEYOR

GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

Office: 604 597 8567
Email: Office@GrewalSurveys.com

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NO.	DATE	ISSUANCE
1	2022 06 13	ISSUED FOR REVIEW
2	2022 08 16	ISSUED FOR DP
3	2023 03 24	ISSUED FOR DP RESUBMISSION
4	2023 07 12	ISSUED FOR DP RESUBMISSION
5	2023 11 30	ISSUED FOR REVIEW
6	2023 12 28	ISSUED FOR DP RESUBMISSION

OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

PROJECT DATA

A 1.0

DRAWN: ES
CHECKED: KC
SCALE: 1:1
FILE: 2208

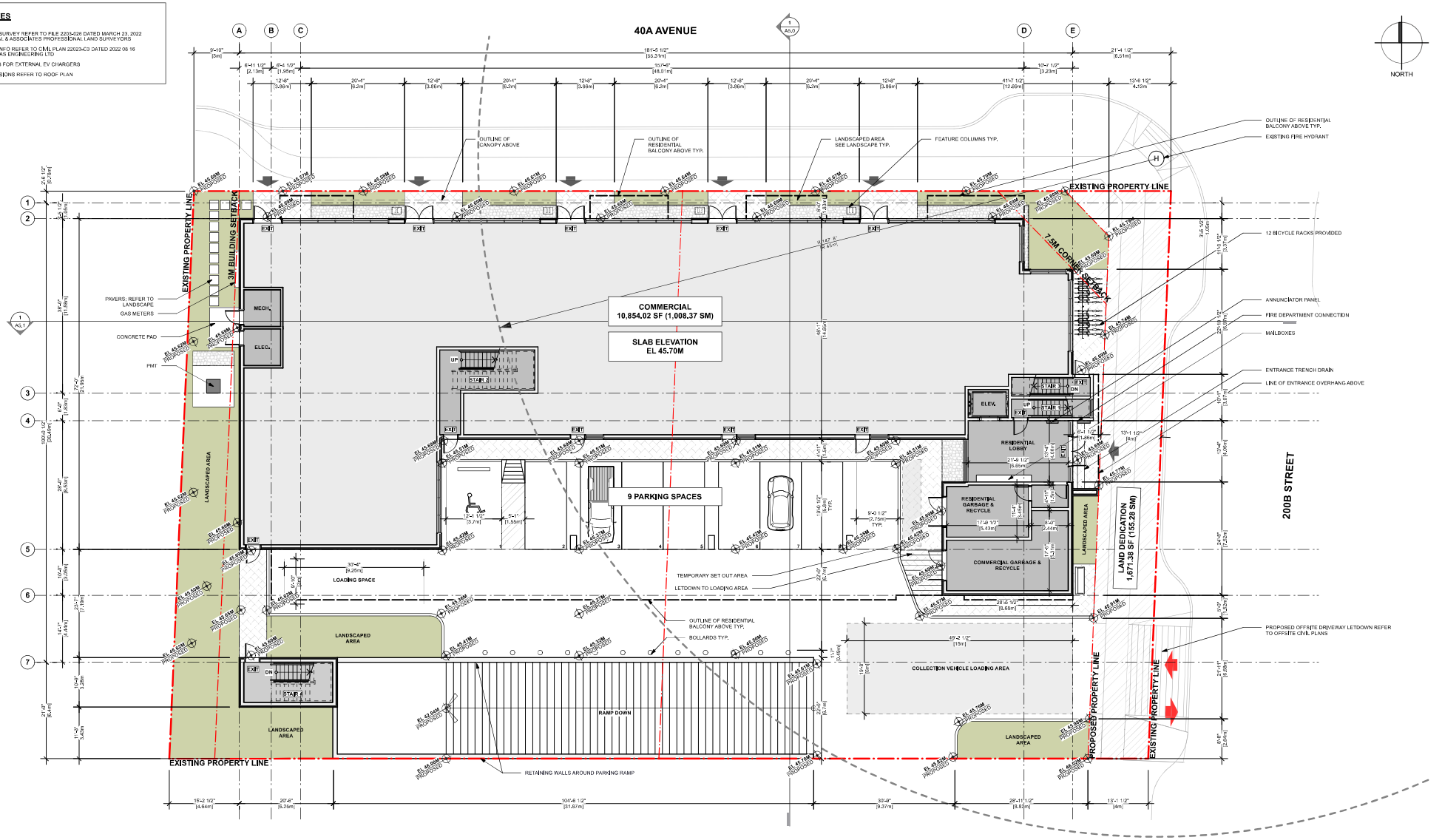
KCC ARCHITECTURE

E.1

KCC Architecture & Design Ltd.
Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z5
kccarchitecture.com
Tel 604 283 0912

GENERAL NOTES

- FOR TOPOGRAPHIC SURVEY REFER TO FILE 2203-026 DATED MARCH 23, 2022 PREPARED BY GREWAL & ASSOCIATES PROFESSIONAL LAND SURVEYORS
- FOR SITE GRADING INFO REFER TO CIVIL PLAN 22023-C3 DATED 2022 08 16 PREPARED BY CENTRAS ENGINEERING LTD
- PROVIDE ROUGH-INS FOR EXTERNAL EV CHARGERS
- FOR CANOPY DIMENSIONS REFER TO ROOF PLAN



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NO.	DATE	ISSUANCE
3	2022 07 22	ISSUED FOR REVIEW
4	2022 07 28	ISSUED FOR COORDINATION
5	2022 08 15	ISSUED FOR COORDINATION
6	2022 08 16	ISSUED FOR DP
7	2022 08 19	ISSUED FOR COORDINATION
8	2023 03 06	ISSUED FOR COORDINATION
9	2023 03 16	ISSUED FOR COORDINATION
10	2023 03 24	ISSUED FOR DP RESUBMISSION
11	2023 07 12	ISSUED FOR DP RESUBMISSION
12	2023 12 28	ISSUED FOR DP RESUBMISSION

OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

SITE PLAN

A 2.0

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

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1 NORTH ELEVATION
1" = 20' 0"

MATERIAL LEGEND

A	CLADDED WALL	F	PERGOLA AND CANOPY RAFTER
B	BALCONY	G	FEATURE WOOD COLUMN
C	STOREFRONT WINDOW AND WINDOW WALL	H	FEATURE WOOD COLUMN BASE
D	STEEL FRAME HOLLOW METAL DOOR	K	CONCRETE COLUMN
E	CANOPY AND GUARDRAIL		

COLOUR LEGEND

1	WHITE STUCCO	6	BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT	11	BENJAMIN MOORE WHITE PAINT
2	BENJAMIN MOORE LIGHT GREY PAINT	7	BENJAMIN MOORE DARK GREY PAINT		
3	LIGHT GREY BRICK	8	TEMPERED GLASS		
4	DARK GREY BRICK	9	WOOD		
5	WOOD PANEL CLADDING	10	CONCRETE		

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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

NORTH ELEVATION

A 4.0

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

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E.1



1 SOUTH ELEVATION
1" = 20' 0"

MATERIAL LEGEND

- A CLADDED WALL
- B BALCONY
- C STOREFRONT WINDOW AND WINDOW WALL
- D STEEL FRAME HOLLOW METAL DOOR
- E CANOPY AND GUARDRAIL
- F PERGOLA AND CANOPY RAFTER
- G FEATURE WOOD COLUMN
- H FEATURE WOOD COLUMN BASE
- K CONCRETE COLUMN

COLOUR LEGEND

- 1 WHITE STUCCO
- 2 BENJAMIN MOORE LIGHT GREY PAINT
- 3 LIGHT GREY BRICK
- 4 DARK GREY BRICK
- 5 WOOD PANEL CLADDING
- 6 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
- 7 BENJAMIN MOORE DARK GREY PAINT
- 8 TEMPERED GLASS
- 9 WOOD
- 10 CONCRETE
- 11 BENJAMIN MOORE WHITE PAINT

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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

SOUTH ELEVATION

A 4.1

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

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Tel 604 283 0912

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1 EAST ELEVATION
1" = 20' 0"

MATERIAL LEGEND

- A CLADDED WALL
- B BALCONY
- C STOREFRONT WINDOW AND WINDOW WALL
- D STEEL FRAME HOLLOW METAL DOOR
- E CANOPY AND GUARDRAIL
- F PERGOLA AND CANOPY RAFTER
- G FEATURE WOOD COLUMN
- H FEATURE WOOD COLUMN BASE
- K CONCRETE COLUMN

COLOUR LEGEND

- 1 WHITE STUCCO
- 2 BENJAMIN MOORE LIGHT GREY PAINT
- 3 LIGHT GREY BRICK
- 4 DARK GREY BRICK
- 5 WOOD PANEL CLADDING
- 6 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
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- 8 TEMPERED GLASS
- 9 WOOD
- 10 CONCRETE
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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

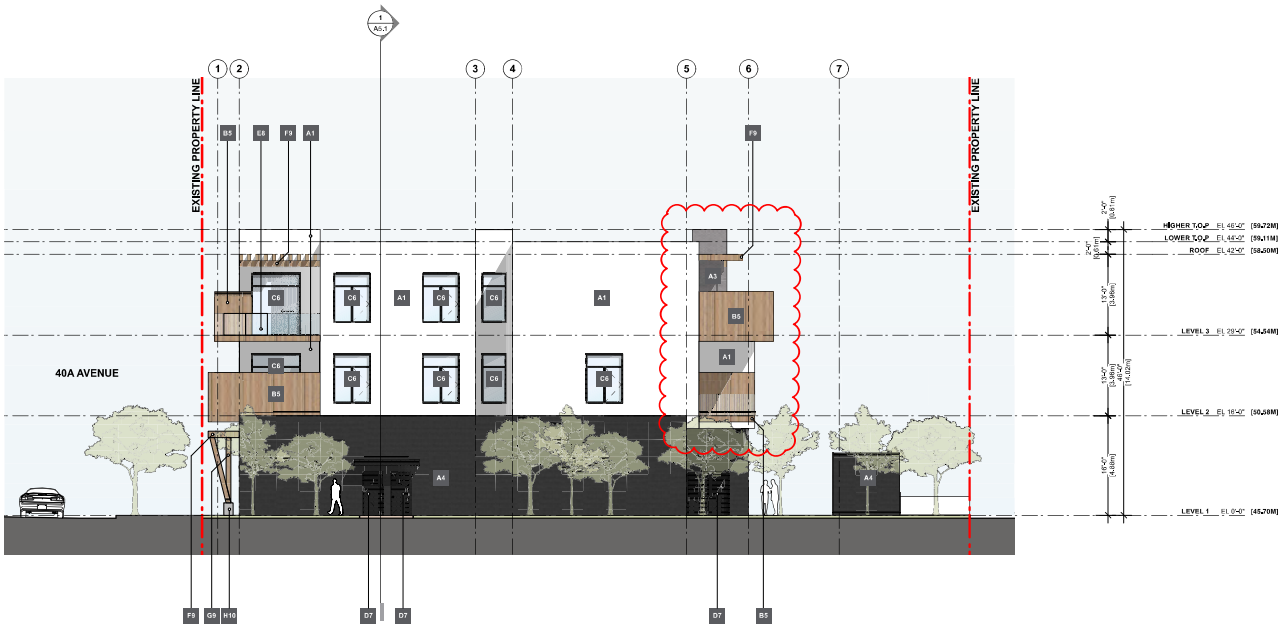
EAST ELEVATION

A 4.2

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

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E.1



1 WEST ELEVATION
1" = 20' 0"

MATERIAL LEGEND

- A CLADDED WALL
- B BALCONY
- C STOREFRONT WINDOW AND WINDOW WALL
- D STEEL FRAME HOLLOW METAL DOOR
- E CANOPY AND GUARDRAIL
- F PERGOLA AND CANOPY RAFTER
- G FEATURE WOOD COLUMN
- H FEATURE WOOD COLUMN BASE
- K CONCRETE COLUMN

COLOUR LEGEND

- 1 WHITE STUCCO
- 2 BENJAMIN MOORE LIGHT GREY PAINT
- 3 LIGHT GREY BRICK
- 4 DARK GREY BRICK
- 5 WOOD PANEL CLADDING
- 6 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
- 7 BENJAMIN MOORE DARK GREY PAINT
- 8 TEMPERED GLASS
- 9 WOOD
- 10 CONCRETE
- 11 BENJAMIN MOORE WHITE PAINT

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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

WEST ELEVATION

A 4.3

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

ISO

A 6.0

DRAWN: ES
CHECKED: KC
SCALE: NTS
FILE: 2208

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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

ISO

A 6.1

DRAWN: ES
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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

ISO

A 6.2

DRAWN: ES
CHECKED: KC
SCALE: NTS
FILE: 2208

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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

ISO

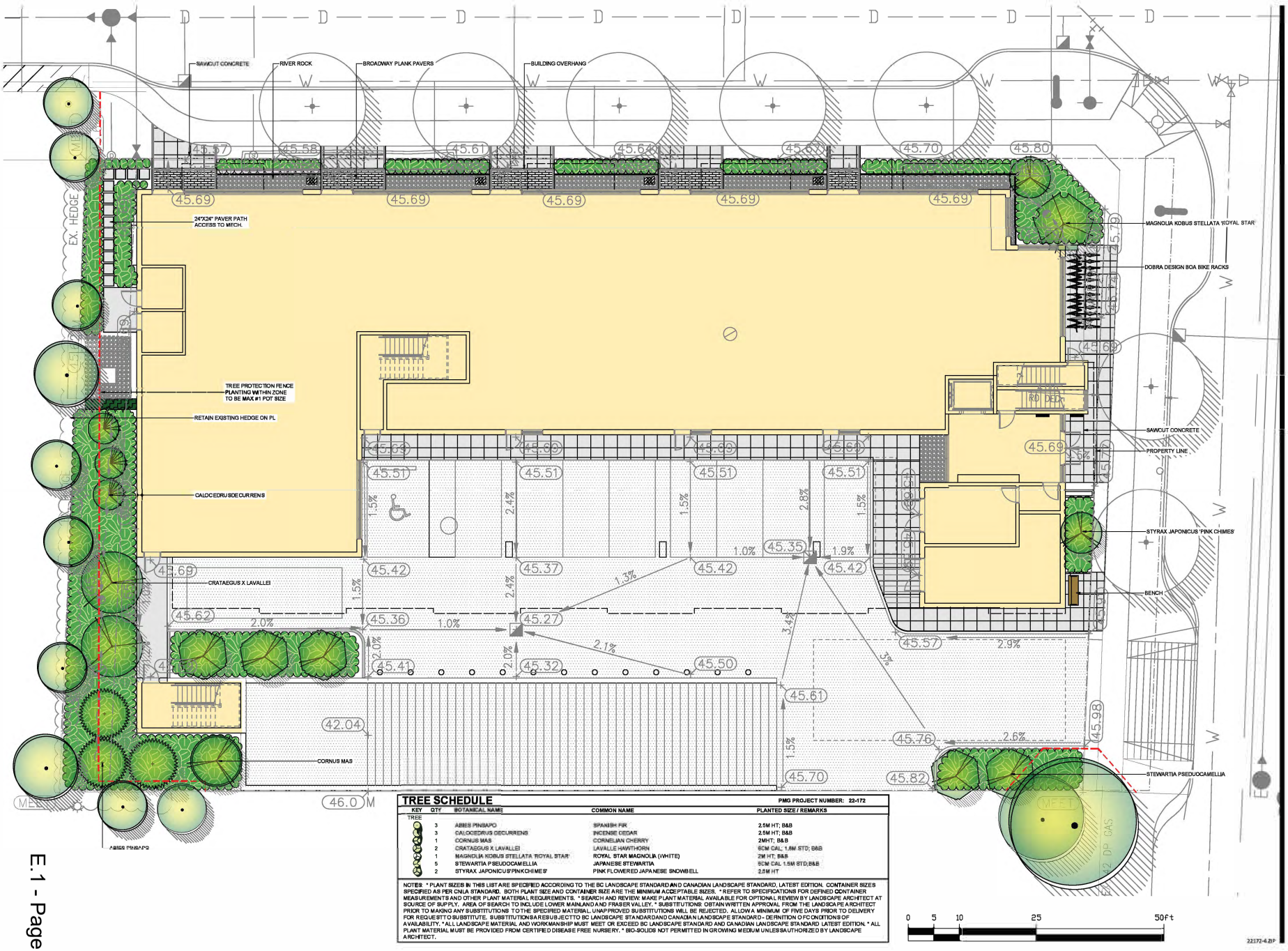
A 6.3

DRAWN: ES
CHECKED: KC
SCALE: NTS
FILE: 2208

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TREE SCHEDULE

PMG PROJECT NUMBER: 22-172

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ABIES PINSAPO	SPANISH FIR	2.5M HT; B&B
	3	CALOCEDRUS DECURRENS	INCENSE CEDAR	2.5M HT; B&B
	1	CORNUS MAS	CORNELIAN CHERRY	2MHT; B&B
	2	CRATAEGUS X LAVALLEI	LAVALLE HAWTHORN	6CM CAL; 1.8M STD; B&B
	1	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	2M HT; B&B
	5	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL 1.5M STD;B&B
	2	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	2.0M HT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	23.JUL.21	REVISE ANCHOR PER TOL COMMENTS	SA
2	21.MAR.21	REVISE PER ARCH COMMENTS	SA
1	19.MAY.17	NEW ARCH PLAN TOL COMMENTS	SA

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

20040 AND 20056 40A AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

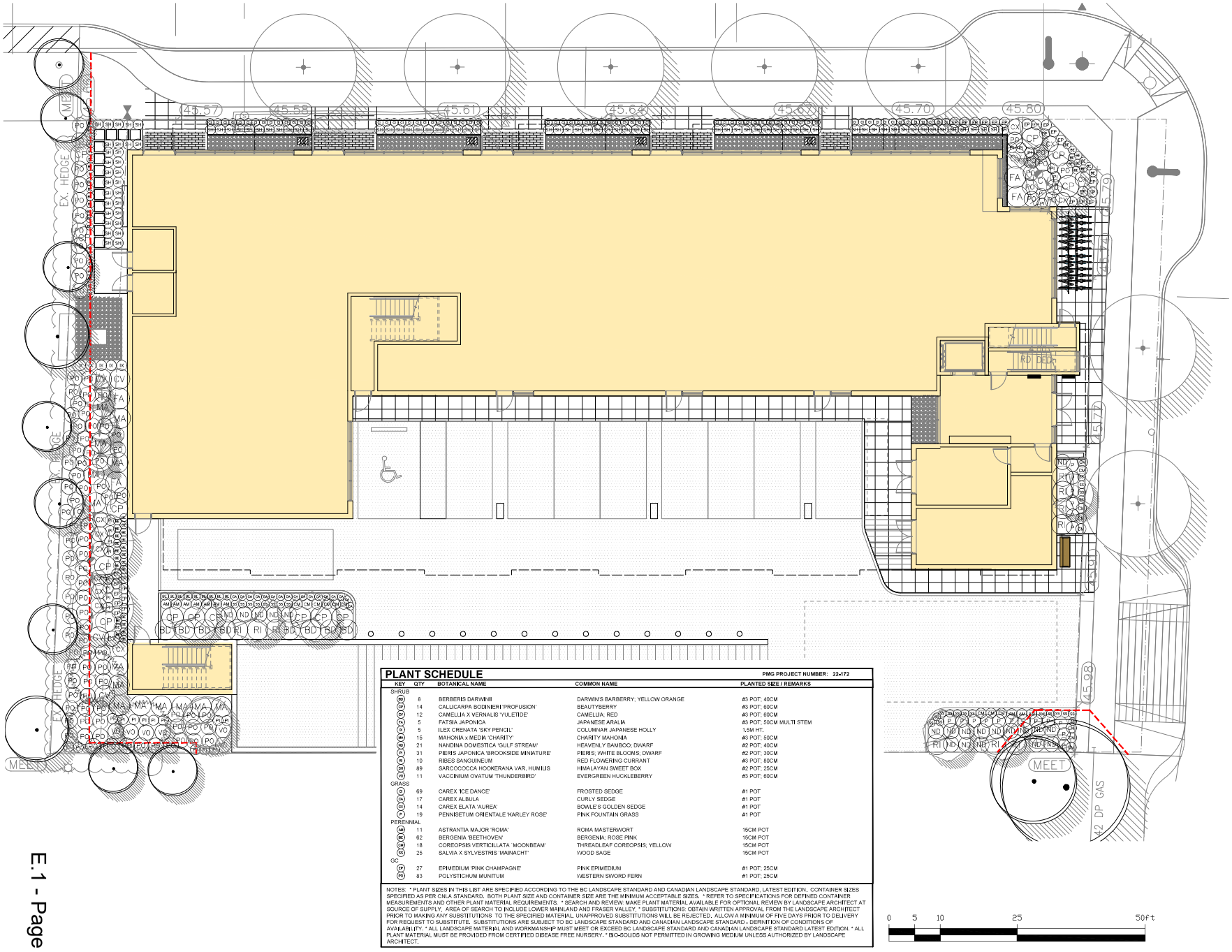
SCHEDULE B

DATE:	22.AUG.19
SCALE:	1/8" = 1'-0"
DRAWN:	SA
DESIGN:	SA
CHKD:	RK
PMG PROJECT NUMBER:	22-172

DRAWING NUMBER: L1

OF 4

22172-4.ZIP



PLANT SCHEDULE

PMG PROJECT NUMBER: 22-172

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BD	8	BERBERIS DARWINII	DARWIN'S BARBERRY; YELLOW ORANGE	#3 POT; 40CM
CP	14	CALLICARPA BODINIERI 'PROFUSION'	BEAUTYBERRY	#3 POT; 60CM
CR	12	CAMELLIA X VERNALIS 'YULETIDE'	CAMELLIA; RED	#3 POT; 60CM
FA	5	FATSIA JAPONICA	JAPANESE ARALIA	#3 POT; 50CM MULTI STEM
IX	5	ILEX CRENATA 'SKY PENCIL'	COLUMNAR JAPANESE HOLLY	1.5M HT.
MA	15	MAHONIA x MEDIA 'CHARITY'	CHARITY MAHONIA	#3 POT; 50CM
ND	21	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO; DWARF	#2 POT; 40CM
PJ	31	PIERIS JAPONICA 'BROOKSIDE MINIATURE'	PIERIS; WHITE BLOOMS; DWARF	#2 POT; 30CM
RI	10	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
SH	89	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT; 25CM
VO	11	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS				
D	69	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
OA	17	CAREX ALBULA	CURLY SEDGE	#1 POT
OE	14	CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	#1 POT
P	19	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS	#1 POT
PERENNIAL				
AM	11	ASTRANTIA MAJOR 'ROMA'	ROMA MASTERWORT	15CM POT
BE	62	BERGENIA 'BEETHOVEN'	BERGENIA; ROSE PINK	15CM POT
CA	18	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS; YELLOW	15CM POT
SS	25	SALVIA X SYLVESTRIS 'MAINACHT'	WOOD SAGE	15CM POT
GC				
EP	27	EPIMEDIUM 'PINK CHAMPAGNE'	PINK EPIMEDIUM	#1 POT; 25CM
PO	83	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

0 5 10 25 50ft

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	23.JUL.14	REVISE AMENITY PER TOL COMMENTS	SA
2	23.MAR.21	REVISE PER ARCH COMMENTS	SA
1	23.MAR.15	NEW ARCH PER TOL COMMENTS	SA

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

20040 AND 20056 40A AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

SHRUB PLAN

DATE:	22.AUG.19	DRAWING NUMBER: L2
SCALE:	1/8" = 1'-0"	
DRAWN:	SA	
DESIGN:	SA	
CHK'D:	RK	OF 4

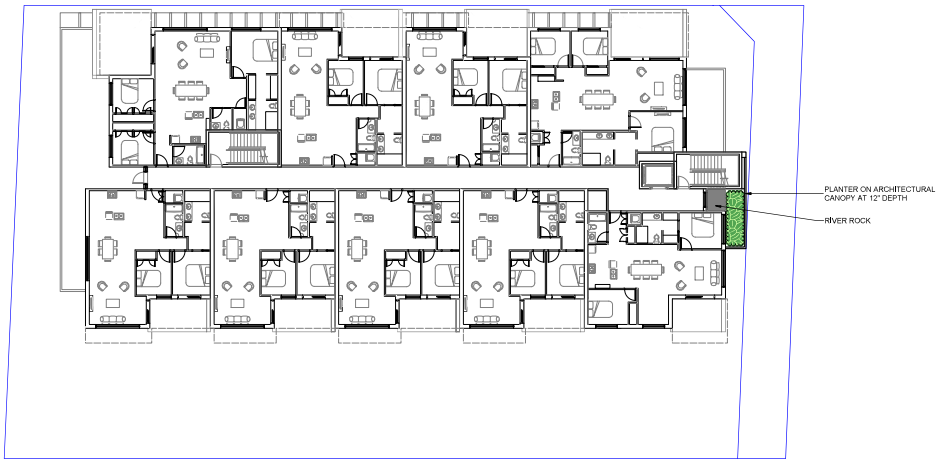
22172-4.ZIP

PMG PROJECT NUMBER: 22-172

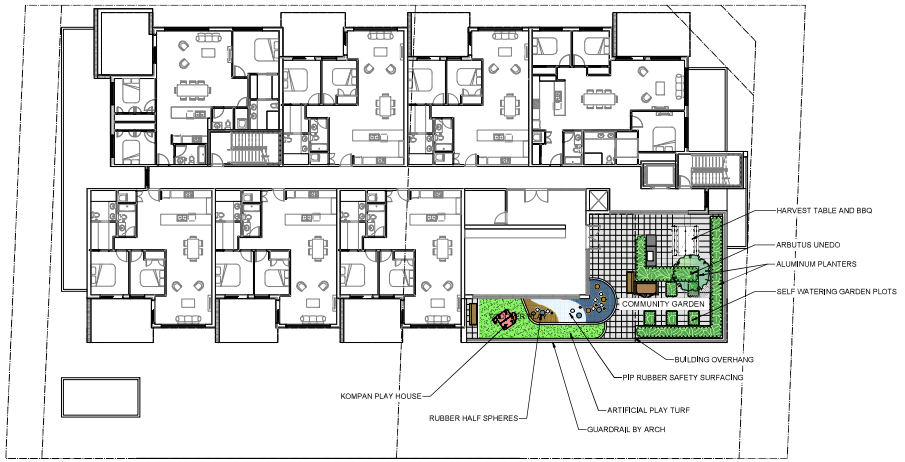
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SEAL:



SECOND FLOOR PLAN



THIRD FLOOR PLAN


RUBBER HALF SPHERES


KOMPAN PLAY HOUSE


ALUMINUM PLANTERS

0 10 20 50 100ft

NO.	DATE	REVISION DESCRIPTION	DR.
3	23.JUL.14	REVISE AMENITY PER TOL COMMENTS	SA
2	23.MAR.21	REVISE PER ARCH COMMENTS	SA
1	23.MAR.15	NEW ARCH PER TOL COMMENTS	SA

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

20040 AND 20056 40A AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

SECOND/THIRD FLOOR LANDSCAPE

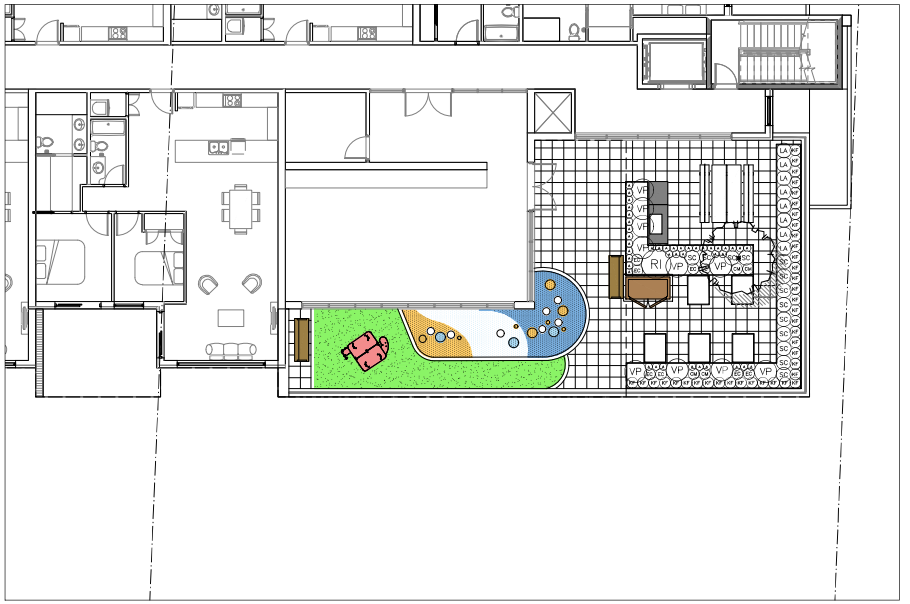
DATE:	22.AUG.19	DRAWING NUMBER: L3
SCALE:	1/16" = 1'-0"	
DRAWN:	SA	
DESIGN:	SA	
CHK'D:	RK	OF 4

22172-4.ZIP

PMG PROJECT NUMBER: 22-172



SECOND FLOOR PLANTING PLAN



THIRD FLOOR PLANTING PLAN

0 5 10 25 50ft

2ND/3RD FLOOR PLANT SCHEDULE

PMG PROJECT NUMBER: 22-172

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
	1	ARBUTUS UNEDO	STRAWBERRY TREE	#7 POT 1.25M
RS	1	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
VP	10	VACCINIUM X PERPETUA	BLUEBERRY	#2 POT; 50CM
GRASS				
CA	48	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
PC	6	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS	#1 POT
PERENNIAL				
AA	41	ARMERIA MARITIMA	SEA THRIFT	15CM POT
CG	11	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS; YELLOW	15CM POT
EP	14	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	15CM POT
HN	17	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK'	SUN ROSE	15CM POT
LI	8	LAVENDULA X INTERMEDIA 'PHENOMENAL'	FRENCH LAVENDER	#1 POT
SC	13	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	15CM POT

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NO.	DATE	REVISION DESCRIPTION	DR.
3	23.JUL.14	REVISE AMENITY PER TOL COMMENTS	SA
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CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

20040 AND 20056 40A AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

SECOND/THIRD FLOOR PLANTING

DATE:	22.AUG.19	DRAWING NUMBER:
SCALE:	1/8" = 1'-0"	L4
DRAWN:	SA	
DESIGN:	SA	
CHK'D:	RK	OF 4

22172-4.ZIP PMG PROJECT NUMBER: 22-172

~~ATTACHMENT C~~

January 4, 2024

Township of Langley
Development Planning | Community Development
20338 - 65 Avenue
Langley, BC
V2Y 3J1

Attention: **Colin Moore**
Senior Planner

RE: **Proposed New Development for 20040 / 20056 40A Avenue Project No. 07-35-0157**

Dear Mr. Moore,

I hope this letter finds you well. I am writing to provide you with an overview of the design decisions made in relation to the proposed new development at 20040 / 20056 40A Avenue.

We are kindly requesting variance for the following item:

Building Height

The proposed building height for the project stands at 12.8 M. However, the Township's Zoning Bylaw stipulates a maximum height of 12.0 M for the subject property. As such, the project surpasses this requirement by 0.8 M, prompting the intention to seek a variance for this aspect.

To ensure a comfortable living environment within the residential units, the project advocates for a 13'-0" floor-to-floor height. It's important to note that the clear height in the living areas could potentially reach around 10'-0" after accommodating all the necessary structural elements and services for the building. This variance is sought to enhance the overall quality of the living experience.

Furthermore, upon a thorough assessment of the neighbourhood, it is evident that the vicinity is vibrant and bustling, with numerous shops and schools in close proximity. With the Township experiencing an upsurge in population and a growing influx of residents, the project is designed to cater to this expanding demographic and contribute to the area's future growth.

Thank you for taking the time to review this information. If you have any questions or require additional details, please do not hesitate to contact me.

Sincerely,

Emily Shin
Intern Architect AIBC

ATTACHMENT C

April 10, 2024

Township of Langley
Development Planning | Community Development
20338 - 65 Avenue
Langley, BC
V2Y 3J1

Attention: **Colin Moore**
Senior Planner

RE: **Proposed New Development for 20040 / 20056 40A Avenue Project No. 07-35-0157**

Dear Mr. Moore,

I hope this letter finds you well. I am writing to provide you with a response to the Council's resolution on the proposed new development at 20040 / 20056 40A Avenue at its regular meeting of January 29, 2024.

The Council resolved as below:

"That the application be referred back to Staff to work with the proponent on a design that incorporates Development Permit Area B key guidelines of greater design variety and architectural elements that create visual interest as well as the guidelines of significant tree retention"

The architectural team convened with City Staff on February 8, 2024, to ensure our response aligns with the Council's concerns. Herein, we present the project rationale for each of the seven key guidelines within Development Permit Area B, in response to the Council's resolution.

1. *Existing significant trees, especially coniferous trees, shall be retained to the greatest extent possible to preserve the community's character. Consider, for example, developments which group buildings on a smaller portion of the site and design outdoor areas to maximize tree retention.*

Following the Council meeting, a thorough assessment conducted in collaboration with the Arborist and Landscape Architect revealed the impracticality of preserving the majority of existing trees without compromising the feasibility of the proposal. The incompatibility of asphalt paving with tree roots would lead to desiccation over time.

In an endeavour to address the loss and to uphold the community's spirit, we explored the possibility of proposing mature feature replacement trees. However, the Landscape Architect cautioned against this, citing the low survival likelihood of such trees. Instead, we have enhanced the Landscape Architect's design by increasing the size of the proposed trees.

This approach aligns with the Council's stated interest in preserving the site's significance in shaping the neighbourhood's character through its trees. To support this, we are submitting a letter from the Arborist along with a package detailing the proposed replacement trees for better understanding.

2. *High quality design shall be incorporated for new developments and employ an architectural approach that is harmonious with the community context (e.g. low scale, pedestrian friendly buildings).*

The design of the building was conceived to seamlessly integrate with the surrounding community context, emphasizing considerations of massing, scale, and materiality. The proposed development creates a rhythmic commercial frontage along 40A Avenue with feature columns and glass canopy. The storefront is mainly glazed with intention to create a level of transparency that provides a welcoming atmosphere to the retail space facing the sidewalk for passing by pedestrians. The development provides additional building setbacks along 40A Avenue and utilizes these areas as an opportunity to introduce landscaping, to further resonate with its community context.

The proposed building configuration and unit design are the result of a careful study of the site geometry and its opportunities. The building main elevation faces North and provides rectilinear feature volumes which divide the building into smaller, more human-scaled elements. This volumetric approach is further enhanced by private balconies protruding outside of building edge with warm accents of wood. The variety on parapet heights and balcony depth also articulate the building facade, with the combination of brick and wood.

To address the Council's concerns, the placement and proportion of light grey brick and white stucco on all four facades have been carefully reconsidered. To introduce more texture and create visual interest, some white stucco cladded walls have been replaced with light grey brick.

The endeavours described above are outcomes of an iterative design process aimed at ensuring a high-quality design through meticulous planning and consideration of the existing contextual surroundings.

3. *Developments shall provide enough variety to avoid a monotonous appearance when the development is viewed as a whole yet be designed to have a cohesive appearance. The form and character of buildings and the design of other site elements (e.g. signage, lighting and site furnishings) should fashion a unified visual language that creates a unique identity for each commercial village.*

The proposed development aims to captivate visual interest through the deliberate interplay of white stucco and grey brick blocks, complemented by inviting touches of wood extending from private balconies. The overall aesthetic embraces an earthy palette that resonates with the village atmosphere of the neighbourhood.

This cohesive design language carries through to the main entrance, where wooden planes gracefully emphasize the focal point of the building. The site's landscaping echoes this unified theme, weaving seamlessly into the building's design through landscaped roofs and contributing to the appeal of open amenity spaces on the third level, presenting an engaging visual narrative from the street.

4. *Adjacent developments should be complemented by new developments in terms of siting, form and character, but individual architectural expression is encouraged by both within and between street blocks.*

The siting, form, and character of the development have been meticulously considered to uphold a respectful relationship with the surrounding context. The architectural expression of the proposal maintains a consistent and harmonious identity both within and across street blocks. The simplicity of the design is intended not to establish a new architectural statement but to complement and enhance the existing architecture.

5. *All visible building elevations should provide architectural interest, especially those that are visible from public streets, lanes, walkways, parks, and trails. Consider, for example, building designs that incorporate material and colour variation, fenestration, projections and recesses, varied roof forms, and architectural detailing.*

The preceding response emphasizes the careful consideration given to generating architectural visual interest, achieved through a deliberate fusion of materials, colours, projections, and varied roof forms. The strategic placement of main residential/commercial entrances and outdoor amenity spaces facing the street allows us to integrate captivating materials, colours, and forms.

6. *A strong street presence shall be provided through street facing buildings that include elements such as ground floor units with direct pedestrian street access, pronounced entries, weather protection, patios, and, where applicable, extended upper storey balconies.*

As depicted above, a continuous strip of storefront, predominantly glazed, is proposed to foster a transparent ambiance that invites pedestrians with direct street access. Along the street frontage, a glass canopy with a wooden trellis provides weather protection, echoing the warm wood accents. The introduction of private balconies facing the street enhances both visual and social connections.

7. *Developments located at key intersections and gateways, such as along 200 Street, shall be designed as landmark buildings through massing, other architectural elements and detailing, and/or open space.*

The proposed development is positioned away from the main arterial road, 200 Street, fostering a tranquil environment within a village-like atmosphere. This placement provides an opportunity for seamless integration into the architectural fabric of the surrounding context. Moreover, the design aims to enhance the transition between the future development at the pivotal intersection of 200 Street and 40A Avenue and the existing residential buildings situated to the east of the site.

In addition to the points mentioned above, we have provided supplementary renders and a digital material board to visually articulate the proposal's intentions. Through a comprehensive examination of the neighbourhood, it becomes evident that the area is dynamic and thriving, featuring numerous shops and schools in close proximity. Given the Township's current demographic trends, characterized by a rising population and increased influx of residents, the project is thoughtfully designed to accommodate this growth and contribute to the future development of the area.

Thank you for taking the time to review this information. If you have any questions or require additional details, please do not hesitate to contact me.

Sincerely,

Emily Shin
Intern Architect AIBC

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT D**

Development Permit No. 101366

This Permit is issued this _____ day of _____, 2024 to:

1. NAME: 1353992 BC Ltd.

   ADDRESS: 16496 – 62A Avenue
   Surrey, BC V3S 9L5

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 58 and 59 Section 35 Township 7 New Westminster District Plan 38490

   CIVIC ADDRESS: 20040 and 20056 – 40A 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”; and
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements, to the acceptance of the Township.
   c. All signage being in substantial compliance with Schedule “A” and with the Township’s sign bylaw.
   d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
   e. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum building height of 12.8 m (42 ft).
   f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
   g. All refuse areas to be located within buildings and / or in enclosures 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. 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.
   b. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
   c. 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.
   d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
   e. As proposed by the applicant, provide a 4.0 m wide road dedication along the full frontage of 200B Street and associated 3.0 m corner truncation.

f. 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.
g. Payment of Development Cost Charges, supplemental development permit application fees 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 _____, 2024.

Attachments:

SCHEDULE A Architectural Drawings
SCHEDULE B Landscape Drawings

SCHEDULE A

KCC ARCHITECTURE

KCC Architecture & Design Ltd.
Unit 300 15300 Croydon Drive Surrey V3Z 0Z5
kccarchitecture.com
Tel 604 283 0972

New Development for 20040 20056 40A Avenue
Township of Langley BC Project # 07-35-0157



1 | VIEW TOWARDS MAIN ENTRANCE FROM 200B STREET



2 | VIEW TOWARDS INTERSECTION AT 40A AVENUE & 200B STREET

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM, AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION- LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED 'SUPERSEDED' WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITION OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2022 06 13	ISSUED FOR REVIEW
2	2022 07 22	ISSUED FOR REVIEW
3	2022 08 16	ISSUED FOR DP
4	2023 03 24	ISSUED FOR DP RESUBMISSION
5	2023 07 12	ISSUED FOR DP RESUBMISSION
6	2023 12 28	ISSUED FOR DP RESUBMISSION
7	2024 03 07	ISSUED FOR COUNCIL
8	2024 04 09	ISSUED FOR COUNCIL

OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

ISO

A 1.2

DRAWN: ES
CHECKED: KC
SCALE: NTS
FILE: 2208

KCC ARCHITECTURE E.1

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Tel 604 283 0912



1 | VIEW ALONG 40A AVENUE



2 | VIEW TOWARDS BUILDING FROM 200B STREET

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NO.	DATE	ISSUANCE
1	2022 06 13	ISSUED FOR REVIEW
2	2022 07 22	ISSUED FOR REVIEW
3	2022 08 16	ISSUED FOR DP
4	2023 03 24	ISSUED FOR DP RESUBMISSION
5	2023 07 12	ISSUED FOR DP RESUBMISSION
6	2023 12 28	ISSUED FOR DP RESUBMISSION
7	2024 03 07	ISSUED FOR COUNCIL
8	2024 04 09	ISSUED FOR COUNCIL

OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

ISO

A 1.3

DRAWN: ES
CHECKED: KC
SCALE: NTS
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NO.	DATE	ISSUANCE
1	2024 03 07	ISSUED FOR COUNCIL
2	2024 04 09	ISSUED FOR COUNCIL

OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

MATERIAL BOARD

A 1.4

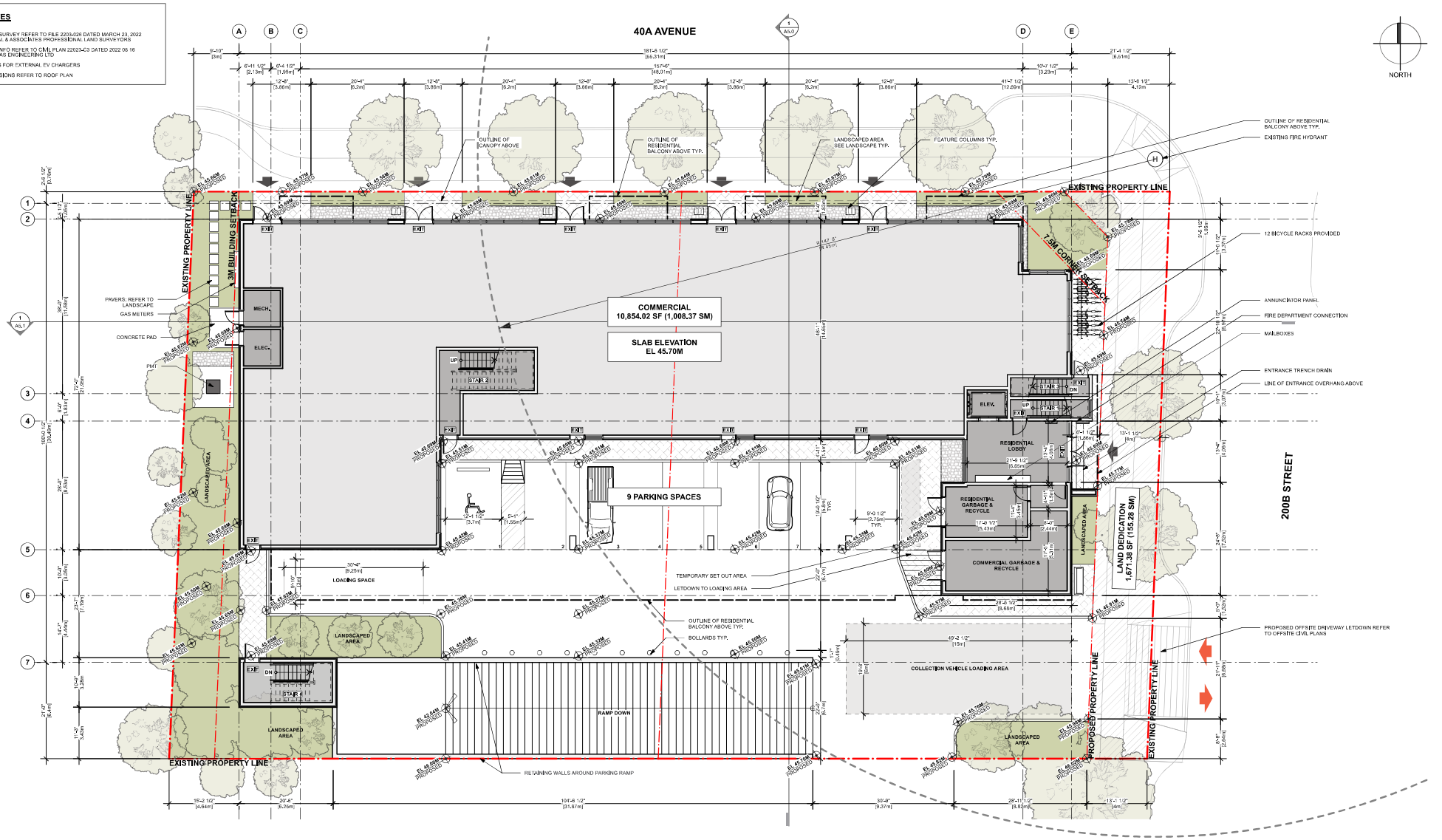
DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

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GENERAL NOTES

- FOR TOPOGRAPHIC SURVEY REFER TO FILE 2203-026 DATED MARCH 23, 2022 PREPARED BY GREWAL & ASSOCIATES PROFESSIONAL LAND SURVEYORS
- FOR SITE GRADING INFO REFER TO CIVIL PLAN 22023-C3 DATED 2022 06 16 PREPARED BY CENTRAS ENGINEERING LTD
- PROVIDE ROUGH-INS FOR EXTERNAL EV CHARGERS
- FOR CANOPY DIMENSIONS REFER TO ROOF PLAN



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NO.	DATE	ISSUANCE
5	2022 08 15	ISSUED FOR COORDINATION
6	2022 08 16	ISSUED FOR DP
7	2022 08 19	ISSUED FOR COORDINATION
8	2023 03 06	ISSUED FOR COORDINATION
9	2023 03 16	ISSUED FOR COORDINATION
10	2023 03 24	ISSUED FOR DP RESUBMISSION
11	2023 07 12	ISSUED FOR DP RESUBMISSION
12	2023 12 28	ISSUED FOR DP RESUBMISSION
13	2024 03 07	ISSUED FOR COUNCIL
14	2024 04 09	ISSUED FOR COUNCIL

OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

SITE PLAN

A 2.0

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

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E.1



1 NORTH ELEVATION
1" = 20' 0"

MATERIAL LEGEND

A	CLADDED WALL	F	PERGOLA AND CANOPY RAFTER
B	BALCONY	G	FEATURE WOOD COLUMN
C	STOREFRONT WINDOW AND WINDOW WALL	H	FEATURE WOOD COLUMN BASE
D	STEEL FRAME HOLLOW METAL DOOR	K	CONCRETE COLUMN
E	CANOPY AND GUARDRAIL		

COLOUR LEGEND

1	WHITE STUCCO	6	BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT	11	BENJAMIN MOORE WHITE PAINT
2	BENJAMIN MOORE LIGHT GREY PAINT	7	BENJAMIN MOORE DARK GREY PAINT		
3	LIGHT GREY BRICK	8	TEMPERED GLASS		
4	DARK GREY BRICK	9	WOOD		
5	WOOD PANEL CLADDING	10	CONCRETE		

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6	2024 04 09	ISSUED FOR COUNCIL

OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

NORTH ELEVATION

A 4.0

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

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E.1



1 SOUTH ELEVATION
1" = 20'-0"

MATERIAL LEGEND

- A CLADDED WALL
- B BALCONY
- C STOREFRONT WINDOW AND WINDOW WALL
- D STEEL FRAME HOLLOW METAL DOOR
- E CANOPY AND GUARDRAIL
- F PERGOLA AND CANOPY RAFTER
- G FEATURE WOOD COLUMN
- H FEATURE WOOD COLUMN BASE
- K CONCRETE COLUMN

COLOUR LEGEND

- 1 WHITE STUCCO
- 2 BENJAMIN MOORE LIGHT GREY PAINT
- 3 LIGHT GREY BRICK
- 4 DARK GREY BRICK
- 5 WOOD PANEL CLADDING
- 6 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
- 7 BENJAMIN MOORE DARK GREY PAINT
- 8 TEMPERED GLASS
- 9 WOOD
- 10 CONCRETE
- 11 BENJAMIN MOORE WHITE PAINT

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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

SOUTH ELEVATION

A 4.1

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20'-0"
FILE: 2208

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Tel 604 2830912



1 EAST ELEVATION
1" = 20' 0"

MATERIAL LEGEND

- A CLADDED WALL
- B BALCONY
- C STOREFRONT WINDOW AND WINDOW WALL
- D STEEL FRAME HOLLOW METAL DOOR
- E CANOPY AND GUARDRAIL
- F PERGOLA AND CANOPY RAFTER
- G FEATURE WOOD COLUMN
- H FEATURE WOOD COLUMN BASE
- K CONCRETE COLUMN

COLOUR LEGEND

- 1 WHITE STUCCO
- 2 BENJAMIN MOORE LIGHT GREY PAINT
- 3 LIGHT GREY BRICK
- 4 DARK GREY BRICK
- 5 WOOD PANEL CLADDING
- 6 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
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- 10 CONCRETE
- 11 BENJAMIN MOORE WHITE PAINT

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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

EAST ELEVATION

A 4.2

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

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1 WEST ELEVATION
1" = 20' 0"

MATERIAL LEGEND

- A CLADDED WALL
- B BALCONY
- C STOREFRONT WINDOW AND WINDOW WALL
- D STEEL FRAME HOLLOW METAL DOOR
- E CANOPY AND GUARDRAIL
- F PERGOLA AND CANOPY RAFTER
- G FEATURE WOOD COLUMN
- H FEATURE WOOD COLUMN BASE
- K CONCRETE COLUMN

COLOUR LEGEND

- 1 WHITE STUCCO
- 2 BENJAMIN MOORE LIGHT GREY PAINT
- 3 LIGHT GREY BRICK
- 4 DARK GREY BRICK
- 5 WOOD PANEL CLADDING
- 6 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

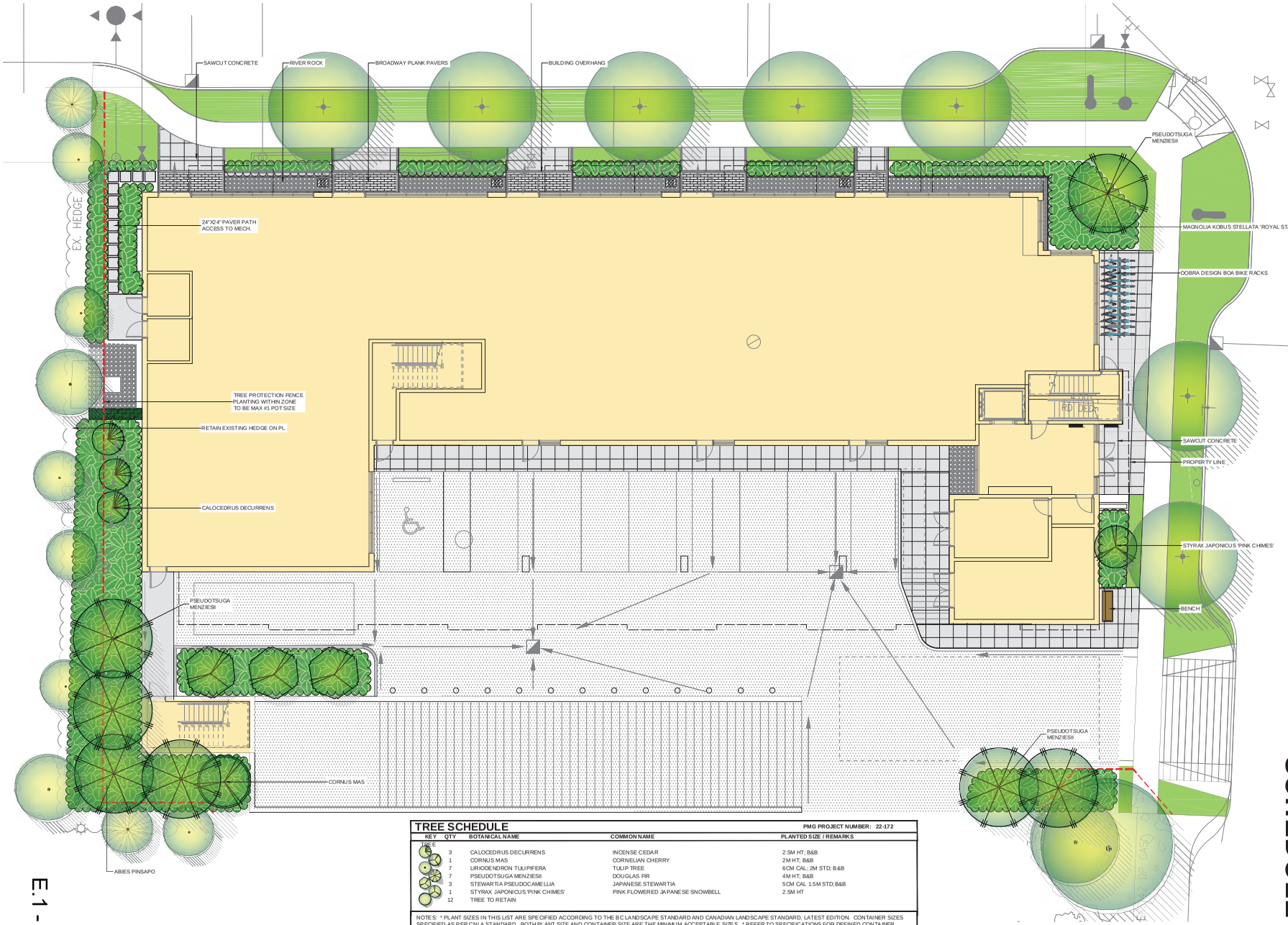
WEST ELEVATION

A 4.3

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

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kccarchitecture.com
Tel 604 283 0912

E.1



TREE SCHEDULE

PMG PROJECT NUMBER: 22-172

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	CALOCEDRUS DECURRENS	INCENSE CEDAR	2.5M HT; B&B
	1	CORNUS MAS	CORNELIAN CHERRY	2M HT; B&B
	7	LIRIODENDRON TULIPIFERA	TULIP TREE	6CM CAL; 2M STD; B&B
	7	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4M HT; B&B
	3	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL 1.5M STD;B&B
	1	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	2.5M HT
	12	TREE TO RETAIN		

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	24.MAR.01	REVISE PER TOWNSHIP COMMENTS	RK
3	23.JUL.24	REVISE AMENITY PER TOL COMMENTS	SA
2	23.MAR.21	REVISE PER ARCH COMMENTS	SA
1	23.MAR.13	NEW ARCH PER TOL COMMENTS	SA

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

20040 AND 20056 40A AVE
TOWNSHIP OF LANGLEY, BC

SCHEDULE B

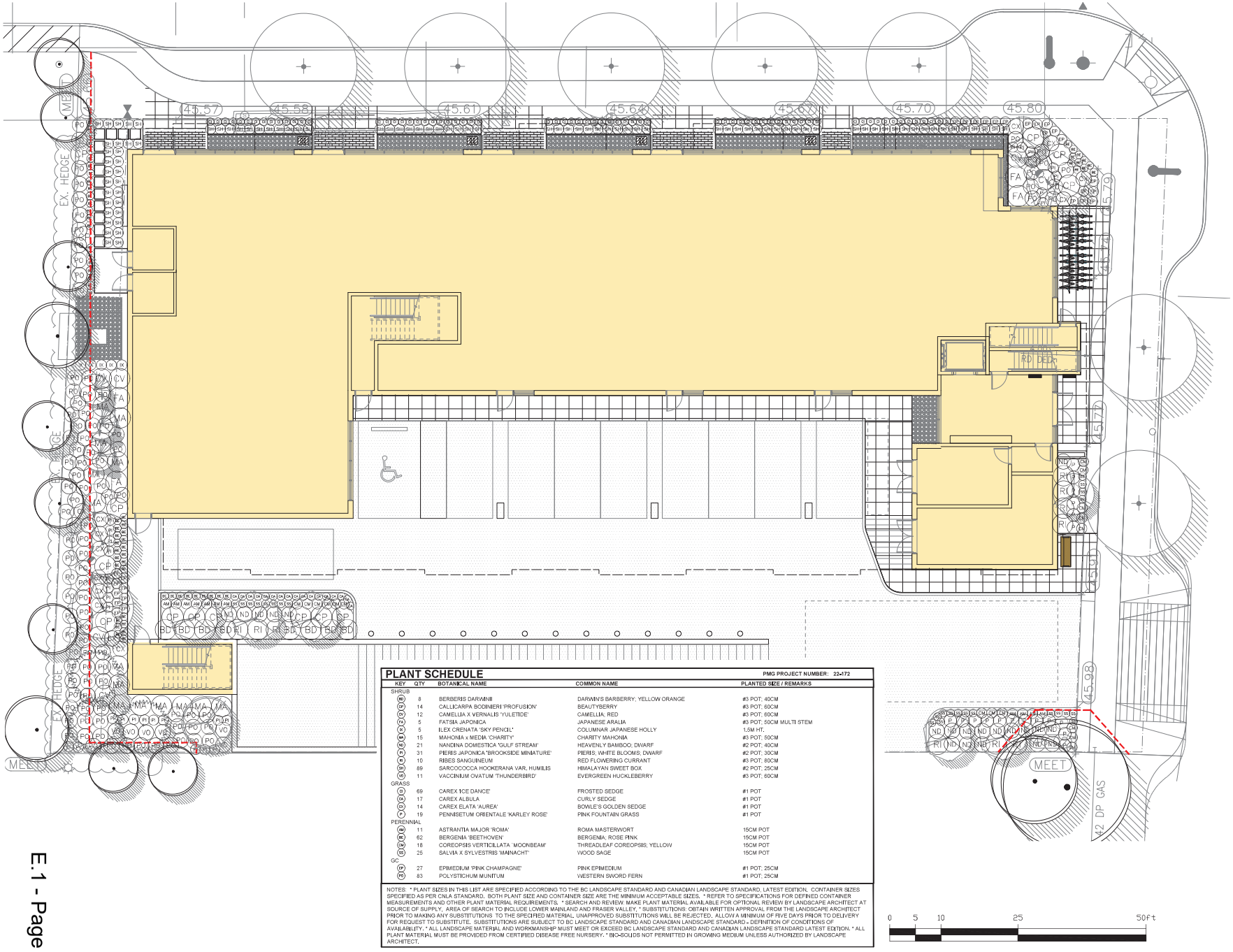
DRAWING TITLE:

LANDSCAPE PLAN

DATE:	22.AUG.19	DRAWING NUMBER:	L1
SCALE:	1/8" = 1'-0"		
DRAWN:	SA		
DESIGN:	SA		OF 4
CHK'D:	RK		

22172-5.ZIP

PMG PROJECT NUMBER: 22-172



PLANT SCHEDULE

PMG PROJECT NUMBER: 22-172

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BE	8	BERBERIS DARWINII	DARWIN'S BARBERRY; YELLOW ORANGE	#3 POT; 40CM
CP	14	CALLICARPA BODINIERI 'PROFUSION'	BEAUTYBERRY	#3 POT; 60CM
CV	12	CAMELLIA X VERNALIS 'YULETIDE'	CAMELLIA; RED	#3 POT; 60CM
FA	5	FATSIA JAPONICA	JAPANESE ARALIA	#3 POT; 50CM MULTI STEM
IK	5	ILEX CRENATA 'SKY PENCIL'	COLUMNAR JAPANESE HOLLY	1.5M HT.
MA	15	MAHONIA x MEDIA 'CHARITY'	CHARITY MAHONIA	#3 POT; 50CM
ND	21	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO; DWARF	#2 POT; 40CM
PJ	31	PIERIS JAPONICA 'BROOKSIDE MINIATURE'	PIERIS; WHITE BLOOMS; DWARF	#2 POT; 30CM
RI	10	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
SH	89	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT; 25CM
VO	11	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS				
D	69	CAREX ICE DANCE'	FROSTED SEDGE	#1 POT
OA	17	CAREX ALBULA	CURLY SEDGE	#1 POT
OT	14	CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	#1 POT
P	19	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS	#1 POT
PERENNIAL				
AM	11	ASTRANTIA MAJOR 'ROMA'	ROMA MASTERWORT	15CM POT
BE	62	BERGENIA 'BEETHOVEN'	BERGENIA; ROSE PINK	15CM POT
OA	18	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS; YELLOW	15CM POT
SS	25	SALVIA X SYLVESTRIS 'MAINACHT'	WOOD SAGE	15CM POT
GC				
EP	27	EPIMEDIUM 'PINK CHAMPAGNE'	PINK EPIMEDIUM	#1 POT; 25CM
PS	83	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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0 5 10 25 50ft

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	23.JUL.24	REVISE AMENITY PER TOL COMMENTS	SA
2	23.MAR.21	REVISE PER ARCH COMMENTS	SA
1	23.MAR.15	NEW ARCH PER TOL COMMENTS	SA

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

20040 AND 20056 40A AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

SHRUB PLAN

DATE:	22.AUG.19	DRAWING NUMBER:	L2
SCALE:	1/8" = 1'-0"		
DRAWN:	SA		
DESIGN:	SA		
CHKD:	RK		OF 4

22172-4.ZIP

PMG PROJECT NUMBER: 22-172

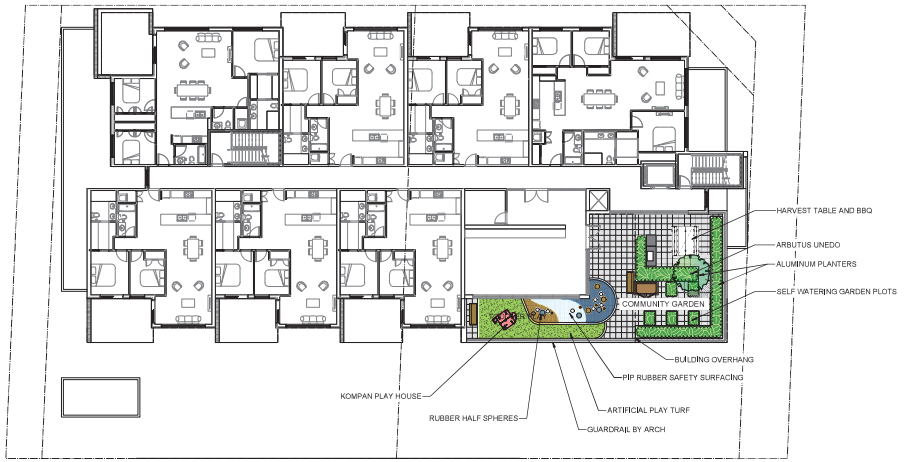
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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



SECOND FLOOR PLAN



THIRD FLOOR PLAN


RUBBER HALF SPHERES


KOMPAN PLAY HOUSE


ALUMINUM PLANTERS

0 10 20 50 100ft

NO.	DATE	REVISION DESCRIPTION	DR.
3	23.JUL.14	REVISE AMENITY PER TOL COMMENTS	SA
2	23.MAR.21	REVISE PER ARCH COMMENTS	SA
1	23.MAR.15	NEW ARCH PER TOL COMMENTS	SA

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

20040 AND 20056 40A AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

SECOND/THIRD FLOOR LANDSCAPE

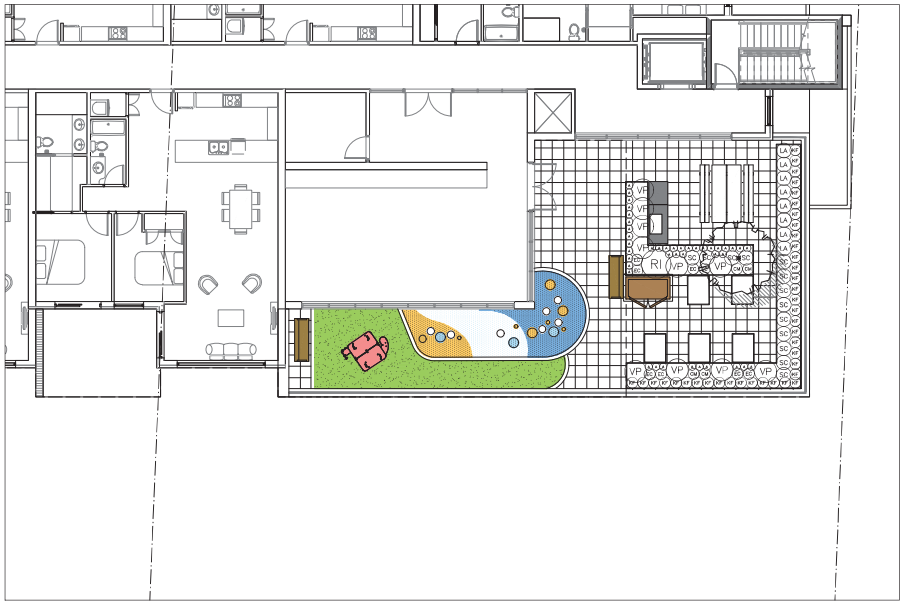
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SCALE:	1/16" = 1'-0"	L3
DRAWN:	SA	
DESIGN:	SA	
CHKD:	RK	OF 4

22172-4.ZIP

PMG PROJECT NUMBER: 22-172



SECOND FLOOR PLANTING PLAN



THIRD FLOOR PLANTING PLAN

0 5 10 25 50ft

2ND/3RD FLOOR PLANT SCHEDULE

PMG PROJECT NUMBER: 22-172

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
	1	ARBUTUS UNEDO	STRAWBERRY TREE	#7 POT 1.25M
RS	1	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
VP	10	VACCINIUM X PERPETUA	BLUEBERRY	#2 POT; 50CM
GRASS				
PP	48	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
P	6	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS	#1 POT
PERENNIAL				
AA	41	ARMERIA MARITIMA	SEA THRIFT	15CM POT
CW	11	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS; YELLOW	15CM POT
EP	14	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	15CM POT
HN	17	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK'	SUN ROSE	15CM POT
LA	8	LAVENDULA X INTERMEDIA 'PHENOMENAL'	FRENCH LAVENDER	#1 POT
SC	13	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	15CM POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD> DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SCALE:	1/8" = 1'-0"	L4
DRAWN:	SA	
DESIGN:	SA	
CHK'D:	RK	OF 4

22172-4.ZIP

PMG PROJECT NUMBER: 22-172

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 15, 2024 - REGULAR MEETING	**REPORT:**	24-69
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-15-0016
SUBJECT:	WINERY LOUNGE AND SPECIAL EVENT AREA ENDORSEMENT APPLICATION NO. 000064 (SINOCAN ESTATE WINERY / 2218 – 240 STREET)		

PROPOSAL:

Request for Council endorsement (to the Liquor and Cannabis Regulation Branch (LCRB)) for a new winery lounge (including patio) and special event area for SinoCan Estate Winery located at 2218 – 240 Street.

RECOMMENDATION SUMMARY:

That Council consider the request to endorse the winery lounge (including patio) and special event area application including input received in accordance with Council's Liquor Licencing Policy.

RATIONALE:

Council's consideration of the winery lounge (including patio) and winery special event area endorsement request is required in accordance with Council's Liquor Licencing Policy and Liquor and Cannabis Regulation Branch regulations.

RECOMMENDATIONS:

That Council consider the endorsement request for a new winery lounge (including patio) and winery special event area for SinoCan Estate Winery located at 2218 – 240 Street.

That Council adopt the following resolution, should it decide to endorse SinoCan Estate Winery's request:

> *"That Council has considered and ENDORSED the request by SinoCan Estate Winery for a 50 person winery lounge (including patio) and a 150 person special event area serving the SinoCan Estate Winery located at 2218 – 240 Street, Langley, characterized as having lounge liquor service from 9am to 11pm for (7 days a week) and special event area liquor service from 11am to 11pm for (7 days a week).*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge and special event area; the proximity of the winery lounge including patio and special event area to other special or recreational facilities and public buildings; the person capacity of the winery lounge (including patio) and special event area; the hours of liquor service of the winery lounge (including patio) and special event area; 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 through written submission opportunity prior to the April 15, 2024 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

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

EXECUTIVE SUMMARY:

SRC Projects has made an application to Council to endorse a new winery lounge (including patio) and a special event area for SinoCan Estate Winery located at 2218 – 240 Street. The proposed winery lounge (including patio) and special event area will serve as accessory uses to the winery located on the subject site.

The subject application proposes a capacity of 50 persons for the winery lounge area (including patio) and 150 persons for the special event area.

Although the issuance of winery licences is a provincial jurisdiction, the Liquor and Cannabis Regulation Branch provides municipal councils with the opportunity to "endorse" or "not endorse" applications for a winery lounge and special event area. Township of Langley Council (through its Liquor Licencing Policy) has chosen to participate in the endorsement process involving lounge and special event area endorsements to existing manufacturer licences. Accordingly, Council may consider the public input prior to consideration of the endorsement request.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations with respect to the endorsement request for a winery lounge (including patio) and special event area for SinoCan Estate Winery located at 2218 – 240 Street.

REFERENCE:

Owner	SinoCan Culture and Service Inc. 2218 – 240 Street Langley, BC V2Z 3A4
Agent	SRC Projects 432 4TH Street E North Vancouver, BC V7L 1J5
Legal Description:	Lot 1 Section 15 Township 10 New Westminster District Plan BCP34675
Civic Address:	2218 – 240 Street
Area:	8.1 ha (19.9 ac)
Existing Zoning:	Rural Zone RU-2
Rural Plan:	Agricultural/Countryside

BACKGROUND/HISTORY:

- The subject site is located in the Agricultural Land Reserve (ALR), is designated Agricultural/Countryside in the Rural Plan and is zoned Rural Zone RU-2.
- A winery is permitted as an agricultural use under Rural Zone RU-2 where the winery complies with the requirements of the ALR.
- SinoCan Estate Winery currently holds a manufacturing licence and operates a tasting room and picnic area at the location.

DISCUSSION/ANALYSIS:

- SinoCan Estate Winery has applied to the LCRB for winery lounge (including patio) and winery special event area for SinoCan Estate Winery.
- The proposed winery lounge (including patio) would allow the licenced winery to serve the wine produced on the premises in the designated lounge and patio area.
- The proposed winery special event area would allow the licenced winery to hold special events within a designated space.
- The special event area endorsement permits the sale and service of liquor for onsite consumption in an event-based space.
- The proponent is requesting approval for a capacity of 50 persons for the lounge (including patio), with service hours from 9:00am to 11:00pm, and approval for a capacity of 150 persons for the special event area, with service hours from 11:00am to 11:00pm.
- Although the approval of new winery (manufacturer) licences, picnic areas, or on-site retail stores is a Provincial jurisdiction, the LCRB provides Council with the opportunity to “endorse” or “not endorse” applications for a winery lounge (including patio) and a winery special event area.

Adjacent Uses:

	Existing Use	Rural Community Plan Designation	Existing Zoning
North:	A property with an existing residence and farm	Agricultural/Countryside	Rural Zone RU-2
South:	A property with farm, and 22 Avenue, beyond which is a property with multiple residences and farm	Agricultural/Countryside	Rural Zone RU-2
East:	Two properties with residences and farms	Agricultural/Countryside	Rural Zone RU-2
West:	240 Street, beyond which is a property with residence and farm.	Agricultural/Countryside	Rural Zone RU-3

Liquor Licencing Policy:

- Council adopted its Liquor Licence Endorsement Policy in 2004, and approved revisions to the Policy in 2017. The policy requires that Council be consulted with respect to applications to add a lounge endorsement and/or a special event area endorsement to an existing Manufacturer Licence. It also requires Council to hold a "Liquor Licencing Hearing" accommodated as a written submission opportunity.

Liquor and Cannabis Regulation Branch Application Summary:

- The proponent has submitted an application for a winery lounge (including patio) and a winery special event area. According to LCRB regulations, the resolution is to comment on the following criteria:
    a) the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement
    b) the general impact on the community
    c) the view of residents
    d) the Local Government recommendations and the reasons on which they are based

Policy Considerations:

Although the issuance of Liquor Licences is a provincial jurisdiction, the LCRB provides Council with the opportunity to "endorse" or "not endorse" applications for a winery lounge and a winery special event area. Council, through the Liquor Licencing Policy, has chosen to participate in the endorsement process as it pertains to applications to add a lounge endorsement and / or a special event area endorsement to an existing Manufacturer Licence.

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

Following the written submission opportunity, Council has the option of endorsing the

application as submitted; endorsing the application subject to conditions; or not endorsing the application. Assuming Council is supportive of the application, the resolution must be consistent with LCRB requirements.

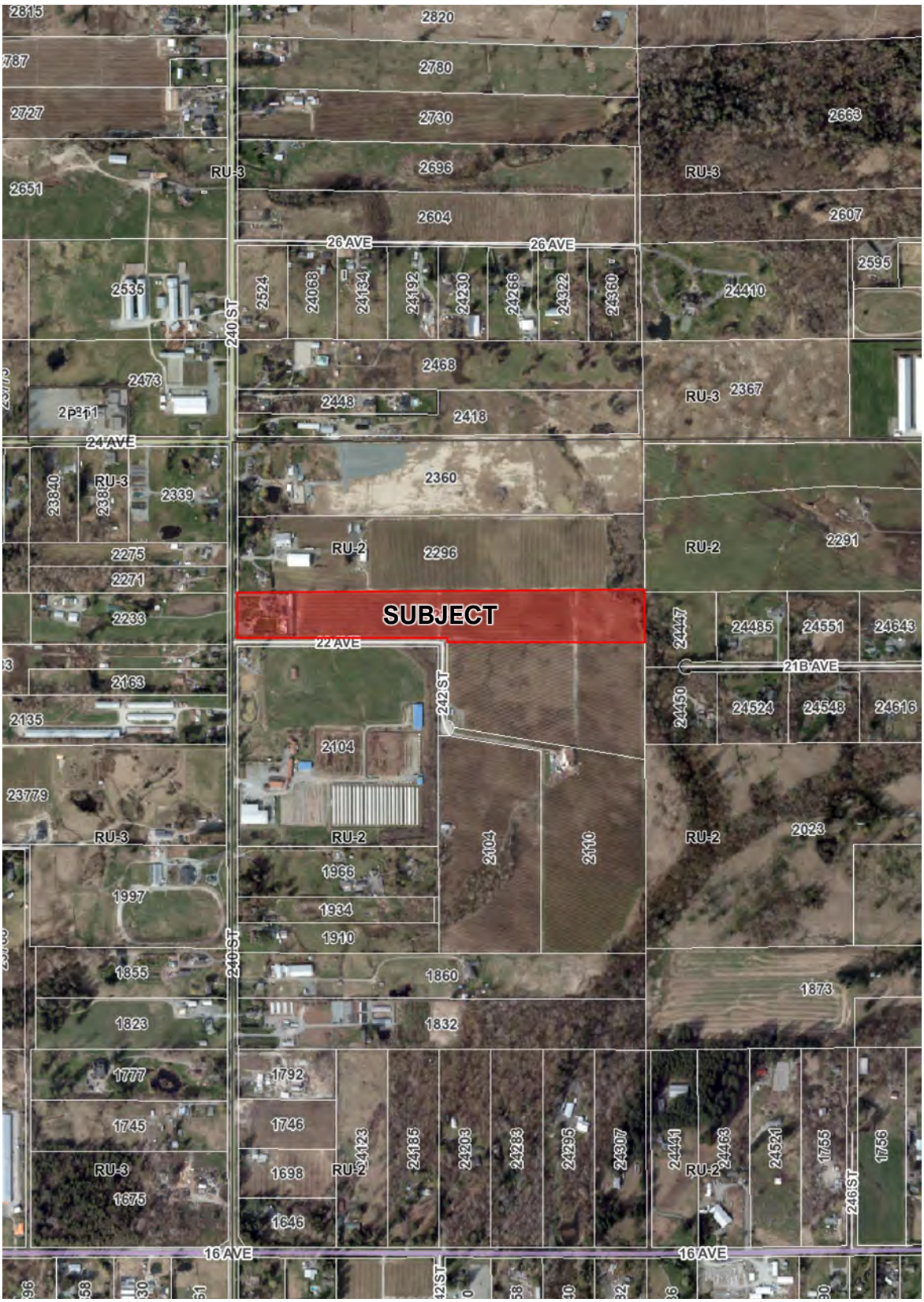
Council may, add to or expand upon the items referenced in the resolution however, according to the LCRB, all items in the resolution must be referenced.

Respectfully submitted,

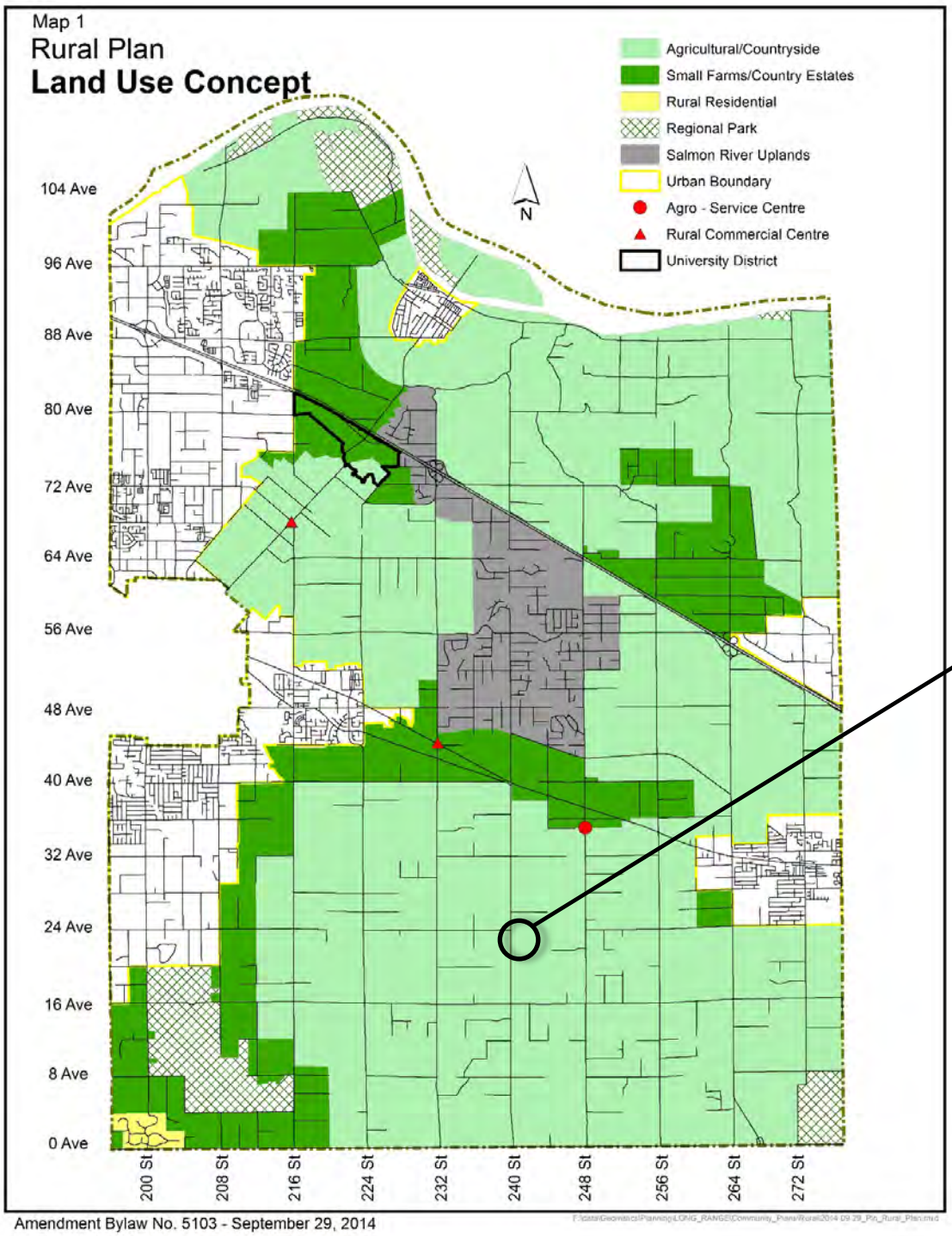
Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Letter of Intent Submitted by Applicant
ATTACHMENT C	Existing and Proposed Hours of Liquor Service

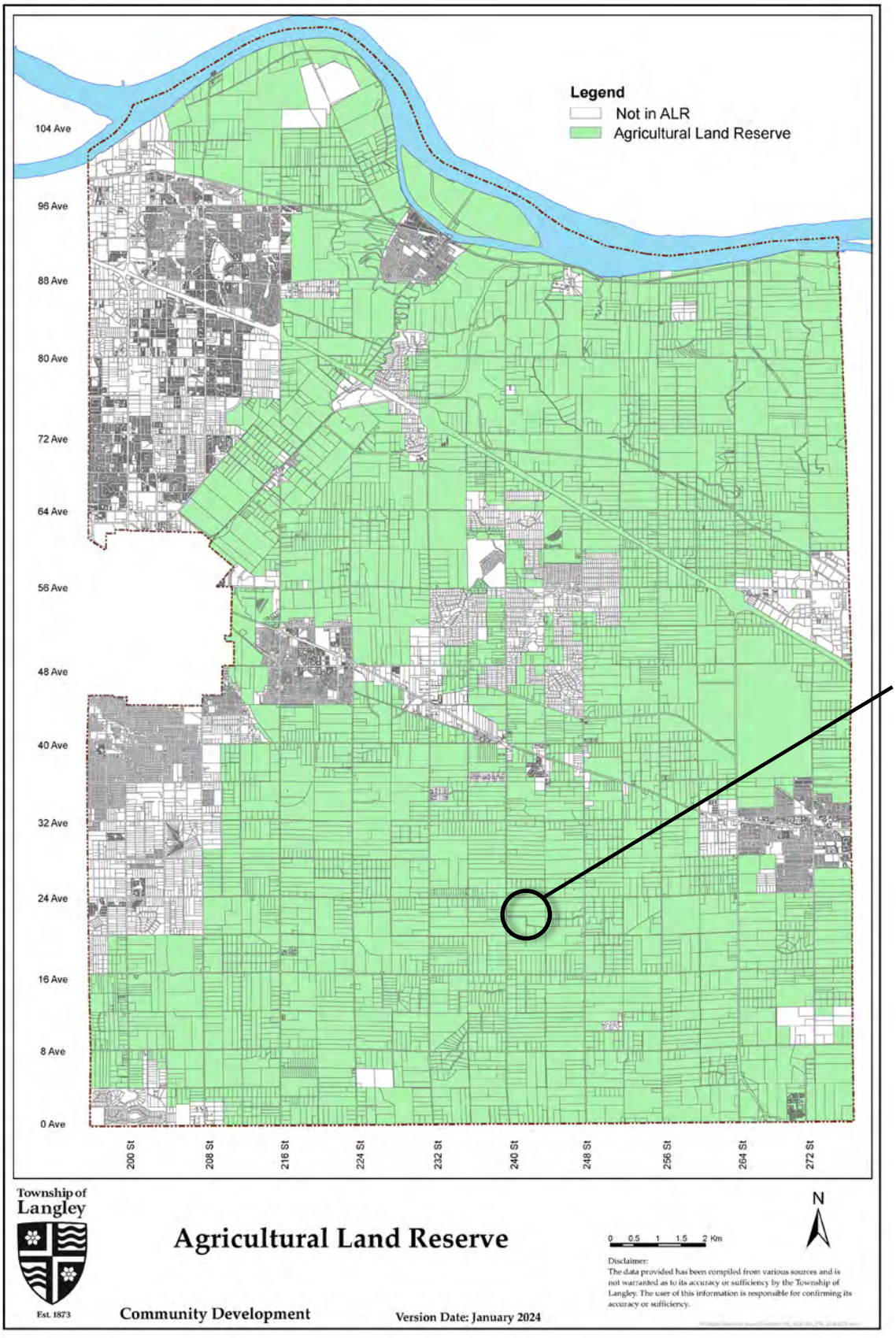
ATTACHMENT A

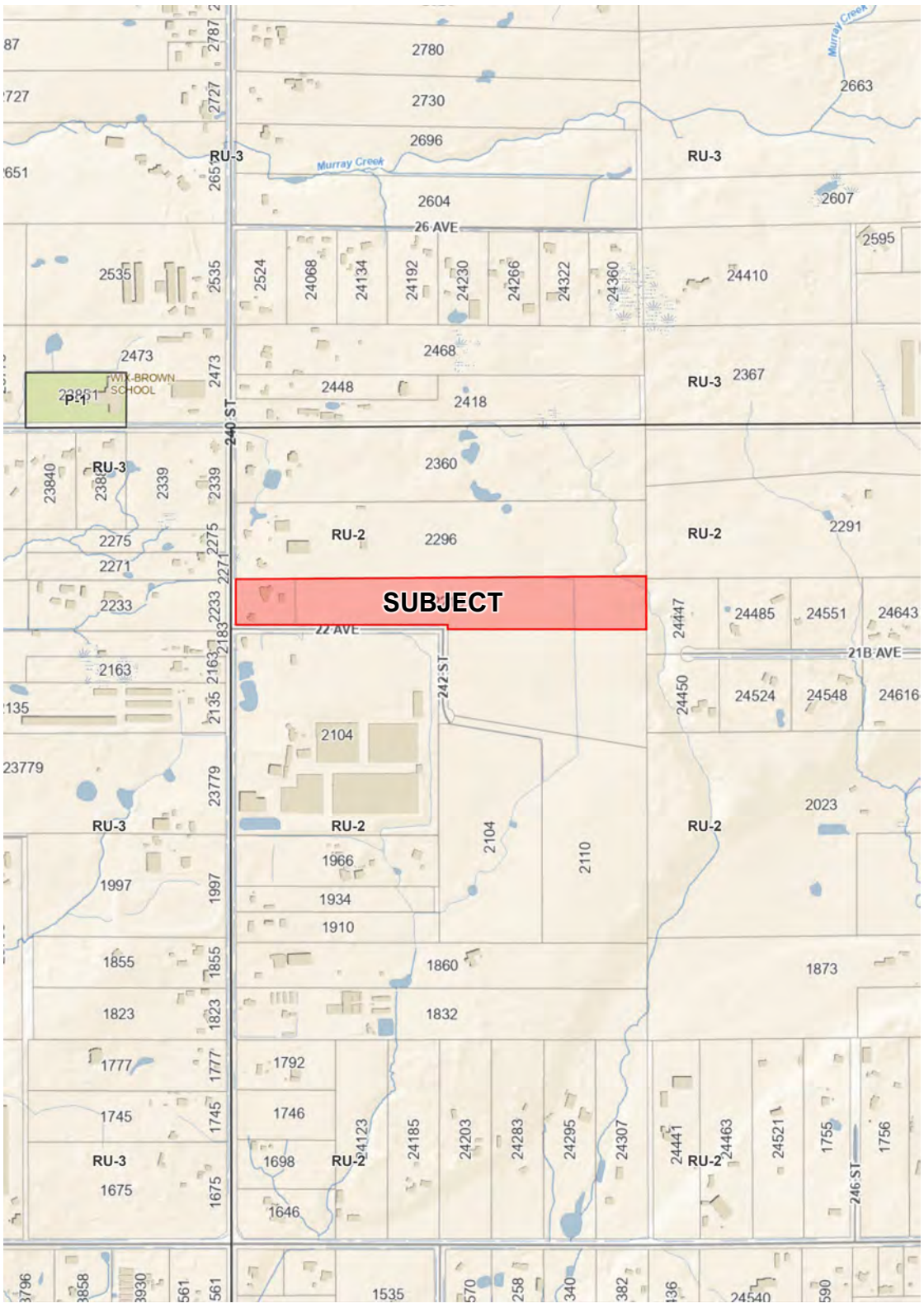


AERIAL CONTEXT MAP

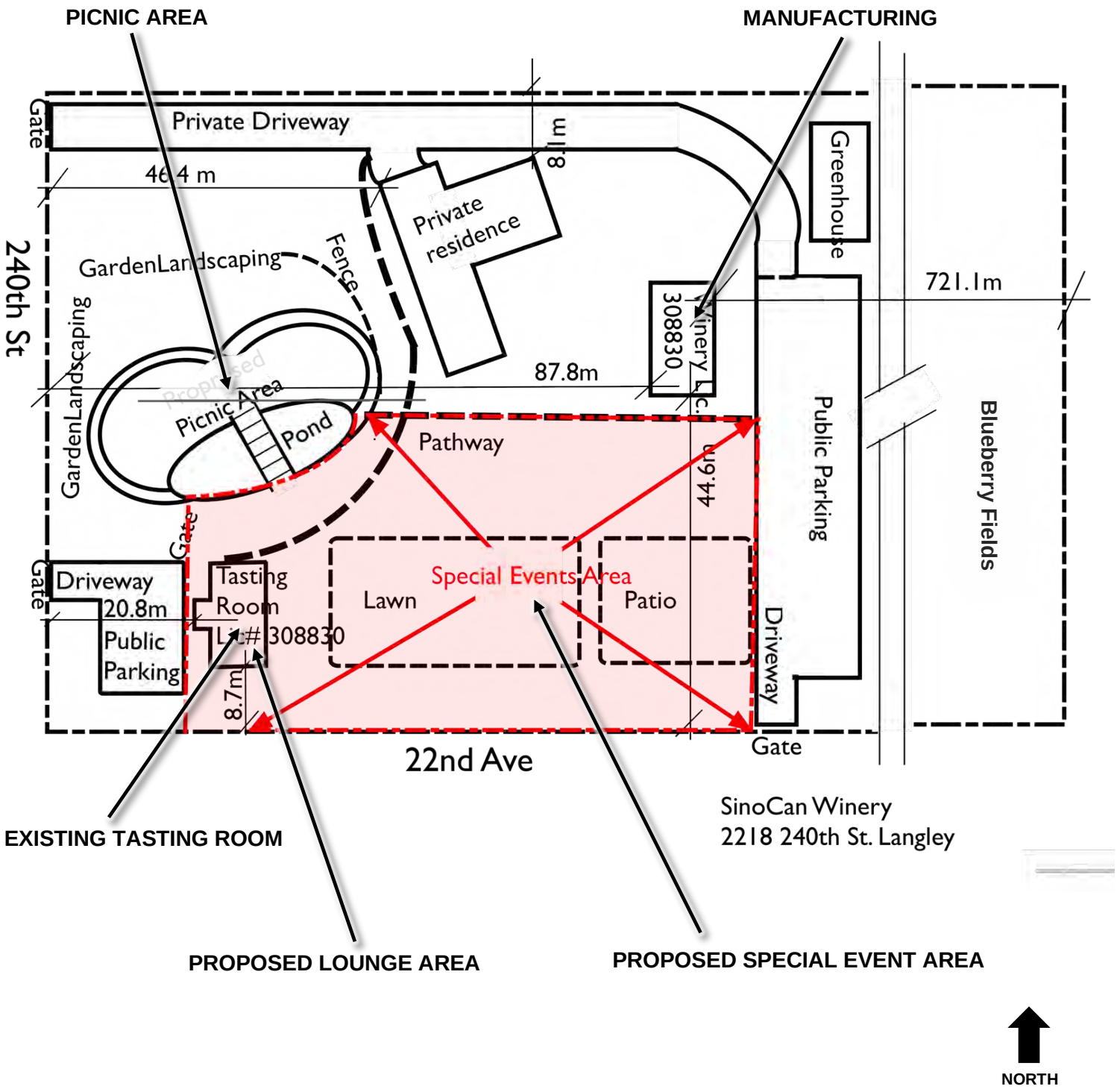


Amendment Bylaw No. 5103 - September 29, 2014

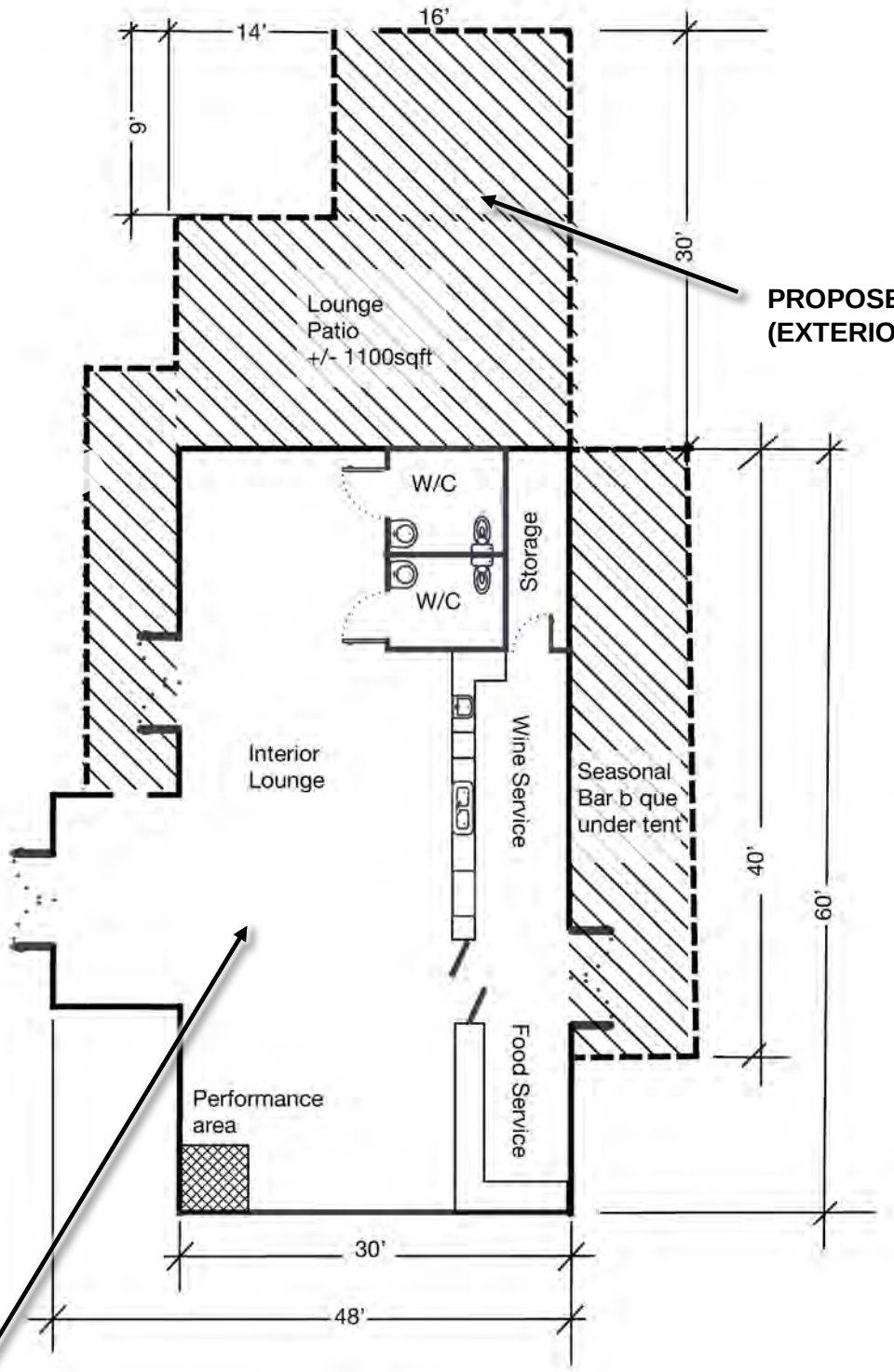

Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: January 2024
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



SPECIAL EVENTS AREA SITE PLAN – SUBMITTED BY APPLICANT



PROPOSED PATIO LOUNGE (EXTERIOR) AREA

EXISTING TASTING ROOM / PROPOSED LOUNGE (INTERIOR) AREA

NORTH

LOUNGE FLOOR PLAN – SUBMITTED BY APPLICANT



AERIAL SITE / CONTEXT PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

SinoCan Estate Winery
Special Event and
Lounge Endorsements

Letter of Intent
February 16th, 2024

Since SinoCan Estate Winery opened in 2020 we have experienced great growth and demand for hosting events. We have been working to meet the requests from our customers. We have submitted a request for a Picnic Endorsement through the LCRB and received approval in principal to ur request.

At this point we are want to meet the requests for special events, primarily weddings, by applying for Special Events and Lounge Endorsements in accordance with LCRB.

Special Events will included live or recorded music, respecting Township of Langley noise by-laws. Events will be professionally managed by staff or contracted staff.

The success of our commitment to a unique, quality experience has led us to apply for Lounge Endorsement as well.

Our neighbours are regularly notified in advance of any large events on site, including a designated direct contact to the event manager. Our Special Event Endorsement anticipate service hours from 11:00 AM to 11:00 PM, similar to our existing Tasting Room service. Our Picnic Area Endorsement capacity has been approved in principle as 75 patrons. We are requesting a patron capacity for the site, not exceed 150, inclusive of Picnic and Tasting Room Capacity.

We maintain an open and ongoing conversation with our neighbours so we can deal with any issues directly. During larger events we employ staff to direct parking and ensure traffic is not impeded. Off street daily parking is available for our tasting room, patio and garden patrons.

We are excited about the popularity of our estate winery and garden and look forward to enhancing our visitors' experience.

Thank you for your consideration.

Cindy Li
Owner, SinoCan Estate Winery

ATTACHMENT C

SUBJECT APPLICATION:

Winery	Address	Property Size	Use	Proposed Hours of Operation	Person Capacity	Council Consideration
SinoCan Estate Winery	2218 – 240 Street	8.1 ha (19.9 ac)	Winery and Agricultural uses	**Lounge:** 9:00 am – 11:00 pm daily. **Special Event Area**: 11:00am to 11:00pm daily	50 person lounge, 150 person special events area	April 15, 2024

OTHER WINERY / CIDERY APPLICATIONS:

Winery	Address	Property Size	Use	Endorsed Hours of Operation	Person Capacity	Council Endorsement
Chapter Estates Winery	1268 – 216 Street	13.5 ha (33.45 ac)	Winery and Agricultural uses	9:00am to 12:00am	116 person winery lounge, 160 person Winery Special events area	June 12, 2023
Roots and Wings Distillery Inc.	7897 – 240 Street	12.7 ha (31.45 ac)	Distillery and Agricultural uses	12:00pm – 8:00pm Mon. – Wed.12:00pm – 10:00pm Thurs. – Sun.	36 person patio	June 13, 2022
Chaberton Estate Winery	1064 – 216 Street	22.2 ha (55.04 ac)	Winery and Agricultural uses	11:30am – 11:30pm daily.	65 person patio	April 12, 2021
Otter Trail Winery	5974 – 248 Street	6.1 ha (15.1 ac)	Winery and Agricultural uses	11:00am – 10:00pm Tues. – Sun.	64 person indoor lounge, 32 person patio; 126 person special event area	September 21, 2020
City Side Winery Ltd.	2974 – 224 Street	8.19 ha (20.25 ac)	Winery and Agricultural uses	10:00am – 12:00am daily	65 person indoor lounge, 65 person patio	April 20, 2020
Backyard Vineyards Corp.	3033 – 232 Street	4 ha (9.91 ac)	Winery and Agricultural uses	11:00am – 8:00pm Mon. – Wed.; 11:00am – 9:00pm Thurs. – Sat.; 11:00am – 7:00pm Sun.	32 person indoor lounge, 28 person patio	March 9, 2020
Festina Lente Estate Winery Ltd.	21113 – 16 Avenue	1.93 ha (4.77 ac)	Meadery and Agricultural uses	1:00pm – 6:00pm daily	10 person indoor lounge, 14 person patio; 65 person special event area	July 22, 2019
Fraser Valley Cider Company	22128 – 16 Avenue	4.9 ha (12.14 ac)	Cidery and Agricultural uses	11:00am – 10:00pm daily	22 person indoor lounge, 50 person patio; 150 person special event area	January 14, 2019
Township 7 Vineyards & Winery	21152 – 16 Avenue	1.74 ha (4.31 ac)	Winery and Agricultural uses	10:00am – 10:00pm daily	48 person indoor lounge, 44 person patio; 100 person special event area	September 17, 2018
Roots and Wings Distillery Inc.	7897 – 240 Street	12.7 ha (31.45 ac)	Distillery and Agricultural uses	noon – 8:00pm daily	14 person capacity (inclusive of indoor and patio); 150 person special event area	July 23, 2018

Domaine De Chaberton	1064 – 216 Street	22.2 ha (55.04 ac)	Winery and Agricultural uses	11:00am – 11:30pm daily	150 person Special Event Area	June 11, 2018
Glass House Estate Winery	23449 – 0 Avenue	15.5 ha (38.3 ac)	Winery and Agricultural uses	11:00am – 11:30pm Wednesday to Sunday	50 person indoor lounge, 65 person patio; 100 person special event area	March 5, 2018
Krause Berry Farms and Estate Winery	6179 – 248 Street	16.2 ha (40 ac)	Winery and Agricultural uses	9:00am – 12:00am daily	65 person indoor lounge, 65 person patio; 100 person special event area	July 9, 2012

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 15, 2024 - REGULAR MEETING	**REPORT:**	24-73
FROM:	ENGINEERING DIVISION	**FILE:**	5280-16
SUBJECT:	2024 NUISANCE MOSQUITO CONTROL PROGRAM UPDATE		

RECOMMENDATION:

That Council direct staff to refer additional costs to implement Metro Vancouver's enhanced Nuisance Mosquito Control Program in the 2025 base budget for Council's consideration.

EXECUTIVE SUMMARY:

The Township of Langley (the Township) participates in Metro Vancouver's Nuisance Mosquito Control Program (the Program). The purpose of this Program is to control mosquitoes in the region which are largely attributed to pools of stagnant water resulting from flood waters. Mosquito populations are controlled by applying an environmentally friendly larvicide (a pellet type product) to mosquito breeding waters. Control of adult mosquitoes by application of adulticide (i.e. 'spraying' or 'fogging') is not included in the Program, nor approved under the approved Pest Management Plan (PMP). In the Township of Langley, treatment of larvae generally occurs in the spring with application by ground, water, and air.

Metro Vancouver recently awarded the contract to Morrow Bioscience Ltd. (MBL) to monitor and treat identified areas in the region over the next five (5) years. Township staff had an opportunity to participate in the process by reviewing and commenting on the draft request for proposal (RFP) and proposals received. As the incumbent contractor, MBL is knowledgeable about the unique requirements of operating a Nuisance Mosquito Control Program in this region. The contractor's proposal included innovative changes to the Program such as the introduction of a First Nation Liaison position, an online reporting tool, and the use of drone (UAV) technology to treat difficult to reach mosquito breeding habitat. The contractor will dedicate a staff member to the Township's program to monitor and treat mosquitos, a practice first started in 2023, at the request of the Township.

Additional base operating funding will be required to deliver Metro Vancouver's improved Mosquito Control Program. Unless significant snow or rainfall events occur this spring, the contractor is predicting a relatively low mosquito abundance due to the reduced snowpack. Township staff will track 2024 costs to implement the enhanced Program and are seeking approval to submit the necessary funding increase in the 2025 budget.

PURPOSE:

The purpose of this report is to provide Mayor and Council with an update on the Township of Langley's participation in the Metro Vancouver Mosquito Control Program, the results of Metro Vancouver's request for proposal process, information on the 2024 season, and to request approval to submit additional costs for the Program to be submitted in the 2025 budget.

BACKGROUND/HISTORY:

At its Regular Council Meeting on May 29, 2023, Council passed the following resolution:

> *"That the Mosquito Control Program be referred to staff for a report to be provided at the June 12, 2023 Regular Council Meeting."*

The report to Council, attachment A, was presented at the June 12, 2023 Council meeting, and the above resolution was amended to report back on the 2024 Mosquito Control Program.

The Township of Langley (the Township) participates in the Metro Vancouver Regional Nuisance Mosquito Control Program (the Program). The scope of the Program includes all Metro Vancouver owned and/or managed lands (i.e. Metro Parks) and public lands within participating municipalities (the cities of Pitt Meadows, Coquitlam, Maple Ridge, Surrey, and Richmond). The Program also includes both public and private lands in the Township, including (with permission of Kwantlen First Nation) reserve lands on MacMillan Island. Each municipality is responsible only for the costs to deliver the Program in their municipality, plus a share of the base/administrative costs. Other municipalities within the region do not participate in this Program and the Township is the only municipality that makes the Program available to its residents for treatments on private land.

The goal of the Program is to reduce the number of mosquitoes to tolerable levels and to reduce impacts on local communities' enjoyment of outdoor spaces and economic interests. Public education is also an important component of the Program. In addition to promoting general awareness of the Program, key messaging includes steps residents can take to protect themselves from nuisance mosquitos and eliminate potential breeding habitat at their homes and businesses.

The Program is coordinated by Metro Vancouver and mosquito control services are delivered via a contractor retained for up to a five-year term. Metro Vancouver oversees the contract administration for the Program, as well as activities in their Regional Parks (including Derby Reach and Brae Island). Key features of the Program consist of the following:

- training and coordinating staff certified in pest management
- monitoring river levels, temperature, rainfall, and snowpack levels
- monitoring numbers of developing larval mosquitoes in water bodies
- applying bacterial larvicide where larval densities meet threshold values
- monitoring numbers of adult mosquitoes to gauge effectiveness of treatment
- public education/community outreach and responding to mosquito related complaints via the Mosquito Hotline (604-432-6228)
- reporting to Metro Vancouver (and Program member municipalities) and the province of BC

Public education and outreach occur via the Regional 'Fight the Bite' Campaign. This campaign educates residents about nuisance mosquitoes and mosquito control efforts, steps to take to eliminate backyard breeding habitat, and provides personal protection tips. The Township also conducts its own public outreach which has included a bus shelter and newspaper ad campaign, information cards at Township facilities, information via the Township eNews, social media posts, and a webpage dedicated to mosquito control (www.tol.ca/mosquitoes). In addition, the contractor also hosts an educational booth yearly at a local event in each member municipality.

Mosquitoes in the Township can be attributed primarily to annual spring/summer flood water. Mosquitoes lay their eggs on shorelines and seepage areas affected by seasonal flooding such as the Fraser River around Fort Langley, Derby Reach, Brae Island, and Glen Valley. Eggs laid during previous highwater years can stay viable for up to four (4) years. If numerous seasons have passed between highwater years, then high river levels may trigger a compounded number

of mosquito eggs to hatch, as occurred in 2022. Staff from MBL have already been monitoring the Fraser River levels and based on current and forecast conditions, are anticipating commencing weekly site visits to begin in the next few weeks.

Pesticide use is regulated by federal and provincial legislation and an approved Pest Management Plan (PMP) is required to treat mosquitoes. Mosquito control activities are carried out under this plan by certified personnel hired by the contractor. The approved PMP targets the larval stage of mosquitoes utilizing an environmentally friendly larvicide called *Bacillus thuringiensis israeliensis* (Bti) dispensed in pellet form by ground (hand or backpack blower), water (canoes), or air (helicopter). Control of adult mosquitoes by application of adulticide (i.e. 'spraying' or 'fogging') is not included in the Program nor approved under the PMP.

In 2022, a high and prolonged freshet, with multiple peaks, caused a compound hatching event with mosquitoes continuing to hatch well into the summer. This led to a greater number of mosquitoes and an increase in complaints received by the Mosquito Hotline. In 2023, snowpack levels were average with no late spring snowpack accumulation or unseasonal rain events which led to a moderate and early spring freshet and a shorter, less intense mosquito season.

This year, average snowpack levels across BC are at 66% of normal (compared to 91% in 2023). Unless significant snow or rainfall events occur this spring, the Fraser River freshet is predicted to be below normal resulting in a mild mosquito season.

DISCUSSION/ANALYSIS:

The previous five-year Mosquito Control Contract as well as the Regional Pest Management Plan expired after the 2023 season. Metro Vancouver put out a call for tenders and staff from member municipalities had the opportunity to review and comment on the draft request for proposal (RFP) and participate in the evaluation of the proposals received. The contract was awarded to Morrow Bioscience Ltd. (MBL) for another five-year term. MBL has been the contractor for both the Metro Vancouver Regional District and Fraser Valley Regional District programs for the past several years. With the experience and knowledge gained from working in the region, they are highly qualified and well positioned to deliver the Metro Vancouver Regional District's Program.

Mosquito control efforts for 2024 will likely commence in the next few weeks, with the contractor assessing known mosquito breeding sites on a weekly basis for developing larvae. When larvae develop and sites meet regulated density levels as per the PMP, ground treatments will be conducted by hand and backpack applicator. As water levels rise with the Fraser River freshet creating more mosquito breeding habitat, additional teams will monitor and treat sites by canoe. Monitoring frequency will increase during peak times and sites will be checked within one (1) or two (2) days of pesticide application to ensure treatment efficacy and to conduct quality control touch-up treatments, as needed.

Aerial treatment of Brae Island and MacMillan Island is conducted when high water levels make access by foot too difficult/dangerous, and the area too large to effectively treat by other means. Timing of peak Fraser River levels is difficult to predict in advance. The contractor monitors water levels in the watershed upstream to anticipate when aerial treatment by helicopter will be required. Typically, one (1) to three (3) aerial treatments are required between May and July, depending on the number of Fraser River level peaks. Prior to aerial treatments, notice is posted on the Township's website, social media channels, and the contractor will communicate with key stakeholders such as the Brae Island Campground, Kwantlen First Nation, and the Fort Langley Community Association. Staff note that aerial treatment is a regulated activity and threshold conditions must be met before the contractor is permitted to conduct treatment.

In 2024, the contractor proposes to continue reconnaissance in the Township and Maple Ridge to identify new mosquito breeding areas that may be impacting North Langley residents. Dense canopy cover and flooded understory brush can make some areas difficult to access for larvae monitoring and treatment. To assist with this, and potentially reduce costs of helicopter

treatments, MBL has worked towards achieving Transport Canada certification to use unmanned aerial vehicles (UAVs, or drones). The drones can also be used to survey for new or previously unknown breeding areas. Application of pesticide by UAVs is pending approval by provincial agencies but is expected to be an option within one (1) to two (2) years.

MBL maintains a team of eight (8) certified staff members in the region for mosquito control. At the request of Township staff in 2023, MBL dedicated a staff member to the Township to monitor and treat mosquitoes which will continue in 2024. In addition to the full complement of field technicians, MBL has committed to hiring additional staff for a First Nation Liaison position. MacMillan Island has significant mosquito breeding habitat both in Brae Island Regional Park and on Kwantlen First Nation lands. Integrating local Indigenous perspective and knowledge of the area will improve mosquito control efforts and further Metro Vancouver and the Township's commitments to reconciliation.

Also new this year is the introduction of an online reporting tool or "Mosquito Reporter". The tool will allow residents to report mosquito-related concerns from their smart phone or computer directly to the contractor. Relevant photos, geolocation, and a request for a call-back can be included in the report, providing a deeper understanding of mosquito presence, and reducing staff time required to compile this information. The Mosquito Hotline (604-432-6228) will continue to be available for those who wish to call in to ask questions or provide feedback.

The contractor will have an educational booth in Fort Langley on May 20, 2024, for the Annual May Day Parade and Celebration, promoting awareness about the Program and providing residents an opportunity to ask questions. Public education and outreach via the Regional 'Fight the Bite' Campaign will also ramp up around this time with messaging to educate residents about nuisance mosquitoes, mosquito control efforts being undertaken by the contractor, as well as personal protection tips and steps to take to eliminate backyard breeding habitat.

Financial Implications:

Of the participating member municipalities, including Metro Vancouver Parks, the Township invests the greatest fiscal amount in mosquito control with $47,100 being spent in 2023.

Costs to deliver this Program over the next five-year term have risen due to a combination of enhanced services, general inflation, as well as increased fuel and materials costs.

Additional base operating funding will be required to deliver Metro Vancouver's improved Mosquito Control Program. Unless significant snow or rainfall events occurs this spring, the contractor is predicting a relatively low mosquito abundance year due to the reduced snowpack. Township staff will track 2024 costs to implement the enhanced Program and are seeking approval to submit the necessary funding increase in the 2025 budget.

Respectfully submitted,

Lovena Morton
ENVIRONMENTAL COORDINATOR I
for
ENGINEERING DIVISION

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

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

ATTACHMENT A - RtC 23-108 – 2023 Nuisance Mosquito Control Program June 12, 2023
ATTACHMENT B - 2023 Mosquito Control Program Final Report

ATTACHMENT A

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 12, 2023 – REGULAR MEETING	**REPORT:**	23-108
FROM:	ENGINEERING DIVISION	**FILE:**	5280-16
SUBJECT:	2023 NUISANCE MOSQUITO CONTROL PROGRAM		

RECOMMENDATION:

That Council receive the 2023 Nuisance Mosquito Control Program Report for information.

EXECUTIVE SUMMARY:

At its Regular Afternoon Meeting on May 29, 2023, Council passed the following resolution:

> *"That the Mosquito Control Program be referred to staff for a report to be provided at the June 12, 2023 Regular Council Meeting."*

The Township of Langley participates in the Metro Vancouver Regional Nuisance Mosquito Control Program. The purpose of this program is to control for mosquitoes in the region which are largely attributed to flood waters and other environmental parameters. Last year, the Fraser River freshet was unusually high for a prolonged period with multiple peaks resulting in an over abundance of mosquitoes. The areas of Derby Reach, Fort Langley, and Glen Valley were particularly affected impacting residents and visitors' ability to enjoy the outdoors.

Mosquito populations are controlled by applying an environmentally friendly larvicide (a pellet type product) to mosquito breeding waters. Control of adult mosquitoes by application of adulticide (i.e., 'spraying' or 'fogging') is not included in the Program nor approved under the Provincial Pest Management Plan.

A certified contractor, Morrow BioScience Ltd., has been contracted to monitor and treat identified areas in Langley and other areas of Metro Vancouver for the past several years, including 2023. Due to environmental conditions, the contractor predicts this year to be less intense than 2022. Township staff have been working with both Metro Vancouver and the contractor to enhance the mosquito control program for 2023 including increased resources, treatments, and public outreach.

PURPOSE:

The purpose of this report is to provide Mayor and Council with an overview of the Township of Langley's participation in the Metro Vancouver Mosquito Control Program and information on the 2023 plan including program enhancements.

BACKGROUND/HISTORY:

The Township of Langley participates in the Metro Vancouver Regional Nuisance Mosquito Control Program (the Program). The scope of the program includes all Metro Vancouver owned and/or managed lands (i.e., Metro Parks) and public lands within the City of Pitt Meadows, Coquitlam, Maple Ridge, Surrey, and Richmond. The Program also includes both public and private lands in the Township of Langley. Other municipalities within the region do not participate in this Program. We understand that the Township is the only municipality that makes the Program available for property owners and private lands. The goal of the Program is to reduce the numbers of mosquitoes to tolerable levels and to reduce impacts on local community's enjoyment of outdoor spaces and economic interests. The Program is coordinated by Metro Vancouver via the contractor (Morrow BioScience Ltd. (MBL)) retained to carry out the services of the Program for 2019-2023.

Metro Vancouver oversees the contract administration for the Program, as well as activities in their managed Regional Parks (such as Derby Reach and Brae Island). Key features of the Program consist of the following:

- monitoring river levels, temperature, rainfall, and snowpack levels;
- monitoring numbers of larval mosquitoes in water bodies;
- applying naturally occurring bacterial larvicide to water bodies;
- monitoring numbers of adult mosquitoes to gauge effectiveness of treatment; and
- public education and community outreach / responding to mosquito related complaints via the Mosquito Hotline (604-432-6228).

The Township of Langley conducts public outreach outside of the Program. This includes a bus shelter ad campaign, web and social media posts, and a webpage dedicated to mosquito control (www.tol.ca/mosquitoes).

Mosquitoes in Langley can be attributed primarily to annual spring/summer flood water. Mosquitoes lay their eggs on shorelines and seepage areas affected by seasonal flooding such as the Fraser River around Fort Langley, Derby Reach, Brae Island, and Glen Valley. Staff from MBL visit each site on a weekly basis beginning in April. Frequency of visits increases as seasonal flooding progresses.

Pesticide use is regulated by federal and provincial legislation requiring an approved Pest Management Plan (PMP). Mosquito control activities are carried out under this plan by certified personnel. The approved PMP targets the larval stage of mosquitoes utilizing an environmentally friendly larvicide dispensed in pellet form by ground (hand or backpack blower) and aerial (helicopter) applications to mosquito breeding habitat. Control of adult mosquitoes by application of adulticide (i.e., 'spraying' or 'fogging') is not included in the Program nor approved via the PMP.

DISCUSSION/ANALYSIS:

In 2022, a high and prolonged freshet with multiple Fraser River water level peaks caused mosquitoes to continue hatching well into the summer resulting in a higher number of mosquitoes. In 2023, snowpack levels were average with no late spring snowpack accumulation or unseasonal rain events leading to a moderate spring freshet. This year, Fraser River levels are already dropping and mosquito populations should already be decreasing. It is expected that the mosquito season this year will be much shorter and less intense.

MBL maintains a team of eight certified staff members in the region for mosquito control. For 2023 and at the request of Township staff, MBL has dedicated additional staff to Langley to monitor and treat mosquitoes. The teams started monitoring known mosquito sites earlier this year by visiting key areas in Fort Langley on a weekly basis. As the larvae develop and sites meet regulated levels as per the PMP, daily checks and ground treatments have been

conducted by hand and backpack applicator. An additional team monitors and treats sites by canoe on a weekly basis and more frequently during peak times. Sites are checked within one or two days of the initial treatment to ensure treatment efficacy and touch-up treatments are conducted as needed.

Fraser River levels have peaked twice this spring (May 11 at 4.7 m and May 21 at 5.5 m), prompting treatment by helicopter. Aerial treatment of Brae/MacMillan Island is conducted as high-water levels make access by foot difficult/dangerous and the area is too large to effectively treat by other means. This year, the Fraser peaked at a lower level than previous years (2022 was 5.9 m) and therefore less eggs have hatched to the larva stage.

Prior to aerial treatments, a notification is posted on the Township website and social media channels. The contractor communicates with key stakeholders and signs are posted at the Brae Island campground. This year, crews identified and treated new areas on Kwantlen lands by helicopter and followed up with ground monitoring and treatments as needed. Mosquito monitoring and control efforts in Langley typically continue through to the end of August. It is unknown but not anticipated that additional aerial treatments will be required due to dropping Fraser River levels. Staff note that aerial treatment is a regulated activity and threshold conditions must be met before the contractor is permitted to conduct treatment.

Public education and outreach via the regional ‘Fight the Bite’ campaign continues to educate residents about nuisance mosquitoes and mosquito control efforts conducted by Morrow BioScience, as well as steps to take to eliminate backyard breeding habitat, and personal protection tips. Township outreach includes bus shelter ads, website, info cards, social media, eNewsLetters, attendance at local events, and new for 2023: a town-hall meeting with contractor presentation and Q&A’s.

Staff are exploring future program enhancements to improve mosquito control efforts in Langley, some of which have already been implemented in 2023. Program enhancements include additional contractor resources dedicated to the Fort Langley area, identification of previously unmapped mosquito breeding areas and terrain, increased education and outreach, and exploring the use of drones for aerial application of larvicide in hard-to-reach areas.

The mosquito control contractor has been clear that mosquito control is a complex science and additional investment in mosquito control efforts is not a guarantee of reduced adult mosquito populations due to physical and regulatory requirements. There are a number of environmental factors which affect larvae numbers, speed of development, and effectiveness of the larvicide treatment that are beyond control. Variability in these factors means that adult mosquito levels can change from year to year regardless of the level of effort applied.

Financial Implications:

The annual operating budget for mosquito control is $54,845. Of the other participating member municipalities, including Metro Vancouver Parks, the Township of Langley invests the greatest fiscal amount in mosquito control and is unique in including treatment on private lands.

Respectfully submitted,

Lovena Morton
ENVIRONMENTAL COORDINATOR I
for
ENGINEERING DIVISION

MorrowBioScience

Metro Vancouver Regional District Mosquito Control Program

2023 Year-End Report



Prepared by: Morrow BioScience Ltd.
info@morrowbioscience.com
1-877-986-3363

Executive Summary

Morrow BioScience Ltd. (MBL) has now completed the final year of a 2-year contract renewal as mosquito control contractor for Metro Vancouver Regional District (MVRD). The mosquito control program reduces floodwater, saltmarsh, and identified permanent water mosquito abundance within the program-participating municipalities of the City of Coquitlam, City of Maple Ridge, Metro Vancouver Parks, City of Pitt Meadows, Township of Langley, City of Surrey, and City of Richmond. Most control activity takes place along the Lower Fraser River foreshore, river-associated seepage sites, and saltmarsh sites.

In April, immediately preceding the mosquito monitoring season, the snowpack in most basins contributing to the Fraser River were lower than normal. The snowpack was slightly augmented during April but rapidly melted during May, with warmer-than-average temperatures delivering freshet earlier by two (2) weeks to the Lower Fraser River. From late April until mid-June, a long-lasting high-pressure system within contributing basins exhausted the 2023 snowpack by mid-June. Significant precipitation events during May resulted in slightly amplified Lower Fraser River levels. Precipitation combined with freshet resulted in the Lower Fraser River peaking on 21 May at 5.53m. The 2023 Lower Fraser River peak was relatively high considering low snowpack in contributing basins as of 1 April, however, high water was short-lived compared to the Lower Fraser peak of 2022. Unseasonably warm and dry weather through May led to the Lower Fraser River levels exceeding 5 meters for just 10 days. Peak Lower Fraser River levels were lower than those of 2022 and did not trigger a compounded number of floodwater mosquito eggs to hatch. Environmental conditions were not optimal for a high rate of mosquito development in 2023.

Larval mosquitoes were treated between 19 May and 13 September. The total floodwater mosquito habitat and saltmarsh/permanent water mosquito habitat treated by ground was 63 hectares. The total floodwater mosquito habitat treated by air was 94 ha, with two aerial treatment events occurring, on 17 and 23 May, 2023. Area treated in 2023 was approximately 48 ha less than the much longer high-water season of 2022. At all known sites, efficacy was assessed as high. A real-time monitoring and treatment data dashboard was provided to the managers of all MVRD participating municipalities. The dashboard enabled partner municipality managers to view up-to-date treatment information and ensure quality control.

Residential concern was low in 2023, with two concern calls and one concern email received from local residents. The two concern calls were from Langley and the email was in regard to the Pacific Spirit Park area. The calls were likely the result of mosquitoes dispersing from Brae/McMillan Island and Kanaka Creek Regional Park.

MBL staff responded to both calls and emails within a timely manner. While no known sites were missed, high river levels can create micro-sites within river debris which are difficult to identify and may have gone untreated. Additionally, a 95% efficacy rate still leaves 5% of mosquitoes that may escape treatment.

A total of 25 trap nights were conducted this year. Adult mosquito trap specimen identification indicated that mosquito abundance was relatively low in May and June trapping events. The highest adult mosquito collection events occurred on 7 July and 1 August at Derby Reach Regional Park, the most abundant species identified was *Aedes Vexan,* a local floodwater mosquito that is influenced by the Lower Fraser River peak levels from early-May to early-June in 2023. A total of 909 mosquito specimens were collected in 2023. Approximately 97 percent of the female mosquitoes identified were floodwater mosquitoes. The relatively low adult mosquito abundance is a result of high but only shortly sustained Fraser River levels. As of 6 September, the BCCDC has reported one human case of West Nile virus in British Columbia and no cases of Zika virus.

Communications with program residents remains a priority for MBL. MBL staff were able to host booths at five community events throughout the Metro Vancouver program area in 2023. MBL staff showed residents mosquito specimens, discussed program objectives and control methods, and included kid-friendly activities related to mosquito biology. On 29 May, MBL participated in a CBC interview which was subsequently posted on MBL's website on 2 June. The reach of social media posts continues to rise annually, meaning that more residents around the MVRD may be aware of and engaged with mosquito abatement efforts.

Season Highlights

- The peak Fraser River level at the Mission gauge occurred on 21 May at 5.53 m.
- The 2023 peak was approximately 0.34 m lower than the 2022 peak.
- Fraser River levels above 3 m lasted for 30 days, with 10 of those days above 5 m.
- The snowpack in basins contributing to the Fraser River ranged from 82-111% of normal in April, immediately preceding the floodwater mosquito season.
- ENSO-neutral weather patterns slightly augmented the snowpack in contributing basins through April and May.
- The freshet was early by 1-2 weeks.
- Local precipitation accumulation for April, May, June, July and August were all below average.
- Peak river levels were below those of 2022, the early freshet, and shortly sustained high water levels led to low larval abundance in 2023.
- Two aerial campaigns were required within the MVRD mosquito program purview. Aerial treatments were conducted on 17 and 23 May.
- Total ground treatments at floodwater mosquito development sites were applied to 63 ha (254 kg granular Aquabac®).
- Total Aquabac® aerial applications resulted in the treatment of 94 ha (946 kg of granular Aquabac®).
- Adult mosquito trap efforts in 2023 included a total of 25 trap nights, a decrease from 58 trap nights during 2022.
- Most adult trap sites were set up in inconspicuous locations in 2023, resulting in fewer vandalism challenges.
- A total of 909 adult mosquito specimens were collected from 14 trap site locations.
- Floodwater mosquitoes comprised approximately 97 percent of trap sites contents.

- The peak of adult mosquito abundance was collected at traps set from approximately 6 weeks after the official peak of the Lower Fraser River.
- Derby Reach Park, Brae Island Regional Park, and Kanaka Creek Regional Park had the highest mosquito trap abundance, suggesting continued reconnaissance efforts may reveal new floodwater mosquito development habitat.
- A total of three concern calls were received to the Mosquito Hotline in 2023. Of those, two came from Langley with adult nuisances likely due to floodwater mosquitoes dispersing from Brae/McMillan Island and Kanaka Creek Regional Park.
- One concern email was received and addressed by MBL staff.
- MBL staff hosted five education outreach booths within the MVRD mosquito program purview between 29 April–11 June.
- Following MVRD approval, MBL staff gave one interview to CBC.
- On 6 September, the BCCDC issued an alert identifying one human West Nile virus case located on Vancouver Island; however, the source exposure was suspected to be due to out-of-province travel.
- As of 20 November, BCCDC updated the alert by reporting zero West Nile virus cases originating from British Columbia.
- Relatively high levels of WNv activity were reported in Washington State and Idaho State following a warmer-than-normal spring and early summer.

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Introduction

Morrow BioScience Ltd. (MBL) is the longest-operating mosquito control firm in British Columbia, having conducted mosquito control in this province for nearly four decades. The 2023 mosquito season marked MBL's final year in a 2-year contract term with the Metro Vancouver Regional District (MVRD).

The MVRD mosquito control program involves a range of floodwater mosquito habitat, saltmarsh mosquito habitat, considerable program reach, and a high population density. These variables make the MVRD mosquito control program complex. Historical experience with this program and other comparable regional programs has created a strong knowledge base from which to build. That understanding has helped improve floodwater and saltmarsh mosquito development site management within the MVRD. In addition to MBL's knowledge base, MBL's commitment to public engagement, program data transparency through the use of MBL's in-house real-time data collection portal and client dashboard, and improved environmental accountability via annual carbon offset purchases further strengthens the MVRD mosquito control program. MBL's goal is to continue to provide effective floodwater mosquito control to Metro Vancouver Regional Parks, City of Coquitlam, City of Maple Ridge, City of Pitt Meadows, Township of Langley, City of Surrey, and City of Richmond while remaining socially and environmentally responsible.

Carbon Offsets

The spatial reach of the MVRD mosquito program is such that driving is an inevitable requirement. As an organization, MBL travelled just under 100,000 km. The accumulated mileage for the Metro Vancouver program over the course of 2023 was approximately 28,000 km (ground transportation only). As an estimate, the driving requirements for this program resulted in the production of approximately 7.1 tonnes of CO_2 emissions.

To offset this addition of CO_2 to the environment, MBL has committed to purchasing carbon offsets. To fulfill this commitment, carbon offsets are purchased through the Neighbours United – formerly West Kootenay Ecosociety[1]. When the carbon offsets are purchased, a proof of purchase and certificate from the offset provider will be delivered to the MVRD program manager.

Methodology

As large areas of the MVRD are within the Lower Fraser River's flood plain, the primary targets of the MVRD mosquito control program are floodwater mosquito larvae. Female floodwater mosquitoes (e.g., *Aedes vexans*, *Ae. sticticus*) deposit their eggs on damp substrate that experiences flooding. Within the MVRD, floodwater mosquito development sites primarily exist along the flooding corridor of the Fraser River, including associated seepage sites and the islands within the Fraser River. When water floods these sites, due to the freshet and/or significant localized precipitation, the result is large-scale floodwater mosquito egg hatching. If numerous seasons have passed between high-water years, then

[1] https://neighboursunited.org

high river levels may trigger a compounded number of mosquito eggs to hatch, resulting in a compounded number of mosquito larvae. While study results vary, Breeland and Pickard (1967) estimate that *Aedes vexans* eggs can remain viable for up to four (4) years while they await necessary hatching cues.



Image 1. Standard dip (350 ml) with 2nd and 3rd instar floodwater mosquito larvae (7 June 2022).

Additional targets of the MVRD mosquito control program are permanent water mosquito species (e.g., *Anopholes punctipennis, Culex pipiens, Culex tarsalis*), found specifically within City of Richmond ditches, and saltmarsh mosquitoes (e.g., *Aedes dorsalis*), found in saltmarsh habitat within the cities of Richmond and Surrey. Female permanent water mosquitoes lay their eggs in rafts on the surface of quiescent water. Most permanent water mosquito species within the MVRD are univoltine. Alternately, many saltmarsh mosquito species may have multiple independent hatches each season. Saltmarsh mosquitoes lay eggs on the damp substrate next to calm brackish or saltwater sites that flood. When water floods the sites due to tidal influences or precipitation, the result is large-scale mosquito egg hatching.

MBL field technicians began monitoring floodwater mosquito development sites within the MVRD prior to the Fraser River levels rising in the spring. Similarly, saltmarsh and permanent water mosquito development sites were monitored beginning in the early spring when maximum daily temperatures were more consistently near 15°C. Mosquito development sites are adaptively managed; regional river levels and local temperatures largely dictate how frequently sites are visited, as opposed to a prescribed monitoring schedule. At the height of the mosquito season, MBL staff may monitor highly productive sites multiple times a week. Adaptive management techniques allow MBL staff to most accurately time treatments, if necessary. Prescribed monitoring methods increase the risk of missing optimal treatment windows due to potential accelerated mosquito development rates with rising temperatures (Read and Moon 1996). Hence, as regional river levels and ambient temperatures begin to rise consistently, monitoring efforts increase accordingly.

Larval mosquitoes in sufficient number (i.e., >4/dip; Image 1) are treated by ground applications of a microbial larvicide product, Aquabac®. This product has the active ingredient *Bacillus thuringiensis* var. *israelensis* (Bti). In 2023, only the granular formulations of Aquabac® was used. The granular form is carried on a corncob mixture and the liquid form is water-based. The mode of action is relatively simple and with a high degree of target species specificity. Receptors within the mid-gut region of the mosquito larvae are compatible with the toxin proteins that are produced alongside each bacterial spore. After the mosquito larvae ingest the toxin protein, disruption of the larval mid-gut cells occurs. This event causes damage to the wall of the gut and quickly leads to larval death (Boisvert and Boisvert 2000).

As the season progresses and more mosquito eggs are triggered to hatch, it becomes increasingly difficult to treat sites in a timely manner by ground due to access challenges and concurrent site activation. At this point, a helicopter is used to conduct aerial treatments. Aerial campaigns use the same pesticide as ground applications, although typically with a higher application rate to permeate canopy cover.

Treatments are timed to target the 3rd and 4th larval instars. If treatments are applied too early, the larvae will not have reached their highest feeding rate yet and may not ingest the Bti spore. If applied too late, the larvae molt into pupae (i.e., non-feeding stage). Both circumstances may result in the development of adult mosquitoes. Additionally, by waiting until mosquito larvae are in the 3rd and early 4th instar stages, early instar larvae are available as food sources in the ecosystem.

Sites are treated when a standard dip (350ml) collects >4 late instar (3rd or 4th instar) larvae per dip. When flooding commences and ambient temperatures rise, many dips easily exceed this threshold. Larval densities within the range of 200-500 per dip are commonly detected (Image 1). All sites are checked within one or two days of the initial treatment to ensure treatment efficacy. If necessary, touch-up treatments are conducted.

Environmental Conditions

Lower Fraser River levels are the main environmental condition that impact floodwater mosquito sites - the great majority of mosquito development area within the MVRD mosquito control program purview. The three primary environmental conditions that affect the Lower Fraser River levels throughout the mosquito season (i.e., April – August) are: 1) the snowpack in basins contributing to the Lower Fraser River, 2) ambient temperature in snow basins contributing to the Lower Fraser River, and 3) local precipitation. Local ambient temperature is also of interest due to the effect that local ambient temperature can have on mosquito egg hatching and larval development rates.

Ambient temperature, precipitation, and tidal fluctuations are the primary environmental predictors for permanent water and salt-marsh mosquito development. Each condition provides insights regarding hatching start, development rate, and success. As such, all noted conditions are tracked throughout the season for all target species.

Snowpack

The water levels of the Lower Fraser River are largely dictated by the freshet released from the Fraser, Thompson, and Nechako Plateaus between April and July (Image 2; A. Jollymore, personal communication, 15 June 2023). The Fraser River is also influenced by tidal variations and high, spatially concentrated precipitation accumulation, although to a lesser degree. When the snowpack exceeds 100 percent of normal immediately prior to the spring snowmelt and when regional precipitation accumulation is above normal, higher-than-average Lower Fraser River levels are expected during the mosquito season. Similarly, high ambient temperatures within contributing basins can compress the melt timeline, resulting in high Lower Fraser River levels even if the snowpack in those basins does not exceed 100 percent.

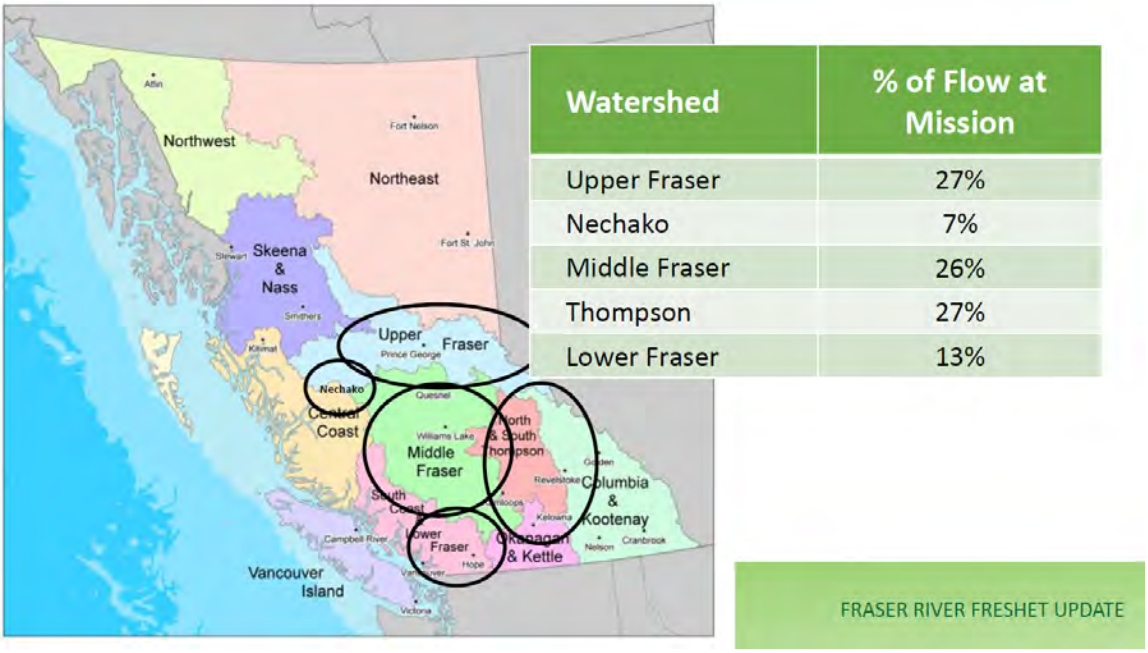


Image 2. Fraser River sub-basin freshet contribution (A. Jollymore; River Forecast Centre)

On 1 April, immediately preceding the 2023 MVRD mosquito monitoring season, the snowpack within basins influencing the Lower Fraser River ranged between 82-111 percent of normal (Table 1). The lower-than-normal snowpack may have been the result of the ENSO-neutral (El Nino – Southern Oscillation) weather pattern that was in place during the spring of 2023. On 1 April contributing snowpack stations in the contributing basins were lower than that of 2022. Unseasonably warm weather within influential basins through May resulted in the early exhaustion of contributing snowpack. Freshet arrived approximately 1-2 weeks earlier than normal but was shortly sustained as the Lower Fraser River was in recede by early June. Subsequent warm, relatively dry weather patterns influenced the continued drop of regional Fraser River levels through August.

Table 1. Snow basin indices (2022 and 2023, 1 April percent of normal) for basins that directly affect the Lower Fraser River flood plain, determined by the River Forecast Centre.

Basin	2022 April Snowpack	2023 April Snowpack
Upper Fraser East	125	87
Upper Fraser West	140	111
Lower Fraser	116	83
Middle Fraser	115	89
North Thompson	128	82
South Thompson	107	97
Nechako	104	95

The Revolution Creek snow survey station (ID: 1A17P) records weather trends in the Upper Fraser snow basin (Figure 1). The snow basin contributes approximately 30 percent of the Fraser River flow at Hope[2]. The Revolution Creek station serves as a representative site for the regional snowmelt trajectory for high-elevation snowpack. Snowpack slightly increased through April and then rapidly depleted through May. The trend in visible snowpack reduction at the Revolution Creek snow survey station started in late-April, approximately 1 week earlier than normal (**Figure 1**).

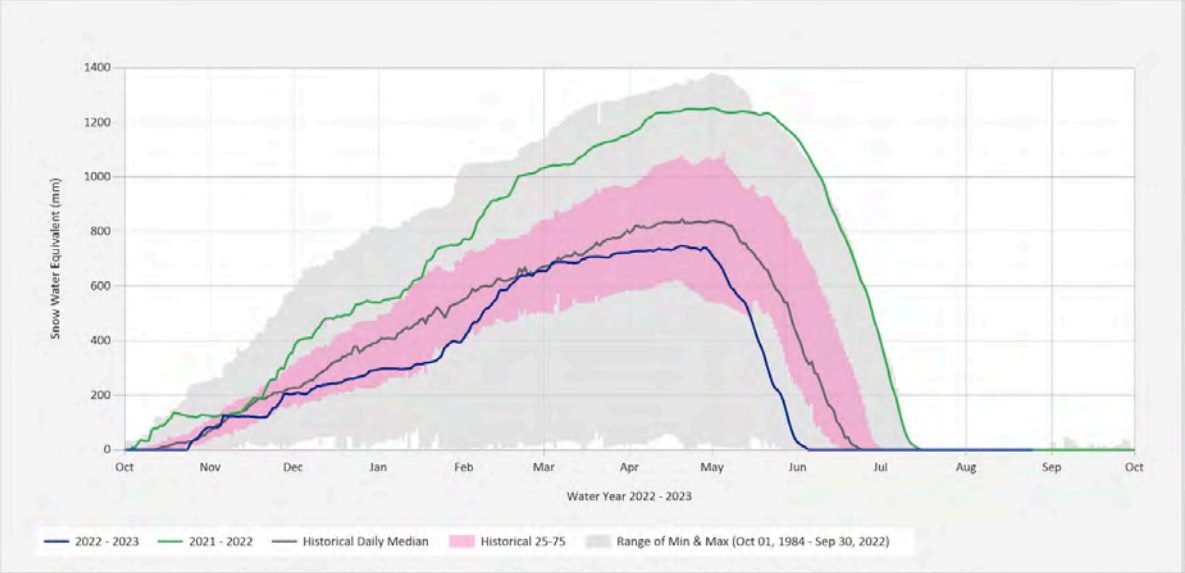


Figure 1. Snow Water Equivalent (SWE; mm) at the Revolution Creek snow survey station (ID: 1A17P) within the Upper Fraser East basin. The blue line indicates SWE data for 2022-2023. (The green line indicates SWE data for 2021-2022.)

Warm weather through May resulted in the rapid depletion of high elevation snowpack at the Revolution Creek snow survey station[3]. This trend is consistent with other high elevation snow survey station data through the influential basins. High elevation snowpack was depleted approximately three weeks earlier than 2022.

Historically, by 1 June, approximately 60 percent of the snowpack melted within Fraser River associated basins. However, with warm ambient temperatures during May, the 1 June Snow Survey and Water Supply Bulletin showed 11 - 44 percent of normal snowpack at contributing snow basin stations. The 15 June snow basin indices were almost all zero percent of normal, with the exception of 29% of normal snowpack within the Nechako basin. This relatively low range reflects the abnormality of ambient temperatures from Late April until mid-June.

The 2023 Fraser River freshet was set apart in three ways: 1) lower than average snowpack within associated basins, 2) the relatively high regional Fraser River peak, and 3) shortly sustained peak levels. These features led to a lower-than-normal adult mosquito abundance

[2] 2023.pdf (gov.bc.ca) (Annual snow survey bulletins).
[3] Link to snow survey sites.

through August, with environmental cues present for mosquito egg hatching for a significantly shorter-than-average period of time.

Local Precipitation

Substantial temporally and spatially concentrated precipitation accumulation may elevate Fraser River levels, increase seepage site levels, expand saltmarsh mosquito development habitat, and increase permanent water mosquito sites. Tracking local precipitation accumulation can aid MBL field staff in determining how long mosquito development sites may require management. The Mission West Abbey weather station (ID: 1105192) provides both historical precipitation accumulation averages (i.e.,1981–2010) and current-year totals, allowing for the comparison between the two. This comparison facilitates some level of prediction regarding larval mosquito hatching and treatment timing requirements. When more-than-average precipitation is received within peak hatching months, additional floodwater, saltmarsh, and permanent-water mosquito eggs may be triggered to hatch.

Precipitation received to the Mission West Abbey weather station in April was slightly lower-than-average (**Figure 2**). It is unlikely that local precipitation impacted target mosquitoes in April due to a relatively low input and the lack of additional hatching cues.

Local precipitation in May, June, July, and August were all lower-than-average in 2023, however, precipitation events on May 21-22 may have influenced peak Lower Fraser River levels. The otherwise low precipitation values noted June through August did not influence river levels beyond those critical for mosquito larvae development. Together, the precipitation received in June and July was approximately 180 mm lower than the average sum of the two months. Given the lack of precipitation received during June and July and the already low Lower Fraser River levels, it is unlikely precipitation received during this time influenced floodwater mosquito development at river associated sites. Low precipitation accumulation amounts were noted throughout the Fraser River watershed despite rainfall events, adding to the continued recede of Fraser River levels along the system. Container mosquito, permanent-water, and saltmarsh development habitat may have been amplified during precipitation events during May and June.

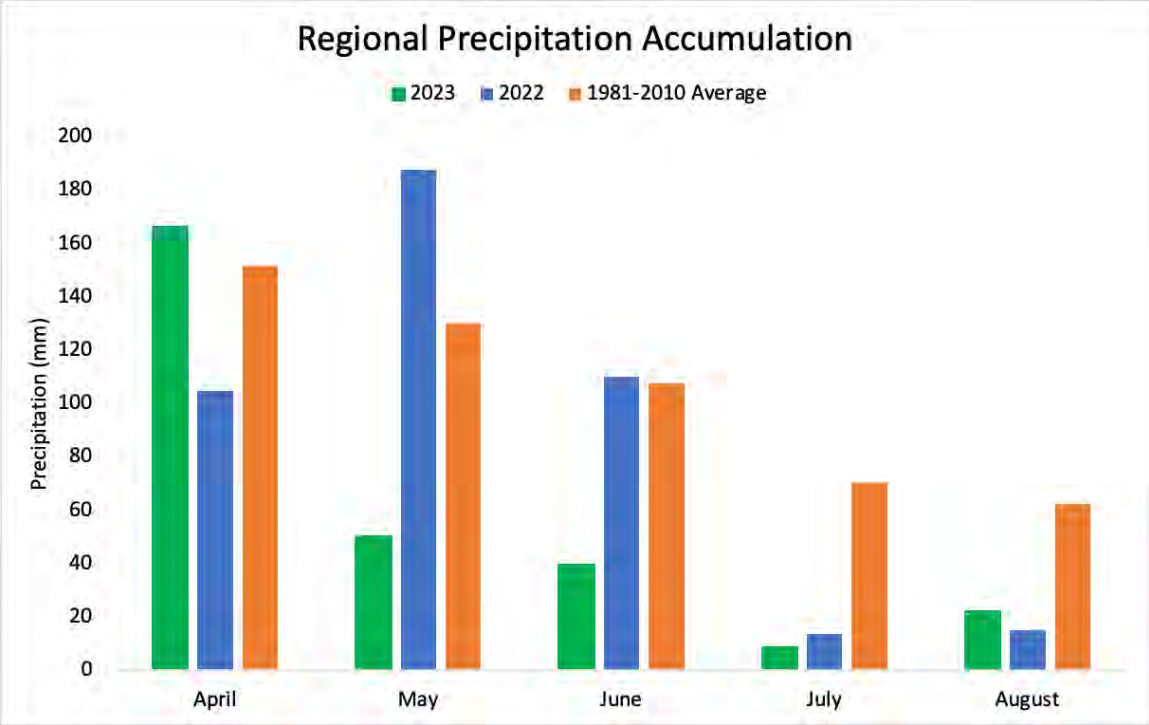


Figure 2. 2023 precipitation values (rainfall and snow accumulation; mm) recorded at the Mission West Abbey Station (ID: 1105192) for 01 April – 31 August, 2023 (green), 01 April – 31 August, 2022 (blue) and average station precipitation values (1981-2010; orange).

Very little precipitation accumulated in July at the Mission West Abbey station. The recorded precipitation during July was lower than the station's July average by approximately 51 mm, with all 8.6 mm of precipitation falling over two days, having little influence on the Lower Fraser River levels and associated mosquito development sites. Precipitation accumulation tapered dramatically through July and August. August precipitation was approximately 57 mm lower than average (**Figure 2**). It is unlikely that precipitation received to the Lower Fraser River in August augmented Lower Fraser River levels and associated mosquito development sites because the univoltine floodwater mosquito species had already hatched and/or seepage sites had returned to dry states. However, it's possible that precipitation received in August created habitat for container and saltmarsh mosquito hatching. Thus, adult mosquito presence toward the end of the season was likely due to multivoltine mosquitoes from these sites, not floodwater mosquito species in certain areas.

Ambient Temperature

Local ambient temperature and ambient temperature within the Fraser River-associated basins is an important variable to track. Local ambient temperature fluctuations from April through August can affect mosquito egg hatching, larval development rates, adult dispersal, and adult survival within MVRD mosquito development habitat. Within contributing snow basins, ambient temperature dictates the commencement and often the intensity of the freshet, which directly impacts floodwater mosquito development habitat.

Fraser River Watershed Temperatures

The 2023 mosquito monitoring season began in April with slightly below-average ambient temperatures within most basins contributing to the Lower Fraser River. The weather in April was slightly below the seasonal average across much of the province [4], with ambient temperatures ranging from 0.4 to -1.6°C below average. Ambient temperatures greatly increased during May across the province being +1.1 to +5.1°C above average[5].

The long-lived high-pressure systems present from late-April to mid-June, resulted in the rapid depletion of snowpack. Following unusually warm springtime ambient temperatures, approximately one week of cool ambient temperatures and precipitation were recorded during the third week of June. During late June, warm, dry weather returned to MVRD and lasted through August, while the Lower Fraser River continued to recede.

The above-average seasonal ambient temperatures through July and August helped to reduce mosquito habitat within the MVRD. Ambient temperature data are consistent with 2023 automated snow station data depicting snowmelt points correlating with regional ambient temperature spikes[6].

MVRD temperatures

Local ambient temperature is a predictive tool when gauging floodwater egg hatch commencement. If the ground proximate to the Fraser River contains floodwater mosquito eggs and if hatching conditions are present (i.e., low dissolved oxygen, higher ambient temperatures), then floodwater mosquito egg hatching will commence (Mohammad and Chadee 2011). Local ambient temperature data are acquired from the Mission West Abbey weather station (ID: 1105192).

To illustrate the effect of ambient temperature on floodwater mosquito egg hatching events, Trpis and Horsfall (1969) exposed submerged eggs of a common univoltine floodwater mosquito species, *Aedes sticticus*, to various constant air temperatures and recorded hatching success. Results revealed that eggs began to hatch at 8°C, although larval development was slow, and survivorship was low. Eggs held at 21°C provided the optimal temperature, of the five temperatures tested, for hatching and larval development (**Figure 3**). While *Ae. sticticus* is not the sole floodwater species present in the MVRD, it serves as a representative species for our purposes and provides general developmental benchmarks.

[4] https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/river-forecast/2023_may1.pdf
[5] https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/river-forecast/2023_june1.pdf
[6] https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-science-data/water-data-tools/snow-survey-data/automated-snow-weather-station-data

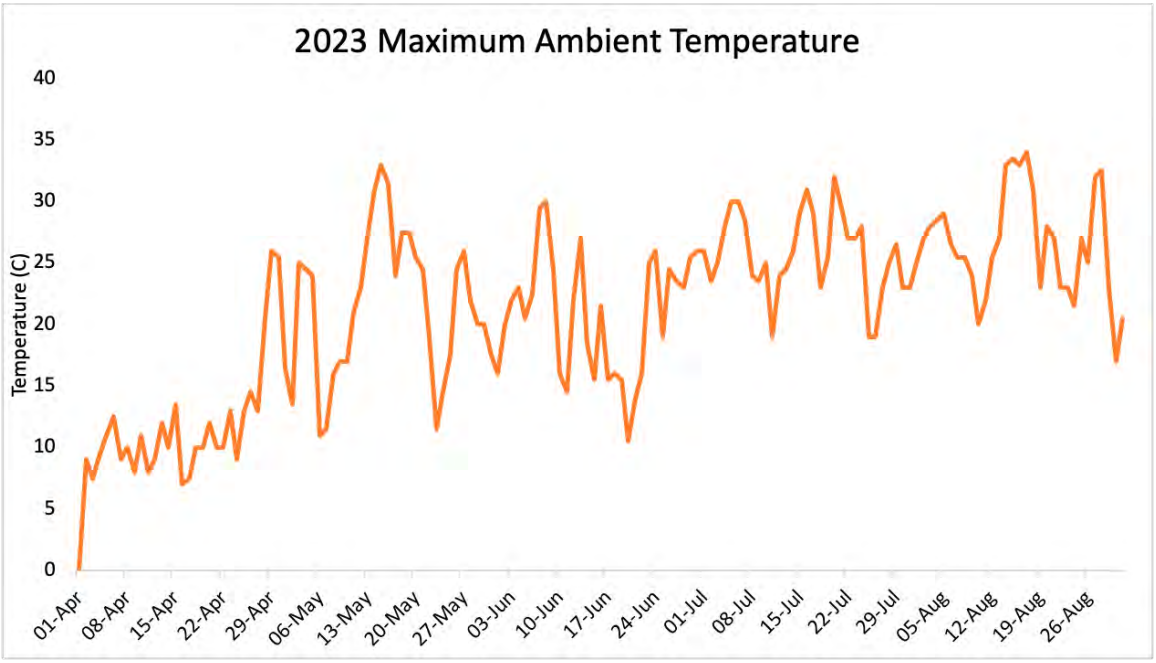


Figure 3. Maximum daily ambient temperatures (C) as recorded at the Mission West Abbey Station (ID: 1105192) 01 April – 31 August 2023.

Although floodwater mosquito habitat comprises the largest proportion of mosquito development habitat within the MVRD mosquito control program, saltmarsh and permanent water mosquitoes are also impacted by local ambient temperature. The hatching commencement, success, and rate of development of mosquito species in both saltmarsh and permanent water habitats are dependent on ambient temperature thresholds. To illustrate the effect of ambient temperature on mosquito hatching, Becker et al. (2010) recorded hatching success rates when *Culex pipiens* eggs, a common permanent water mosquito species, were exposed to various temperatures. Results from the study revealed that eggs took one day to hatch at 30ºC and 10 days to hatch at 10ºC. Similarly, Gillespie (1975) determined that ideal water temperatures for C*x. pipiens* to hatch was 20ºC, when considering development time, adult survival, and imago size. Comparably, Parker (1979) showed that *Ae. dorsalis*, a common saltmarsh mosquito species, most successfully hatched at 25ºC.

The MVRD 2023 season began with lower-than-average ambient temperatures for April. The monthly average for April 2023 (11.9 °C) was 1.7°C lower than the station average for April (13.6°C). Given that April temperatures frequently dropped below the lower temperature bound for successful floodwater mosquito egg hatching, floodwater mosquito eggs within the MVRD were not likely activated within April if exposed to flooding conditions (**Figure 3**). Additionally, ambient temperatures were below ideal conditions for saltmarsh and permanent water mosquitoes to hatch. If mosquito eggs were exposed to water during this month, the larval development at cooler temperatures would have been slow (Trpis and Horsfall 1969).

Local ambient temperatures in May were relatively warmer and within the temperature range for favourable larval development conditions for all target species (**Figure 3**). The

average maximum daily temperature for May (21.4°C), was approximately 4.4°C warmer than the station average. Mosquito hatching and larval development rates greatly increased within May with the rapid arrival of freshet to the Lower Fraser River and associated mosquito development sites. Appropriately, mosquito larval treatments increased in late-May as local ambient temperatures were consistently within upper bounds of temperatures associated with higher floodwater, saltmarsh, and permanent water mosquito hatching success rates.

Average daily maximum ambient temperatures for June were 3.1°C higher than average and provided sufficient hatching cues for all target mosquito eggs exposed to water. Ambient temperatures were unseasonably warm until the middle of June when temperatures cooled and significant rainfall fell on 19 June, before warm weather returned on 25 June and lasted through July. Although local ambient temperatures were very warm during July, the Lower Fraser River was below critical levels for associated mosquito development sites and the summer heat likely helped to reduce the lifespan of adult mosquitos locally.

When river levels peak during periods of higher heat, the result is large-scale mosquito egg hatching events and increased larval development rates. Considerable floodwater mosquito development sites were active in May and June and the need to treat mosquito larvae during this time was directly associated with both warm ambient temperature and peak Lower Fraser River levels.

As predicted by the Temperature and Precipitation Probabilistic Forecasts for Canada, July and August ambient temperatures were higher than average. Local daily maximum ambient temperatures were 2.7°C and 3.4°C above normal for July and August, respectively. Continued warm weather, coupled with insufficient habitat farther into the summer meant that floodwater mosquito treatments were most prevalent during May and June in 2023. Additionally, saltmarsh and permanent water mosquitoes required minimal treatments in July and August due to reduced development habitat, active for a shorter period of time than 2022. High ambient temperatures, such as those noted in July and August, likely decrease the lifecycle of adult mosquitoes (Ciota et al. 2014). Thus, any mosquitoes that successfully emerged would have had a reduced lifespan with the heightened ambient temperatures through August (**Figure 3**).

While not a target of the MVRD mosquito control program, container mosquito abundance typically increases in July and August. Container mosquito habitats near residential homes can be created throughout warmer summer months whenever the presence of water is coupled with high ambient temperatures. MBL technicians regularly inform residents that container-bred mosquitoes can be reduced around homes by ensuring conducive environments (i.e., bird baths, kiddy pools, flowerpot holders, etc.) are either free of water or refreshed frequently.

River Levels

Floodwater mosquito development sites within the MVRD are found along the flooding corridors of the Fraser River and within associated seepage sites. As the presence of water

is the main hatching cue for floodwater mosquito eggs, springtime Fraser River levels provide predictions about the timing and extent of floodwater mosquito egg hatching. The 2023 Lower Fraser River freshet began in late-April due to a long-lived high-pressure ridge present within contributing basins until mid-June. The arrival of freshet at the end of April marked the beginning of the rapid rise of the Lower Fraser River (Mission gauge; 08MH024). As a result of unseasonably warm weather conditions throughout most of British Columbia during May, the Fraser River peaked approximately six weeks earlier than in 2022.

The horizontal black line in **Figure 4** denotes the Lower Fraser River height threshold (i.e., 3 m) at which mosquito development sites within the MVRD have been observed to become active. In 2023, the Lower Fraser River reached that point on 5 May, nearly a month earlier than in 2022 (**Figure 4**). This disparity illustrates the early freshet in 2023 and considerably late freshet in 2022.

The unseasonably warm weather through May accompanied by a significant rainfall event precipitation on 21-22 May, resulted in the peak of the Lower Fraser River (Mission gauge; 08MH024) at 5.53 m (**Figure 4**). Unusually warm weather across much of the province depleted the majority of high-elevation snowpack in contributing snow basins through May, resulting in a relatively high, but short-lived Lower Fraser River peak.

By mid-June 2023, all snow basins, with the exception of Nechako (29%), were zero percent of normal snowpack[7]. The exhaustion of high elevation snow in nearly all snow basins corresponds with a marked decline in the Lower Fraser River levels starting at the end of May Mission gauge (**Figure 4**). When the Lower Fraser River levels consistently remain below three meters, associated seepage sites reduce quickly and by mid-June in 2023 many of the mosquito development sites were becoming dry.

The length of time that the Fraser River at Mission remains higher than 5 meters helps describe the extent of mosquito larval abundance within a given year. The Lower Fraser River remained above the 5-meter threshold for 40 days in 2022, but just 10 days in 2023. This length of time is considered an anomaly and resulted in fewer adult mosquitos than 2022. In average years, such as 2021, Lower Fraser River levels may remain above 5 meters for closer to 20 days. Sustained high river levels allow for micro mosquito development sites to be created amongst debris, new seepage sites to arise, and create surveillance access challenges.

The Fraser River's peak height relative to recent seasons is another predictive variable that may help explain an associated year's larval abundance. If the current year's peak regional river levels far exceed those of preceding season's, mosquito eggs laid between the high-water mark of both years could have remained dormant until current-year flood waters trigger their hatching. The 2023 peak of the Fraser River was approximately 0.34 meters lower than in 2022, thus, the 2023 peak levels did not trigger additional dormant floodwater mosquito eggs to hatch (**Figure 4**). High but briefly sustained water levels occurred during warm summer temperatures, providing hatching cues to floodwater mosquito eggs. The

[7] http://bcrfc.env.gov.bc.ca/data/asp/realtime/

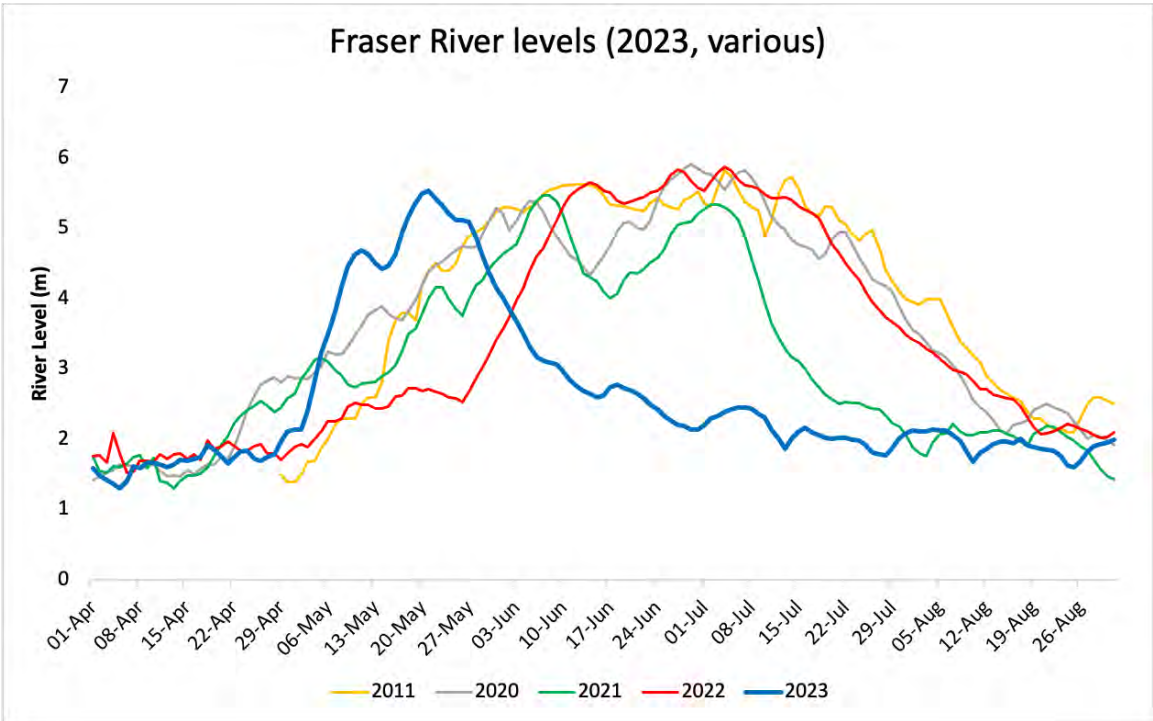


Figure 4. 2023 - 2022, and 2021 river levels (m) as recorded for the Lower Fraser River (Mission gauge, 08MH024) from 1 April – 31 August. Three (3) meters is the level at which River-associated mosquito development sites tend to become active.

relatively high, but briefly sustained river levels were sufficient for floodwater mosquito larval development in 2023.

Larval Control

Monitoring within the MVRD began on 1 May at floodwater mosquito development sites. Permanent water and saltmarsh mosquito development sites were visited on 12 May. Although most of the floodwater mosquito development sites are not active until the Fraser River (Mission gauge) exceeds 3 meters, sites are monitored prior to peak levels to evaluate site conditions and catch the leading edge of any potential hatching events that may have resulted from the considerable precipitation received in May. Local ambient temperatures higher than approximately 10°C trigger the monitoring season for saltmarsh and permanent water mosquito development sites (Richmond, Surrey). Ambient daily high temperatures were regularly above 10°C starting in late-April. The relatively warmer ambient temperatures that continued through May coincided with increased monitoring and larval mosquito treatments in mid-May.

Appendix I shows a map of average larval densities found throughout the 2023 season. Larval abundance is assessed in the field using a system of ranges (0, 1-4, 5-49, 50+) for early and late instar mosquito larvae. In order to transfer these data to a map (**Appendix I A-F**), data are summarized and assigned to a hexbin (i.e., hexagonal polygons) representing an area of 21.65 ha. Only wet sites were included in the analysis. An intensity value representing the relative number and life stage of the mosquito larvae are assigned to each single sample. For each sample, late instar larvae ranges are weighted more heavily than

early instar larvae ranges to indicate targeted life stage and treatment urgency. In this way, each sample is assigned an intensity value from 0 to 1. All sample intensity values are then averaged by hexbin. Thus, each hexbin is also assigned an average intensity value from 0-1. The intensity value thresholds within **Appendix I** denoting 'low', 'moderate', 'high', and 'very high 'were assigned based on biological significance and operational urgency. Of note, the areas with highest recorded larval abundance amongst known sites are within Brae Island Regional Park, Langley, and Kanaka Creek Regional Park (**Appendix I A-G**). No new mosquito development sites were identified throughout the MVRD program purview in 2023.

Hexbins are used to aggregate point data, making general data trends visible at large scales. The primary drawback and disclaimer to hexbin analysis is that generalizations must be made. In general, hexbins denoted as 'None Detected '(i.e., white) or 'Low '(i.e., light sandy colour) indicate the average sample contained < 5 larval mosquitoes per dip. In most cases, hexbins with a moderate frequency (0.2875 - 0.525 intensity value; light orange colour) or greater indicate those which had an average of > 5 mosquito larvae per dip. Hexbins can contain one or greater sample points, may contain sample points that lie directly on hexbin borders, or contain treatment area associated with a point that is officially housed within a neighbouring hexbin; each of these circumstances may create skewed results.

High but briefly sustained Lower Fraser River levels, coupled with high ambient temperatures in May and June, resulted in less floodwater treatments but the need for small treatments through August. A total of approximately 157 ha (1200 kg) were treated within the MVRD in 2023. No known sites were missed in ground-based or aerial treatment efforts.

Appendix II is a collection of maps by municipality depicting where and how frequently treatments took place in 2023. In certain cases, hexbins denoted as 'Non-Detected 'or 'Low 'do have treatments associated with them (**Appendix II A-G**). In these cases, treatments may have been triggered by the larval activity of a representative site. Historically, when representative sites become active the other sites in the area have proven to also be active. Thus, sites with a previous designation of 'Non-Detected 'or 'Low' may require a later treatment due to representative site's activity level without the need to sample. However, maps provide a high-level understanding of where treatments were concentrated.

Ground Application Summary – Floodwater Sites

Floodwater mosquito development sites within the MVRD are visited on a weekly basis unless conditions required more frequent monitoring (i.e., Fraser River levels > 5m, ambient temperatures > 20°C, large precipitation event). Sites are treated when a standard dip (350ml) collects 5 or more late instar (3rd or 4th instar) larvae per dip. All sites are checked within 2 days of the initial treatment to ensure high treatment efficacy. If necessary, touch-up treatments are conducted.

The first floodwater mosquito development site was treated by ground on 9 May (**Figure 5**). Most ground treatments > 1 ha took place between 12 May and 22 May, as dictated by

higher Lower Fraser River levels. However, due to the short-lived high-water in 2023, but occasional precipitation events, smaller scale treatments continued until 13 September (**Figures 5, 6**). All known sites were wet this season.

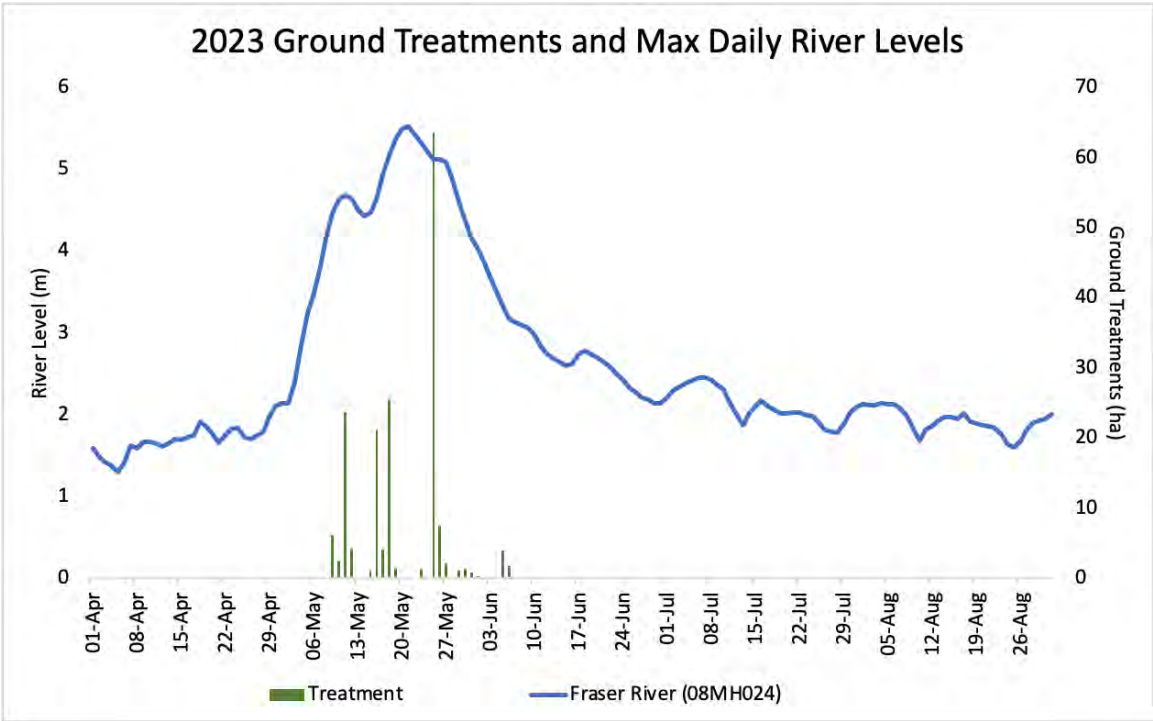


Figure 5. Fraser River levels (m; Mission gauge) with total floodwater mosquito development area treated by ground (ha) from 1 April – 30 August 2023. Note that ground treatments (ha) are recorded on the alternate y-axis.

Aquabac® (a.i., *Bacillus thuringiensis* var. *israelensis* (Bti)) is the product used for all larval mosquito treatments conducted by MBL. Bti has a high target specificity and achieves 95% - 100% efficacy in typical field conditions (Aquabac® Mosquito Biolarvicide - Technical Bulletin). Within the MVRD's highly organic water conditions, MBL staff note an average field efficacy rate of approximately 85%-90%. The granular formulation was used in 2023. Certain sites in the MVRD require an application rate of 6 kg/ha, although the majority require 4 kg/ha.

The total area treated by ground at mosquito development sites in 2023 was approximately 63 ha (254 Kg Aquabac®; 4 kg/ha) **(Figure 5)**. Real-time data associated with each treatment are available through MBL's client-registered, real-time program portal.

Table 2. 2023 ground-treated area (ha) by site (floodwater vs. saltmarsh, permanent water) from April – August.

Program	Floodwater Site		Non Floodwater Site		
	Kg	Ha	Kg	Ha	% floodwater
MVRD	0	0	4.5	1.13	0%
MVRD - Coquitlam	5.9	1.48	1.3	0.33	82%
MVRD - Langley	125.31	31.33	16	4	89%
MVRD - Maple Ridge	25.6	6.4	16.2	4.05	61%
MVRD - Pitt Meadows	3.2	0.8	0	0	100%
MVRD - Richmond	1.35	0.34	41.05	10.26	3%
MVRD - Surrey	13.63	3.41	0	0	100%
Grand Total	174.99	43.75	79.05	19.76	

Relative to the high-water and long freshet year of 2022, floodwater mosquito development habitat was present for a shorter period of time in 2023. The snowpack within influential basins was lower-than-average, only slightly augmented through April and melted rapidly during May. Those conditions across much of the province led to high, but briefly sustained Lower Fraser River levels through most of May and June. Significant rainfall on 21 May may have slightly elevated the Lower Fraser River peak beyond the freshet alone. The briefly sustained Lower Fraser River peak was long enough to provide floodwater mosquito development hatching cues. However, environmental cues were not present long enough to provide multiple floodwater mosquito hatching events, resulting in less adult floodwater mosquitos compared to 2022.

Ground Application Summary – Permanent Water & Saltmarsh Sites

Permanent water and saltmarsh mosquito development sites within the MVRD are visited on a weekly basis unless conditions required more frequent monitoring (i.e., ambient temperatures > 20°C, frequent precipitation events). As with floodwater development sites, permanent water and saltmarsh sites are treated when a standard dip (350ml) collects 5 or more late instar (3rd or 4th instar) larvae per dip. All sites are checked within 2 days of the initial treatment to ensure high treatment efficacy.

MBL field staff first treated sites on 9 May (**Figure 7**). Treatments were required until 13 September with ambient temperatures above 20°C, a more favourable ambient temperature for saltmarsh and permanent water mosquito hatching success. All known sites were wet this season. No sites were missed, and no new sites were identified.

Most saltmarsh mosquito species are multivoltine and require continuous treatments while ambient temperatures are high because warmer temperatures and tidal influx provide hatching cues. Permanent water mosquitoes are typically univoltine, requiring one treatment a season when ambient temperatures initially spike. The total area treated by ground at saltmarsh and permanent water mosquito development sites in 2023 was approximately 20 ha, which equates to about 80 kg of granular Bti (4 kg/ha; **Table 1**). Real-time data associated with each treatment are available through MBL's client-registered, real-time program portal.

Aerial Application Summary

Floodwater mosquito development sites are treated by air when multiple large-scale sites become active at once and/or when site-access by ground is unsafe. Two aerial campaigns were required within the MVRD in 2023. Treatments took place on 17 and 23 May (**Figure 6**). For comparison, four aerial campaigns were required in 2022. The reduced aerial treatment events signify the relatively lower abundance of floodwater mosquito larval within the region in 2023. The lower mosquito larval abundance was due to briefly sustained Fraser River levels above three (3) meters and appropriately timed treatments.

Aerial treatments were conducted using granular Aquabac®. To compensate for increased canopy cover, aerial treatments were applied at an average rate of 10 kg/ha. A total of 94 hectares were treated by air, equating to a total of approximately 946 kg of Aquabac® used (**Figure 6**). The total area treated in 2023 was approximately 48 hectares less than was treated in 2022.

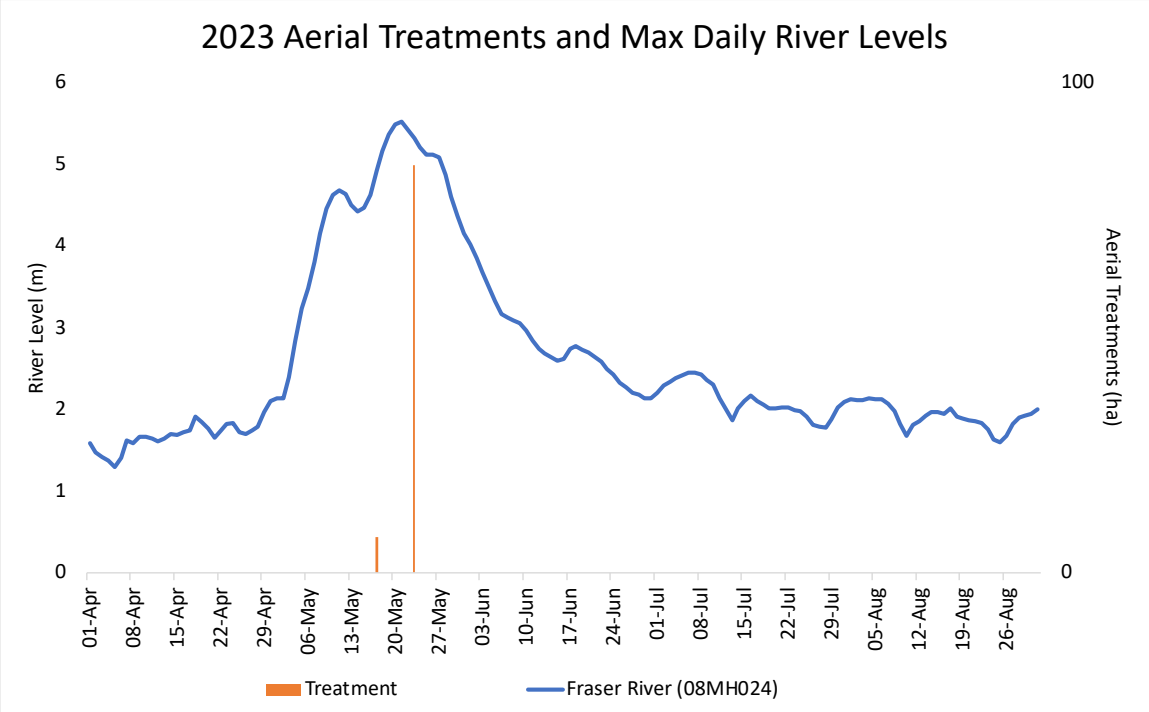


Figure 6. Aerial application events (orange lines; ha) with Fraser River levels (blue line; m) from 1 April through 31 August 2023. Note that treatment values (ha) are on the alternate y-axis.

Aerial treatment events typically take place immediately after the Fraser River has peaked when the Bti is able to reach mosquito larvae before they disperse with rising water. As it is difficult to determine exactly when the peak will hit, aerial treatments often bookend a peak. Additionally, when the Fraser River is sustained at high water levels, more floodwater mosquito eggs may have time and abundant conditions to hatch. Aerial treatments were clustered around the primary Lower Fraser River peak (**Figure 6**). MBL staff were able to accompany the helicopter pilot again in 2023, which aids in identification and treatment of inconspicuous mosquito development areas. All treatments successfully controlled targeted floodwater mosquito larvae. Shapefiles of aerial treatments are

maintained by MBL and will be supplied to the MVRD. **Appendix III** shows more specific information about site, treatment timing, and extent of treatment. All ground and aerial treatment data were assigned to treatment hexbins in 2023.

Adult Mosquito Trapping

The primary objective of the adult mosquito trapping program is to assess adult mosquito abundance as a quality assurance/quality control (QA/QC) measure for larval mosquito control activities conducted by MBL technicians. The trap data allow MBL to compare intra and inter-annual nuisance levels. Additionally, species composition data elucidates species present in the region, their primary habitat, and contributes to the general knowledge bank of mosquito science in the region.

Trap locations did not change significantly this year. Overall, trap locations remain spatially representative of mosquito development habitat within each of the program partner municipalities. One trap location was selected in the City of Richmond to target saltmarsh mosquito habitat for 2023.

Vandalism has been greatly reduced in 2023. However, one trap was stolen in Coquitlam this year. Otherwise, all adult mosquito traps have been functioning properly and were recovered at the end of the monitoring season.

Table 3. Trapping schedule for 2023 season.

	Trap site	Municipality
Week 1	Brae/MacMillan Island	MVRP/TOL
	Derby Reach Park	MVRP
	Tynehead Regional Park	MVRP
	Construction Road	SUR
	Garry Point Park	RICH
Week 2	Mundy Park	COQ
	Colony Farm	MVRP
	Town Centre	COQ
	Pitt River Reg Greenway– Harris Landing	MVRP
	Pitt River Dyke Trail	MVRP
	Pitt Meadows Athletic Park	PM
	Kanaka Creek Regional Park	MR
	Cliff Park	MR

All adult mosquitoes were collected using battery operated Center for Disease Control (CDC) traps with dry ice as bait. A black light (night-operating only) and dry ice (i.e., CO_2) act to attract adult mosquitoes. A continuously working fan ensures that attracted mosquitoes are pulled into an attached basket. Basket contents were collected the following morning. As per MBL collection and shipping protocol, adult mosquito specimens were collected from traps, stored in a freezer, then sent to the MBL head offices for counts and later identification. A real-time data collection application was developed to track trap set-

up, take-down, and content shipments. Additionally, one MBL staff member was responsible for all mosquito trap efforts, improving field efficiency and reducing operator errors.

Traps were monitored approximately every 1-2 weeks between May and August (**Table 3**). A total of 25 trap nights were conducted. A total of 940 adult female mosquito specimens were collected (**Table 4**). Approximately 2,000 more mosquito specimens were collected in 2022 than 2023. A relatively high but shortly sustained Lower Fraser River peak was likely responsible for the decreased in adult mosquito trap abundance.

Table 4. Absolute mosquito numbers caught per trap per night in each municipality.

Date	COQ	MR	MVRP	PM	RICH	SUR	TOL	Grand Total
09-May						6		6
15-May								
17-May		1						1
22-May								
29-May				1				1
31-May								
05-Jun			77				43	120
12-Jun	7		26	1				34
14-Jun		10	42					52
19-Jun			48			2		50
25-Jun			79					79
26-Jun			1	0				1
03-Jul			3			0	1	4
05-Jul		3						3
17-Jul			260				1	261
20-Jul	1		0	1				2
23-Jul							88	88
24-Jul		6	14					20
01-Aug			162					162
03-Aug	0		10	1				11
08-Aug		1	3					4
14-Aug			21					21
16-Aug	9		1					10
21-Aug		1	0					1
23-Aug	1							1
28-Aug					8			8
Sum	**18**	**22**	**747**	**4**	**8**	**8**	**133**	**940**

Figure 7 shows the total adult floodwater mosquito trap abundance in relation to Fraser River levels (Mission gauge) by day. Typically, adult mosquitoes begin to disperse at least

2-3 weeks after the spring peak in the regional Fraser River levels. Depending on weather conditions (i.e., wind direction, wind velocity, ambient temperature, precipitation) the dispersal may be accelerated or decelerated.

Trap numbers increased rapidly in early June as floodwater mosquitoes dispersed post-freshet (**Table 4**, **Figures 7, 8**). The initial Fraser River peak occurred on 21 May and the adult mosquito trapping event on 5 June yielded a moderate number of flood water mosquito specimens (75) (*Aedes vexans*) for the first time in the 2023 season. The sample containing the largest number of adult specimens occurred on 17 July with a species composition primarily comprised of female floodwater mosquito *Aedes vexans* (258) and permanent water species *Coquillettidia perturbans* (2). Thus, it is likely that most specimens from the 17 July trap collection event had dispersed from floodwater sites after the Fraser River Peak, and likely was composed of mosquitoes hatched between late May through June. The species representing the highest percentages of specimens was *Aedes vexans* (65%), suggesting that the floodwater mosquito species had dispersed from seepage sites created during peak Fraser River levels. Adult mosquito trap content totals decreased following the 4 August trap night, reflecting the recede of Lower Fraser River levels.

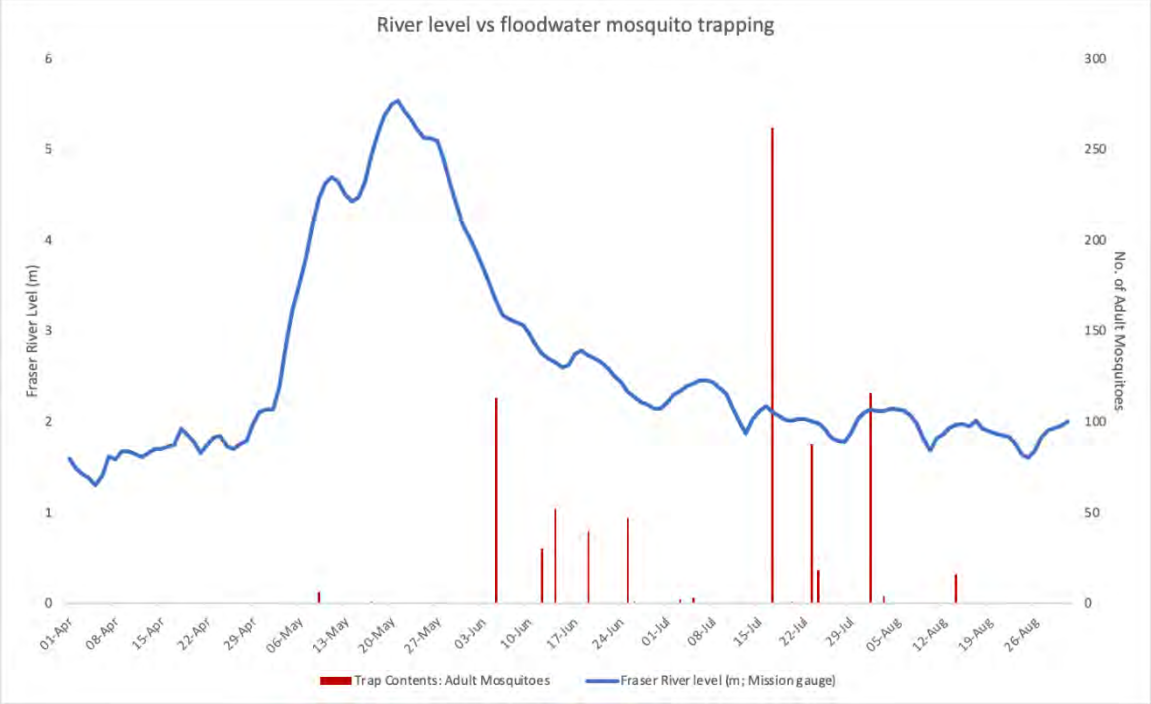


Figure 7. 2023 MVRD adult mosquito trap abundance by day (red; alternate y-axis) with Fraser River level (m; Mission gauge).

Adult mosquito traps with the greatest number of specimens were from Kanaka Creek and Brae/McMillan Island (**Table 4**). The adult trap numbers within these locations are consistent with high mosquito larval densities noted from those same locations. Hotline call origin data (see 'Public Relations' below) also confirm high adult mosquito abundance in those areas, particularly from the Township of Langley, which is most impacted by Brae/McMillan Island adult mosquito emergence. Site reconnaissance efforts will continue within these areas.

The adult mosquitoes collected from traps were generally well-preserved in 2023. Approximately 6% of specimens were damaged in 2022, as compared to approximately 14% in 2020, and nearly half in 2019. Some specimens were damaged beyond identification, but the vast majority were in good shape, a marked improvement from 2022, likely due to the inclusion of desiccant (e.g., silica beads) with individual samples.

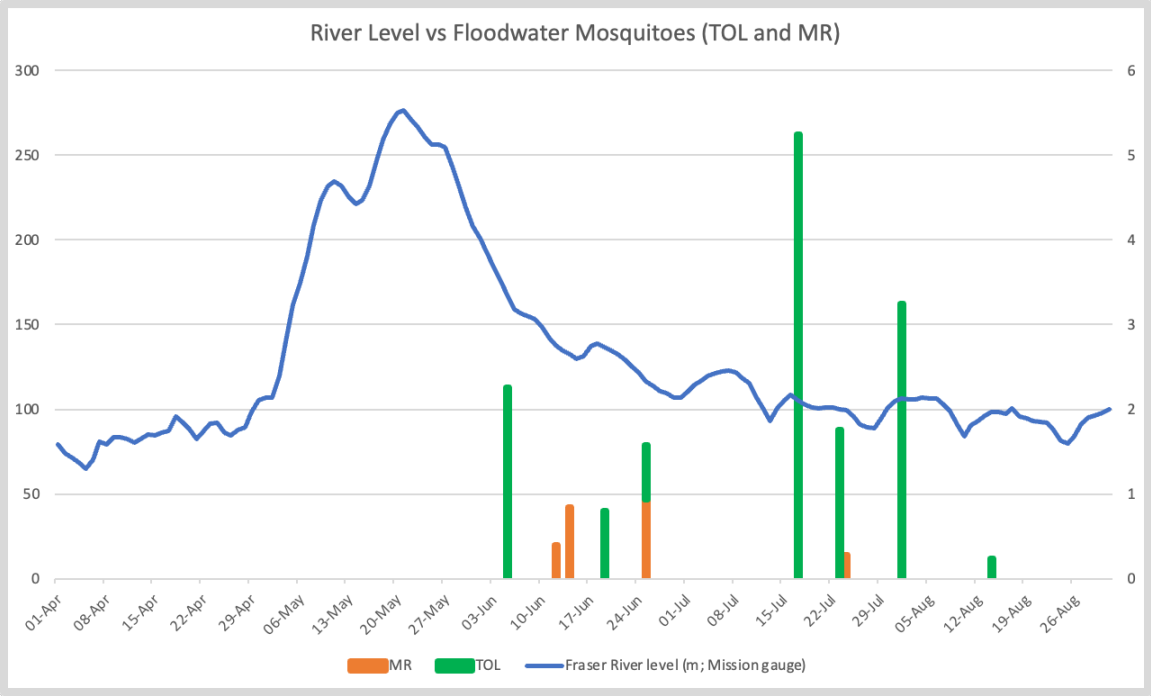


Figure 8. Floodwater mosquito trap counts by night for Township of Langley (green) and Maple Ridge (orange) relative to river levels. Note that TOL and MR traps contain 88% of all trapped mosquitoes. This data includes MV Regional Park data from the two noted municipalities.

During the period in which most adult mosquitoes were caught (i.e., 4 June – 4 August), floodwater mosquito species were found in high abundance, particularly in two waves, the first as expected after the 21 May peak, and the second in mid-late July. Container species appeared in much smaller numbers towards the end of the summer. These analyses indicate that trap locations primarily targets floodwater mosquito habitat. No saltmarsh habitat mosquito species were identified in 2023. The abundance and frequency of floodwater mosquitoes throughout the season is indicative of the relatively high peak of the Lower Fraser River in 2023.

Specimen identification was conducted and verified by trained professionals using a 60X microscope. The primary resources for species identification were Wood et al (1979), Darsie, and Ward (2005). All female specimens were identified from samples with <50 female mosquitoes. Approximately 30% of female specimens were selected for identification from trap contents with high mosquito counts. The main species confirmed in the 2023 MVRD adult mosquito traps were *Aedes vexans, Aedes sticticus, Culex pipiens, and Coquillettidia perturbans*. Certain indistinguishable specimens were either unknown or identified as either the *Aedes* or *Culex* genus (**Figure 9**).

Aedes japonicus was not detected in any MVRD adult mosquito traps in 2023 but was found in an adult mosquito trap in Abbotsford on 27 July, 2022. *Ae. japonicus* rarely occurs in the province and is distinguished for its success as a vector for West Nile virus, St. Louis encephalitis, dengue, chikungunya, and Japanese encephalitis. The species was first reported in British Columbia in 2015 (Jackson et al. 2015). The specimen was confirmed by a secondary source and reported to Director of the Entomological Society of BC at the

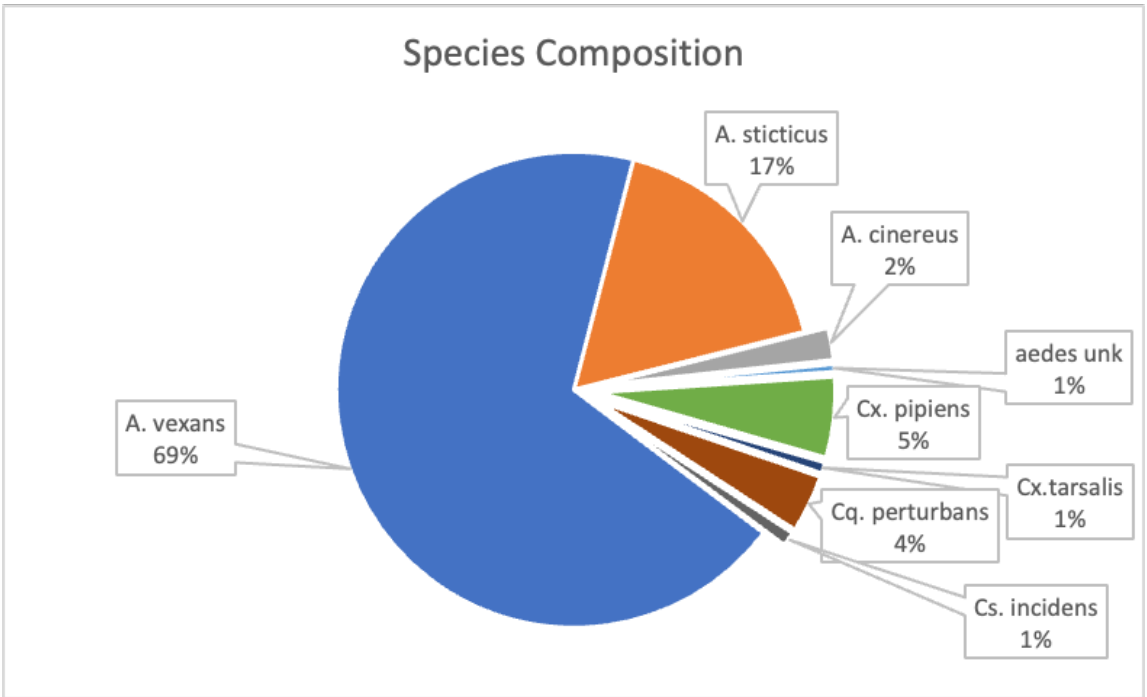


Figure 9. 2023 over-all mosquito species composition from adult mosquito trap established throughout the MVRD. Note that *An. punctipennis* and *A. canadensis* are not represented due to their small counts.

University of British Columbia (the 'Director'). Thus, it is likely that *Ae. japonicus* is also inhabiting areas of the MVRD, but at low levels of occurrence.

Overall, floodwater *Aedes* species comprised most of the species in 2023 traps (i.e., ~90%; **Figure 9**). As the dominant floodwater species in the MVRD, *Aedes* species were found throughout the mosquito season. *Coquillettidia perturbans* comprised the next highest percentage of species (1%). The primary habitat for *Cq. perturbans* is emergent vegetation, and more specifically *Typha* species (Batzer and Sjogren 2012). The high Fraser River levels of 2023 may have created additional habitat for *Cq. perturbans.* The presence of *Cq. perturbans* was also noted in higher abundance and from similar areas within the MVRD by Jackson and Patterson (2018) during the high-water year of 2018. It is possible that higher-water years may yield greater habitat and hatching cues for *Cq. perturbans*. Known areas with high *Cq. perturbans* presence or suitable habitat should be prioritized in high-water years (i.e., Township of Langley, Maple Ridge).

Public Relations

Maintaining positive public relations continues to be a high priority for MBL. Public relations occur on several levels: in-person communication with members of the public,

the mosquito hotline(s), presentations to staff and local elected officials, email correspondence, and social media presence. MBL continues to look for new areas to expand this aspect of our program.

Phone Calls and Emails

MVRD residents have multiple venues to communicate with MBL. MVRD set up an in-house mosquito control hotline number (604-432-6228), which is forwarded directly to the MBL Mosquito Hotline. The MVRD Mosquito Hotline number is specified on the education outreach postcard (Image 2). MBL's Mosquito Hotline (877-986-3363) and email form, are outlined prominently on the contact tab of the MBL website (www.morrowbioscience.com).

There were two calls received to either the MVRD Mosquito Hotline or directly to the MBL Mosquito Hotline in 2023.

One concern email was received from MVRD residents in 2023. All calls and emails are designated as either concern or inquiry based.

All calls and emails were designated as 'concern' and as inquiry-based (**Appendix V**). MBL's goal is to return all concern calls within 24 hours.

The total number of two calls and emails received in 2023 was the lowest on record and a stark difference from the high concern call volume of 2022 (**Figure 10**). The low number of concern calls and emails is due to the low adult mosquito abundance, a result of shortly sustained Lower Fraser River levels above three (3) meters during warm ambient temperatures.

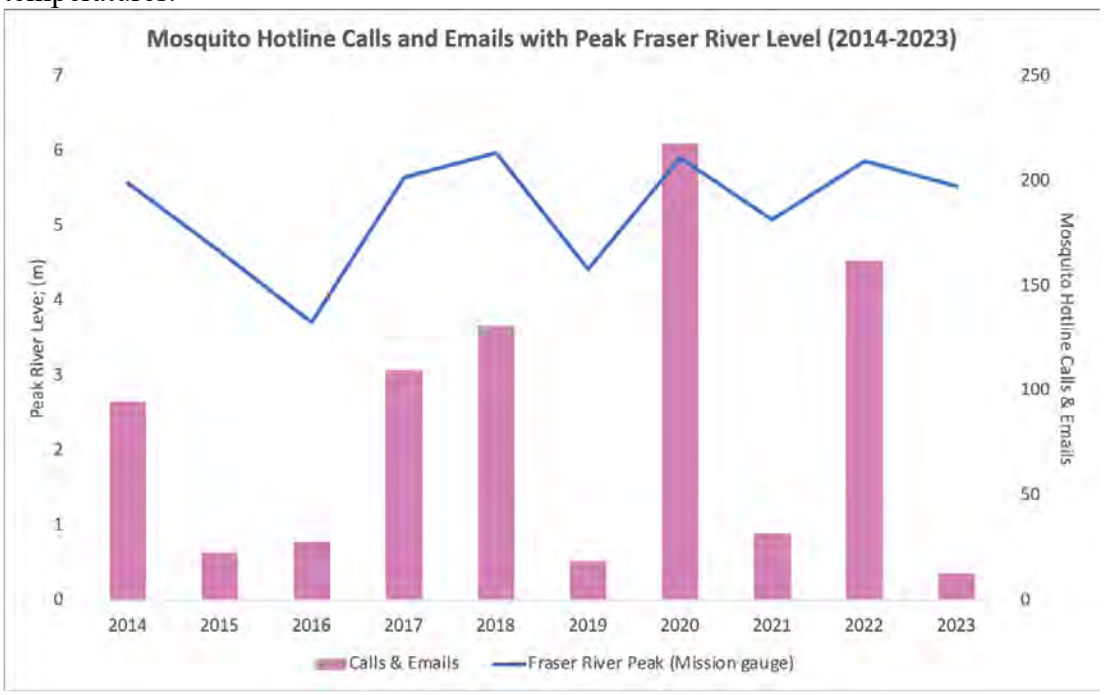


Figure 10. Peak Fraser River levels (m; Mission gauge) with total Mosquito Hotline calls and emails (2014-2023).

Concern calls were received pertaining to the Township of Langley (**Appendix V**; **Appendix VI**). The Township of Langley has extensive and dynamic floodwater mosquito habitat. As such, a considerable amount of control effort – including aerial campaigns – was focused on mosquito habitat within the Township of Langley. If product efficacy reaches its highest reported rate of 95%, the residual 5% in a year with high larval mosquito abundance can still amount to significant nuisance. Concerns coming from Township of Langley residents were generalized regarding the high abundance of adult mosquitoes; MBL staff followed-up with reconnaissance visits and located no new sites on residential properties. One (1) concern email was received from the Pacific Spirit Park area, the email was returned, with follow up reconnaissance, leading to a small treatment on 30 August. The calls and emails were generalized adult mosquito abundance concerns and not associated with a specific site.

In the early portion of the season, it typically takes 2-3 weeks for mosquitoes to emerge and disperse following hatching events associated with peak river levels. When rivers rise at rapid rates in the warmer part of the season as occurred beginning in late-April this year, floodwater mosquitoes eggs may hatch during a shorter period of peak river levels. Thus, the potential timeline for mosquito emergence and dispersal in 2023 likely ranged from late-May through early-June. Hotline calls were concentrated after the dispersal of adult mosquitoes around 5-6 July. The peak Hotline call volume was associated with adult mosquitoes that likely dispersed from high water between late-May and early-June. The email received in August was likely associated with container and, or permanent water mosquito species.

MBL remains committed to continuing reconnaissance efforts to identify floodwater mosquito development sites, adaptive site management, and expanding in-house knowledge of sites. Expanding public engagement reach may also result in the identification of new sites and reduction of mosquito larvae in the region. Through these efforts, MBL aims to further reduce adult mosquito nuisance within the MVRD purview.

Direct Communications

Direct communication between MBL staff and the public can occur in many situations. The most common direct interfacing with the public occurs when technicians are in the field. While conducting site visits, MBL technicians are often asked questions by residents.



Image 3. MBL Outreach Pamphlet.

These encounters provide an excellent opportunity for public relations. An important outcome of these interactions can be the identification of new sites.

MBL contact information is disseminated when field technicians have direct communication with the public. Contact information for MBL includes the website address, an email, phone number, and social media sites (Facebook, Instagram). Additionally, MBL staff may provide residents with an outreach pamphlet (**Image 3**). The pamphlet includes information about the larval control product used, mosquito biology, and personal protective tips. MBL staff also disseminated MVRD mosquito control postcards (**Image 4**).



Image 4. Updated education outreach postcard (2022).

Social Media

MBL maintains a presence on social media with a Facebook account (facebook.com/morrowbioscience) and Instagram account (morrowbioscience), which are regularly updated. We no longer maintain an X (formerly Twitter) presence. There are five goals for MBL's social media presence: 1) provide timely and up-to-date information regarding conditions pertinent to mosquito production, 2) relay MBL's current efforts to control mosquitoes, 3) inform the public about MBL's efforts at environmental sustainability, 4) provide the community with opportunities to get involved with related public events, and 5) offer a platform for mosquito-related discussion amongst program residents and the MBL team.

Facebook and Instagram remain the primary avenues for MBL to disseminate mosquito-related information on social media. Periodic updates on mosquito activities began in early April. The total number of followers on the MBL Facebook page was 387 as of 26 November. Another way to determine how many people are engaging with MBL's posts is

by considering MBL's post 'reach'. In 2023, the total reach pertaining to the MVRD mosquito control program (posts with #mvrdmosquitoes) was 329 (Facebook) and 229 (Instagram). The relatively low reach of posts this year likely reflected the lower-than-average abundance of adult mosquitoes. All posts related to the MVRD mosquito program included the hashtag: #mvrdmosquitoes.

MBL Website

The MBL website (**www.morrowbioscience.com**) was launched in 2015 and redesigned in 2021. This site was developed to allow clients and the public to have access to information about MBL's background, activities, outreach, and company. To further support residents in contract areas, the homepage includes visible tabs for resources and contact information. The 'Contact 'tab allows users to directly send a message to MBL. Additionally, there are links to MBL's Facebook account, so residents have access to real-time updates on MBL's activities.

The website specifically highlights two sets of FAQs focused on (1) mosquito biology and disease transmission, and (2) the active ingredient used in control efforts (*Bacillus thuringiensis* var. *israelensis*). MBL has added new blogs discussing relevant education outreach topics. Information dedicated specifically to mosquitoes and COVID-19 (published in May 2020) remains available on the website.

Education Outreach

The first outreach event attended by MBL staff was an open house at the Fort Langley Community Hall, 9 May, 2023. This meeting was well attended. MBL staff provided a comprehensive presentation on mosquito control in general and specifically with respect to efforts in the Fort Langley area. The event lasted approximately 1.5 hours and is available for viewing by searching "fort langley mosquitos" on youtube.

In 2023, MBL was able to attend five standard outreach events within each partner municipality. MBL staff shared program-specific information, facts about mosquito biology, and had mosquito-related education activities aimed at younger demographics. Many residents were interested in the personal protective tips provided by MBL staff.



Image 5. Township of Langley May Day.

Specific MBL outreach events included:

- Goodbye Chums (Metro Vancouver Regional Parks, Kanaka Creek Regional Park, 29 April)
- Surrey Party for the Planet (Surrey - 29 April)
- Township of Langley May Day (Langley - 23 May)
- Pitt Meadows Day (Pitt Meadows - 5 June)
- Coquitlam Teddy Bear Picnic (Coquitlam - 11 June)

MBL staff was interviewed by CBC news (29 May 2023) and provided detailed information regarding its integrated pest management methodology and strategies used for the assessment of environmental conditions and larval treatment of floodwater mosquitoes considering the historic flooding and subsequent mosquito infestation of 2022 to the lower Mainland (specifically in the Fort Langley area). MBL posted the article on its website. (2 June).

All interview requests are approved by the MVRD program manager. Every effort is made to accommodate interviews which assist in raising awareness about mosquito control efforts and personal protective measures.

West Nile Virus Summary

Although floodwater mosquito species in Canada are not the main West Nile virus (WNv) vectors, it is important to remain current in regional mosquito-related diseases. Along with its partners, Health Canada compiles on-going provincially reported surveillance data of WNv cases in humans, animals, and mosquito pools between 1 Jan and 6 September 2023.

As of 20 November, no human cases of WNv were reported to Health Canada originating from British Columbia[8]. One case was reported in an Alert on 6 September, 2023; however, it is suspected that further analysis proved the source was otherwise identified (e.g. out of province travel.)[9]. No horse or bird cases were reported from British Columbia within 2023. Also of note, mosquito pool surveillance data are not reported to Health Canada from British Columbia, and it is possible that other information was not reported by the BCCDC to Health Canada.

As Washington State and Idaho State share a border with British Columbia, it is important to follow WNv activity in those areas, as well. As of 27 September, three human in-state cases of WNv were reported in Washington State[10]. 82 mosquito pools tested positive for WNv and two horses/other mammals or birds tested positive. Of note, warmer ambient temperatures from late April – August contributed to a higher number of degree days during 2023, which likely contributed to higher incidence of WNv activity.

As of 1 October, 29 human WNv cases were identified in Idaho[11]. Additionally, multiple mosquito pools and animals tested positive for WNv. All cases were identified within counties in the southern and southwestern portion of Idaho.

Zika Virus Summary

No information regarding Canadian Zika cases has been reported by the Public Health Agency of Canada since 2017 and Heath Canada will no longer be updating case counts[12]. HealthLinkBC reports that no Zika cases have originated in Canada due to presumed lack of vector mosquito species.[13]

According to Peach (2018), the primary Zika mosquito vectors (i.e., *Aedes aegypti*, *Ae. albopictus*) are not found in British Columbia. *Ae. albopictus* has been found on the east coast but tested negative for Zika. There is currently a low risk for Zika virus to circulate within British Columbia.

[8] Seasonal update - Mosquito-borne disease surveillance - Vector-borne disease surveillance in Canada — Canada.ca
[9] https://www.canada.ca/en/public-health/services/publications/diseases-conditions/west-nile-virus-surveillance/2021/week-37-38-september-13-26.html
[10] http://www.doh.wa.gov/DataandStatisticalReports/DiseasesandChronicConditions/WestNileVirus
[11] https://www.cdc.gov/westnile/statsmaps/preliminarymapsdata2022/index.html
[12] https://www.canada.ca/en/public-health/services/diseases/zika-virus/health-professionals.html#_Surveillance_in_Canada
[13] https://www.healthlinkbc.ca/health-feature/zika-virus

2024 Program Recommendations

- Systematic surveillance of the Kanaka Creek area to be conducted by MBL's Lead Biologist.
- Adult mosquito trap contents should be preserved with a desiccant to avoid mould development.
- The adult trap location on Brae/McMillan Island should be re-located to a protected area in order to prevent tampering.
- An additional adult trap location should be selected and approved within the City of Richmond, targeting permanent water (i.e., ditch) environments.
- An adult trap in Surrey should be relocated to target saltmarsh mosquitoes.
- If necessary, produce targeted social media posts directed at community group pages noting acknowledgement of any issues, site visit results, and follow-up plans.
- Notify the Ministry of Environment of the MVRD intent to treat mosquitoes in 2024 under the MVRD Pest Management Plan. Notification should take place 2 months before the start of the season (the end of February at the latest).
- Consider revision of MVRD Pest Management Plan to include the use of RPAS (Remotely Piloted Aircraft System – a.k.a "Drones") for larval treatments.
- It is important to attach copies of all the mosquito development site maps with the Notice of Intent to Treat (NIT). NOTE: all sites have been re-mapped. These new data should be used to reprint maps for the purposes described above.

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Project Contacts at Morrow BioScience Ltd.

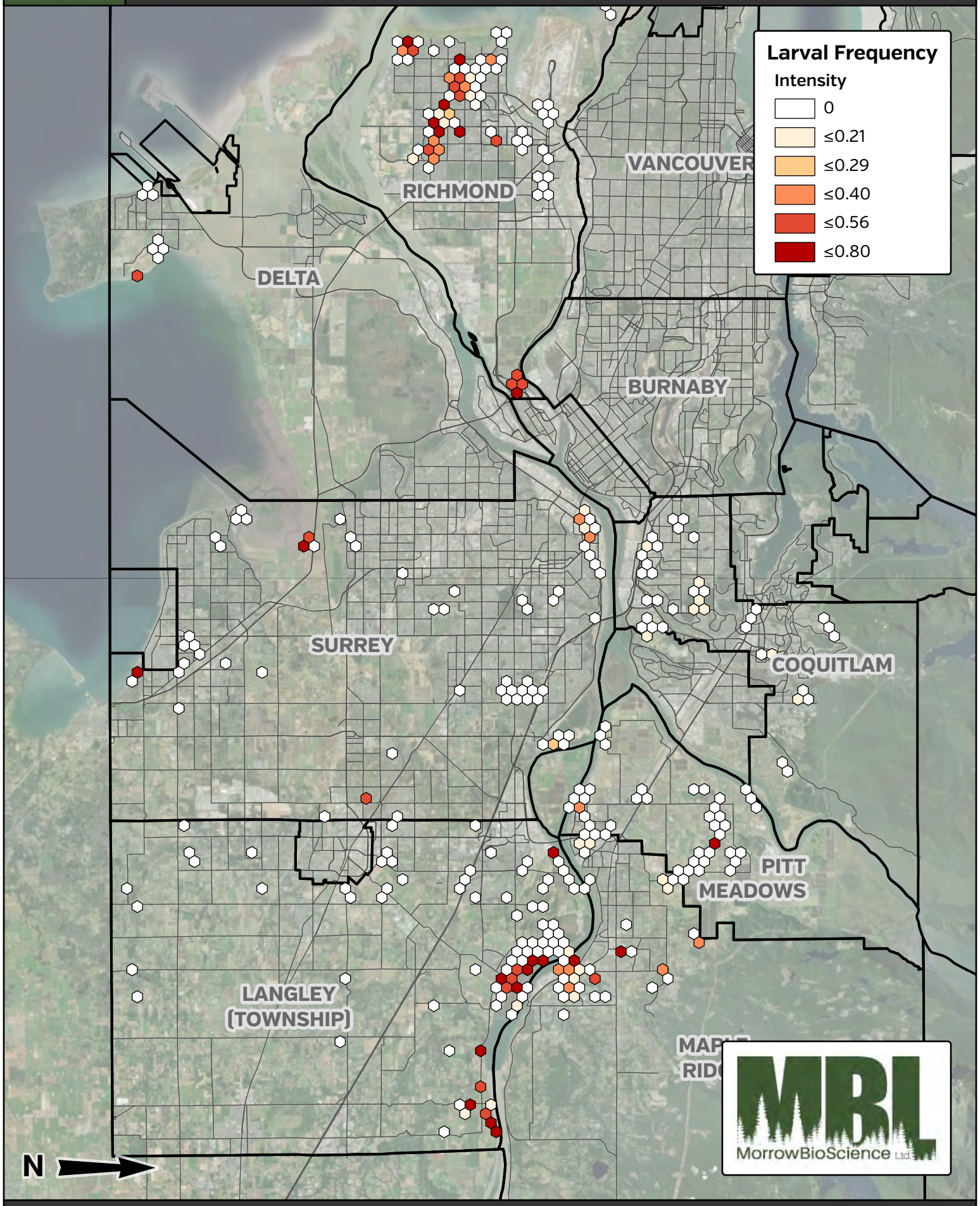
Dirk Lewis
Owner/Biologist
dirk@morrowbioscience.com
604.317.1413

Shaun Calver
Regional Manager - West
shaun@morrowbioscience.com
604.819.4223

Barry McLane
GIS Manager
barry@morrowbioscience.com
250.231.6934

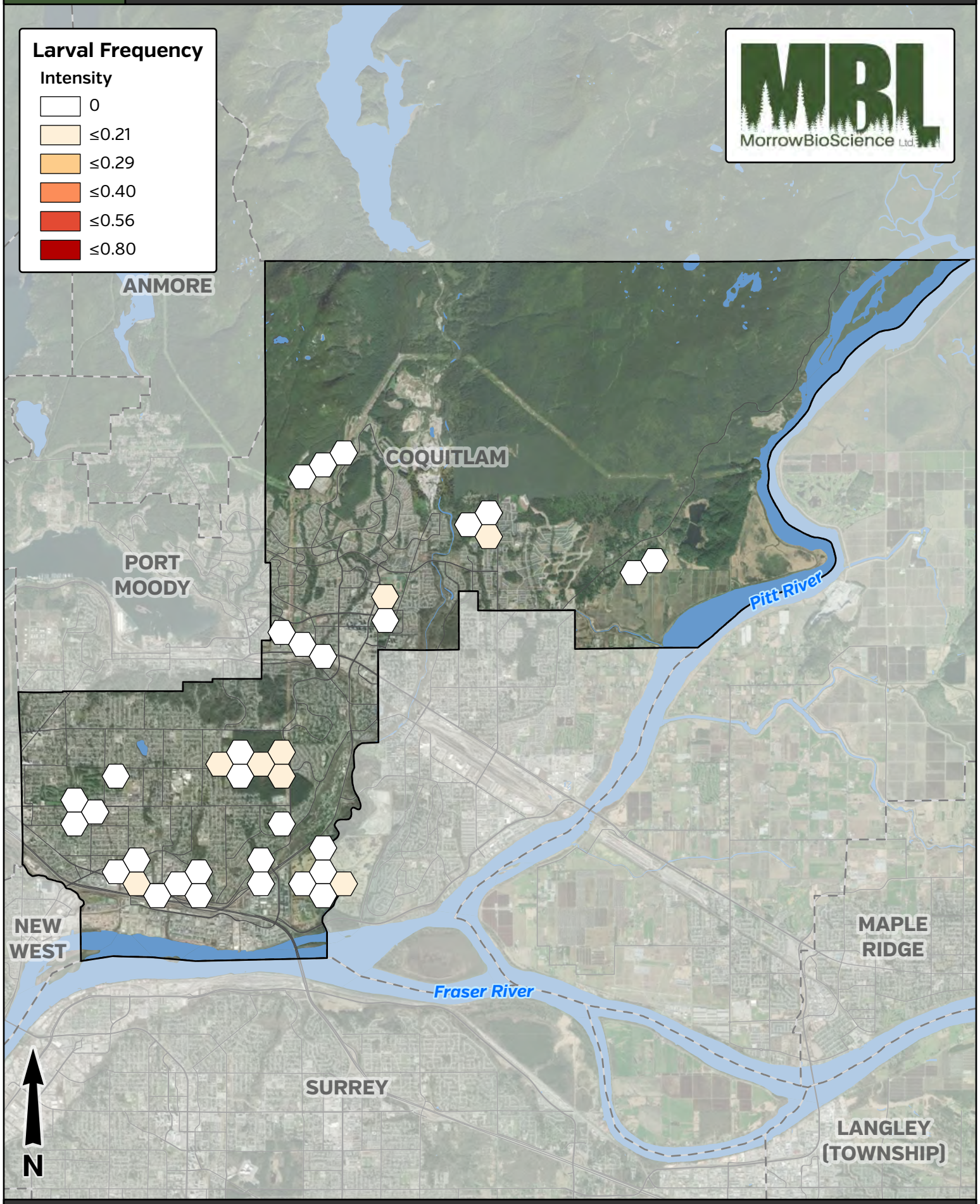
Appendix I-A

2023 MVRD Mosquito Larval Frequency



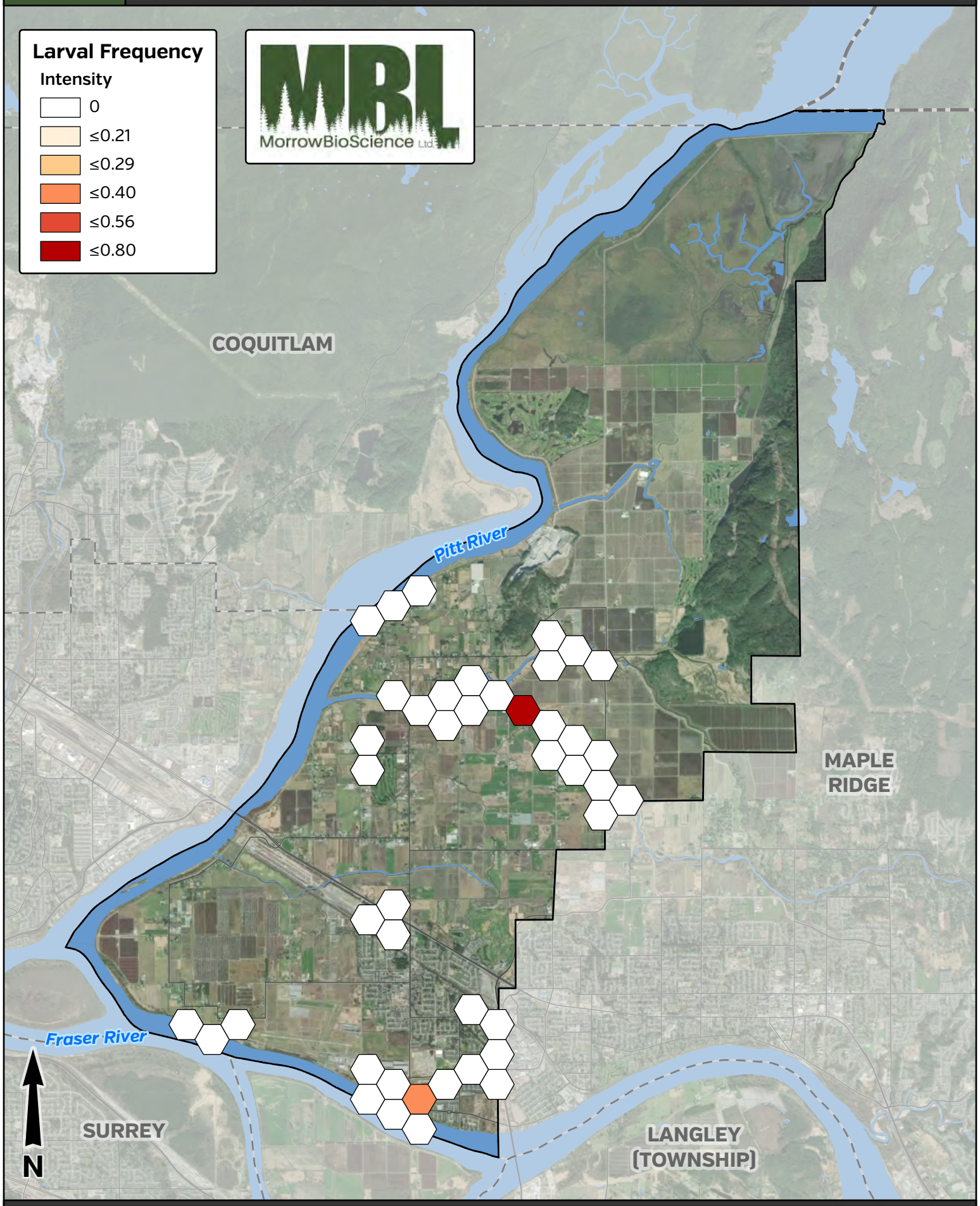
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2023 Larval Frequency - Coquitlam



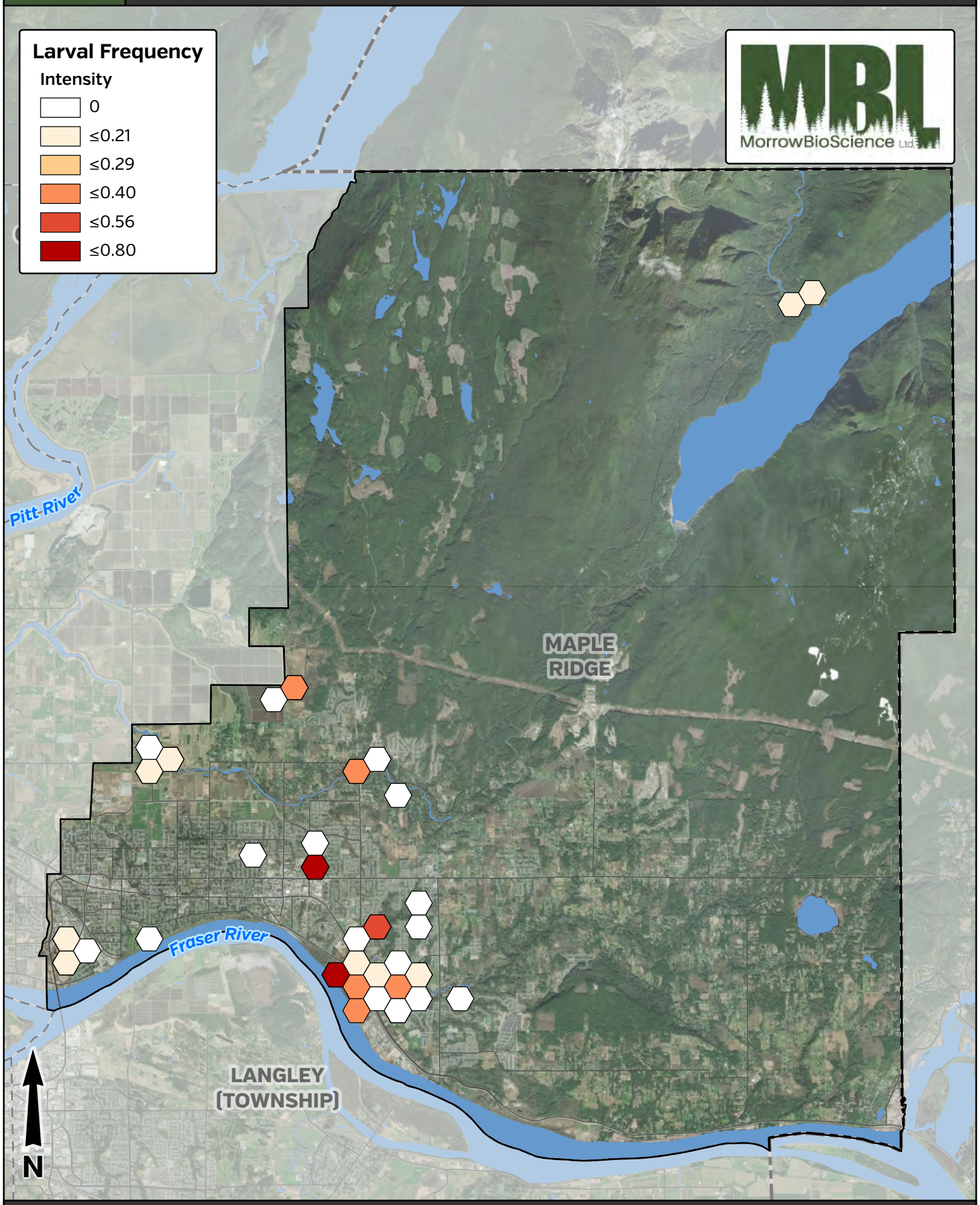
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2023 Larval Frequency - Pitt Meadows



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2023 Larval Frequency - Maple Ridge

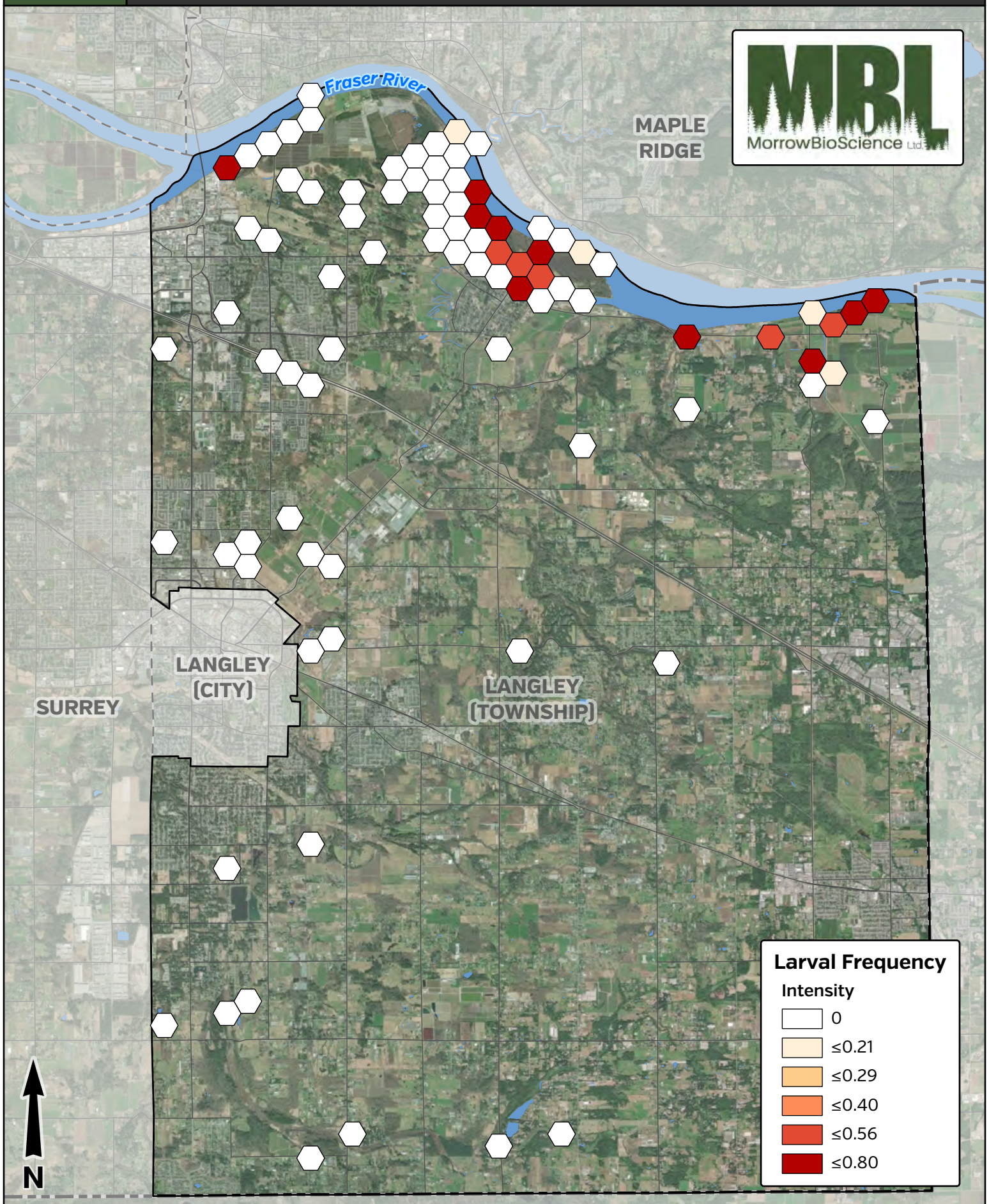


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Appendix I-E

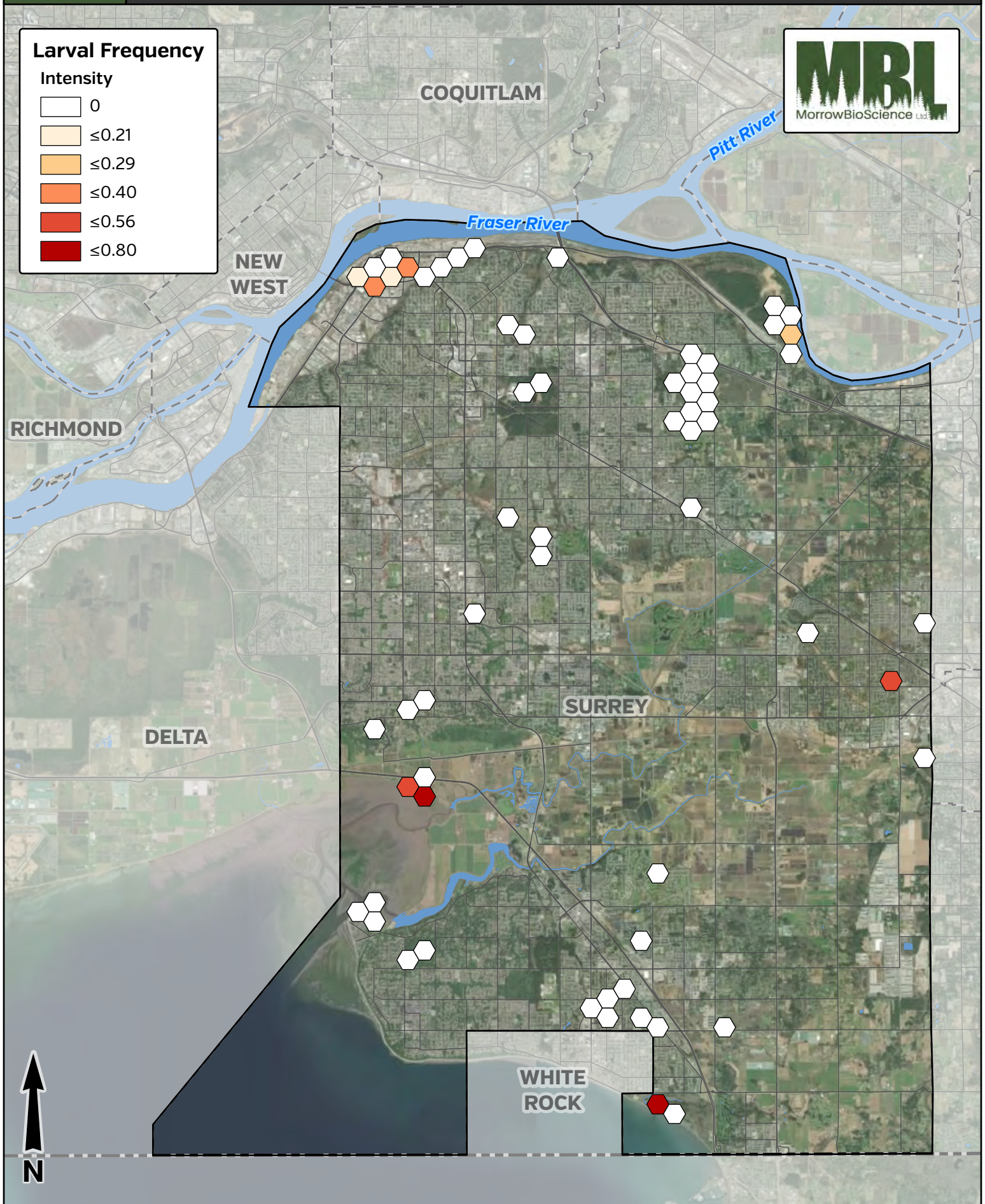
2023 Larval Frequency - Langley

E.3



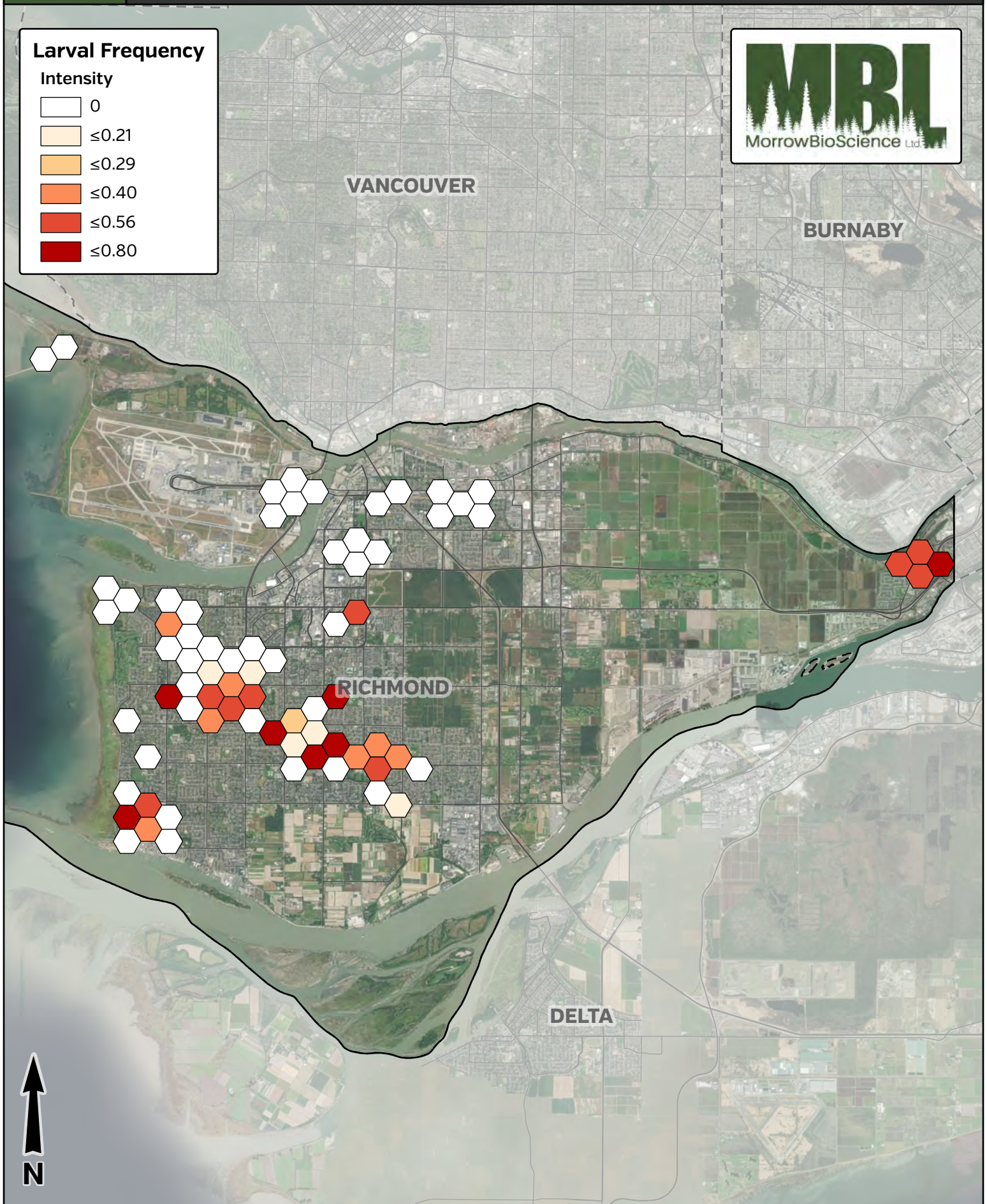
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2023 Larval Frequency - Surrey



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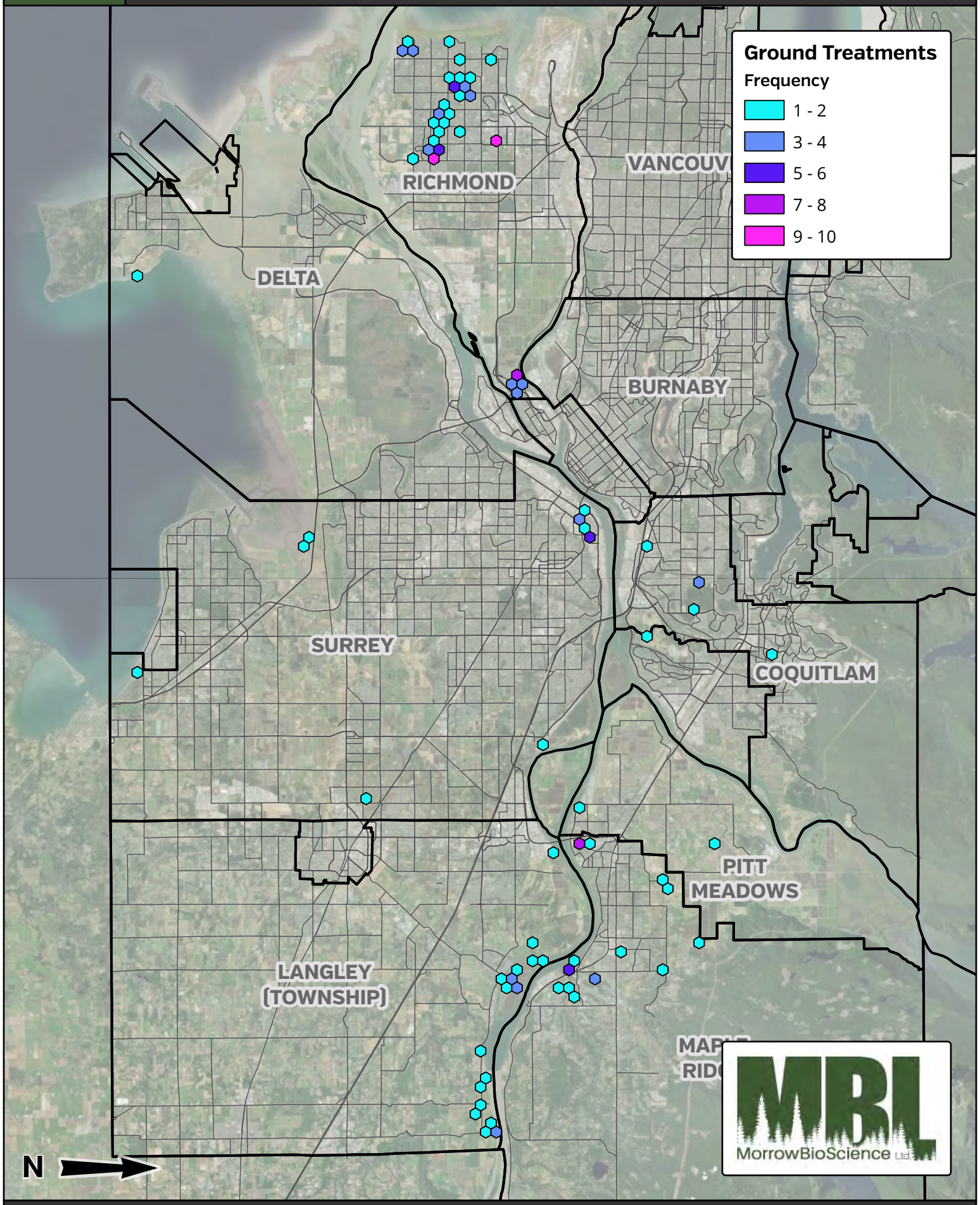
2023 Larval Frequency - Richmond



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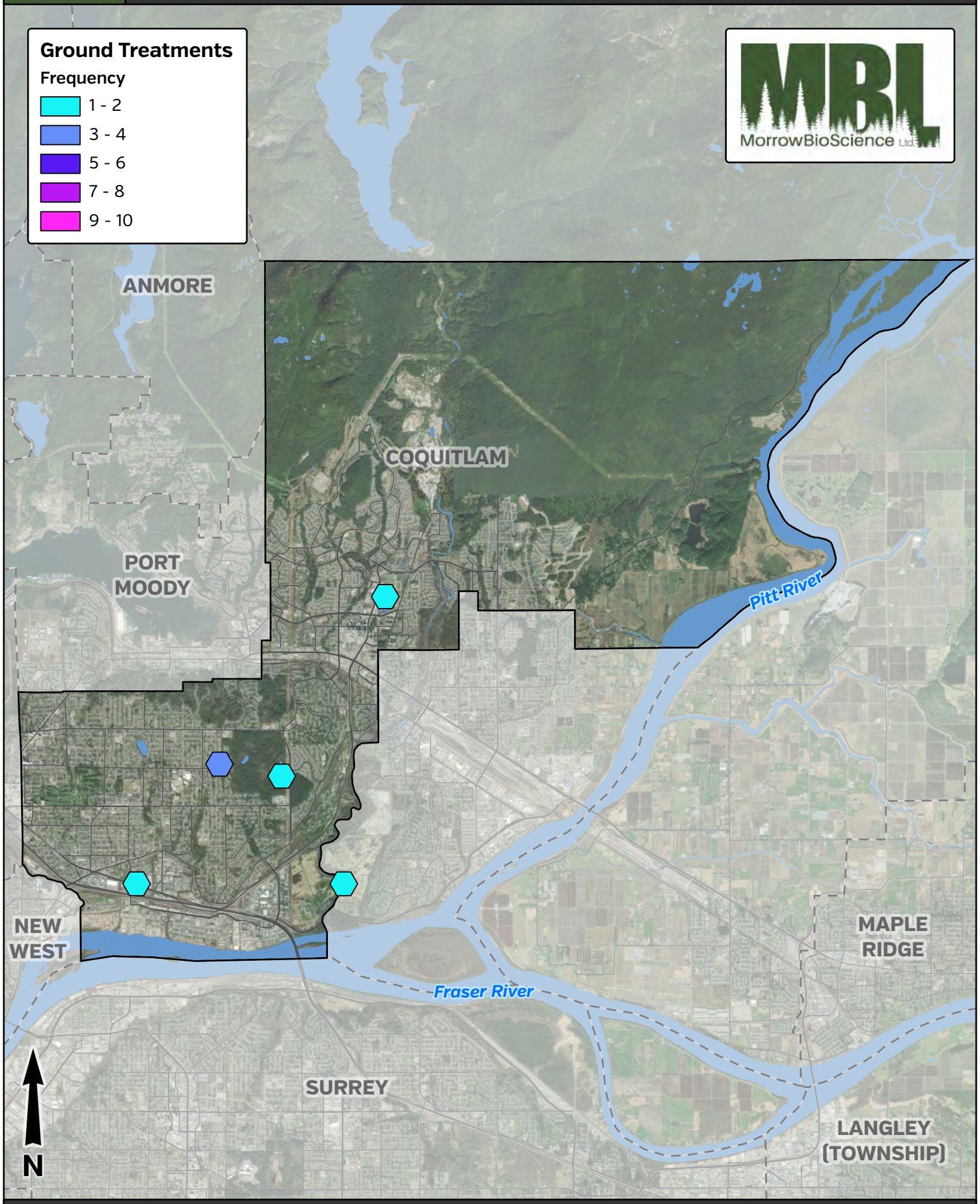
Appendix II-A

2023 MVRD Larvicide Treatment Frequency



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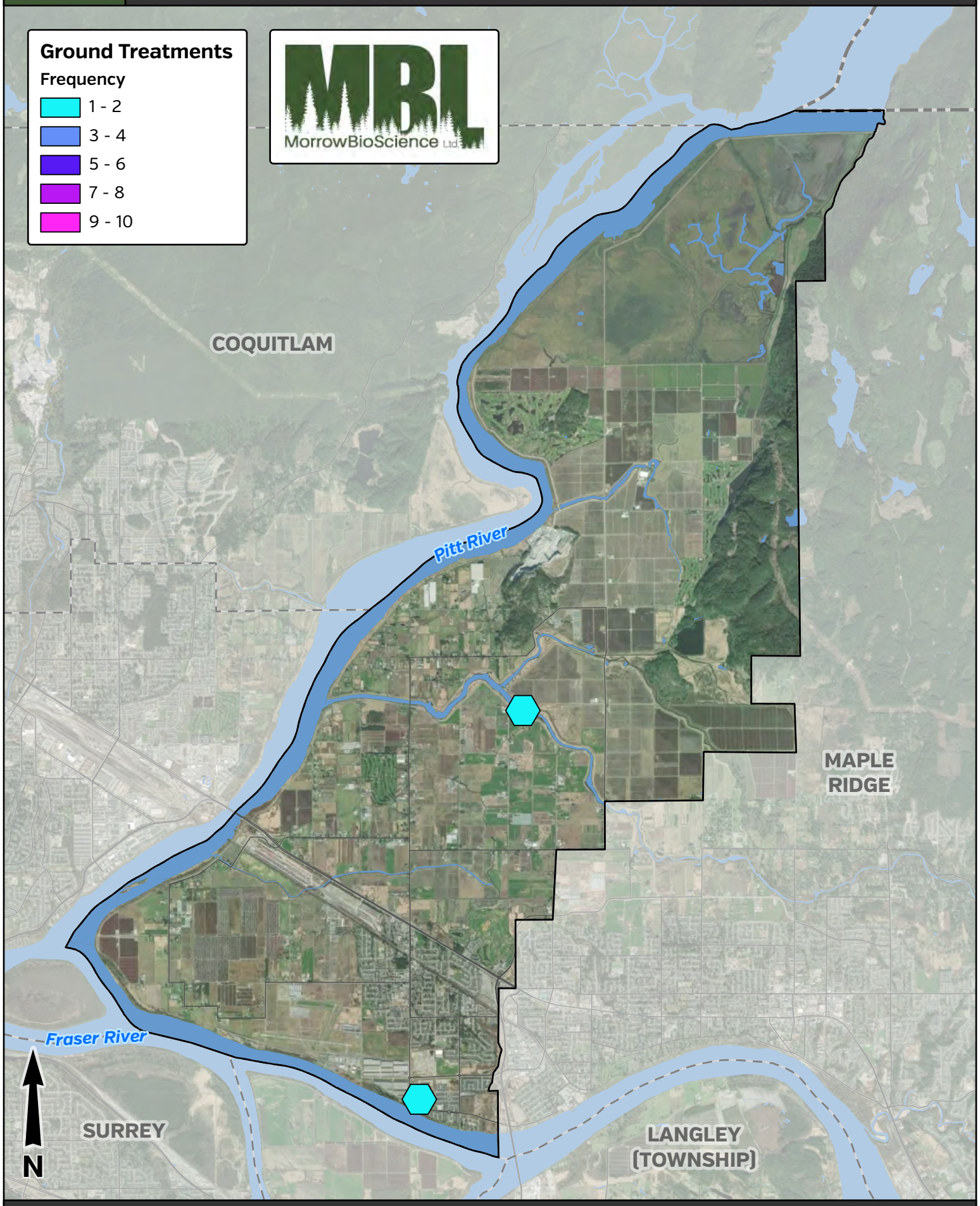
2023 Larvicide Treatments - Coquitlam



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Appendix II-C

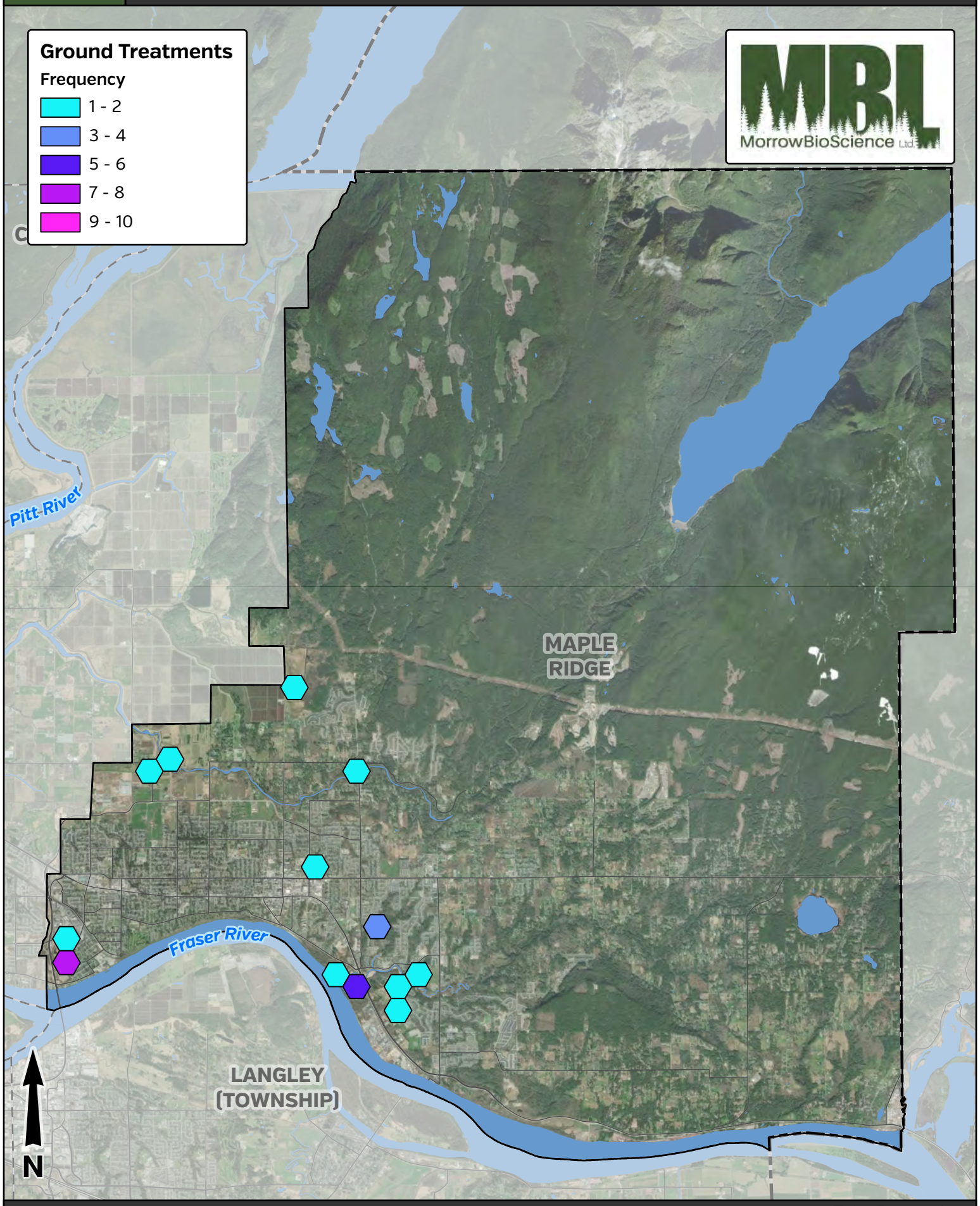
2023 Larvicide Treatments - Pitt Meadows



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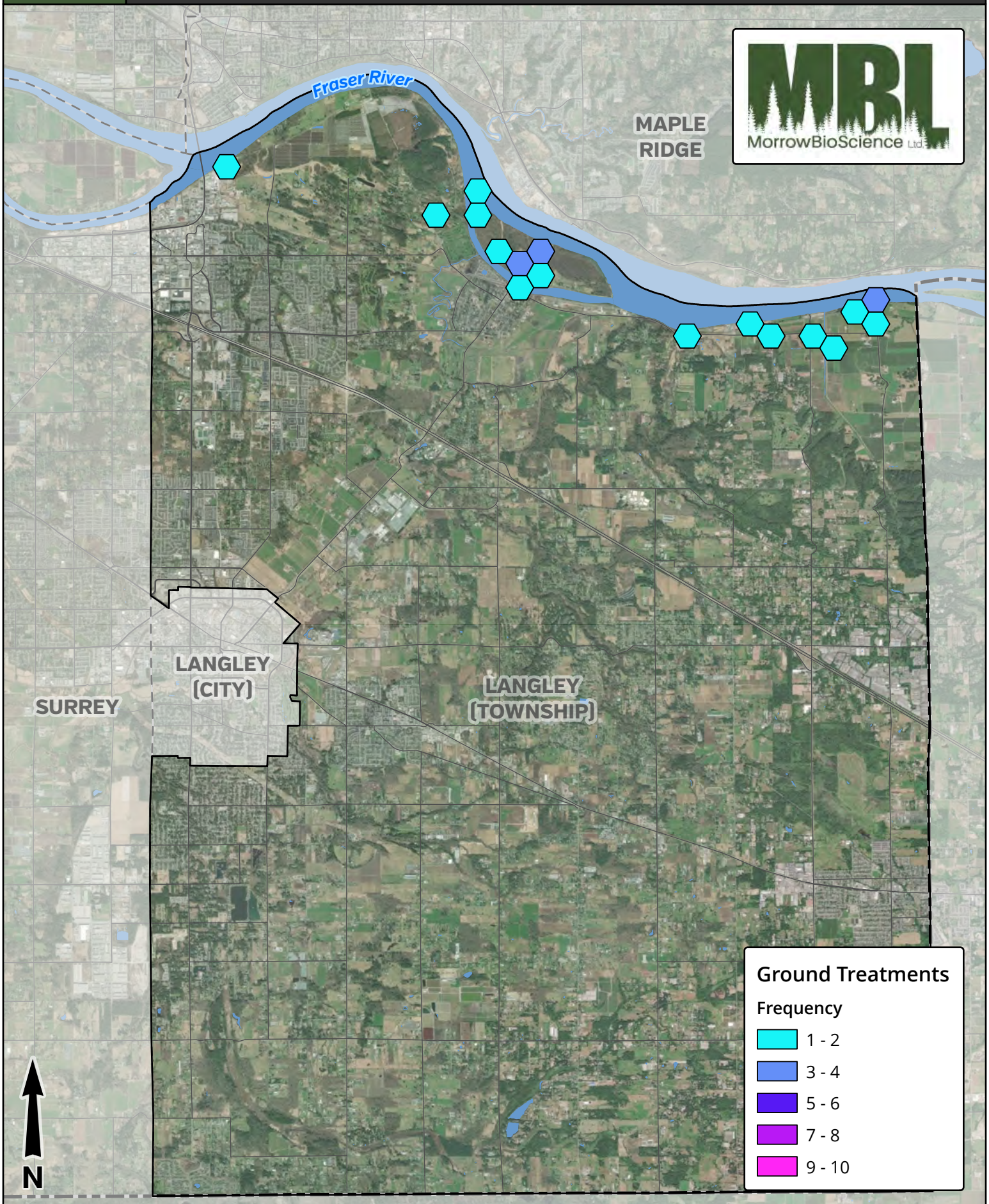
Appendix II-D

2023 Larvicide Treatments - Maple Ridge



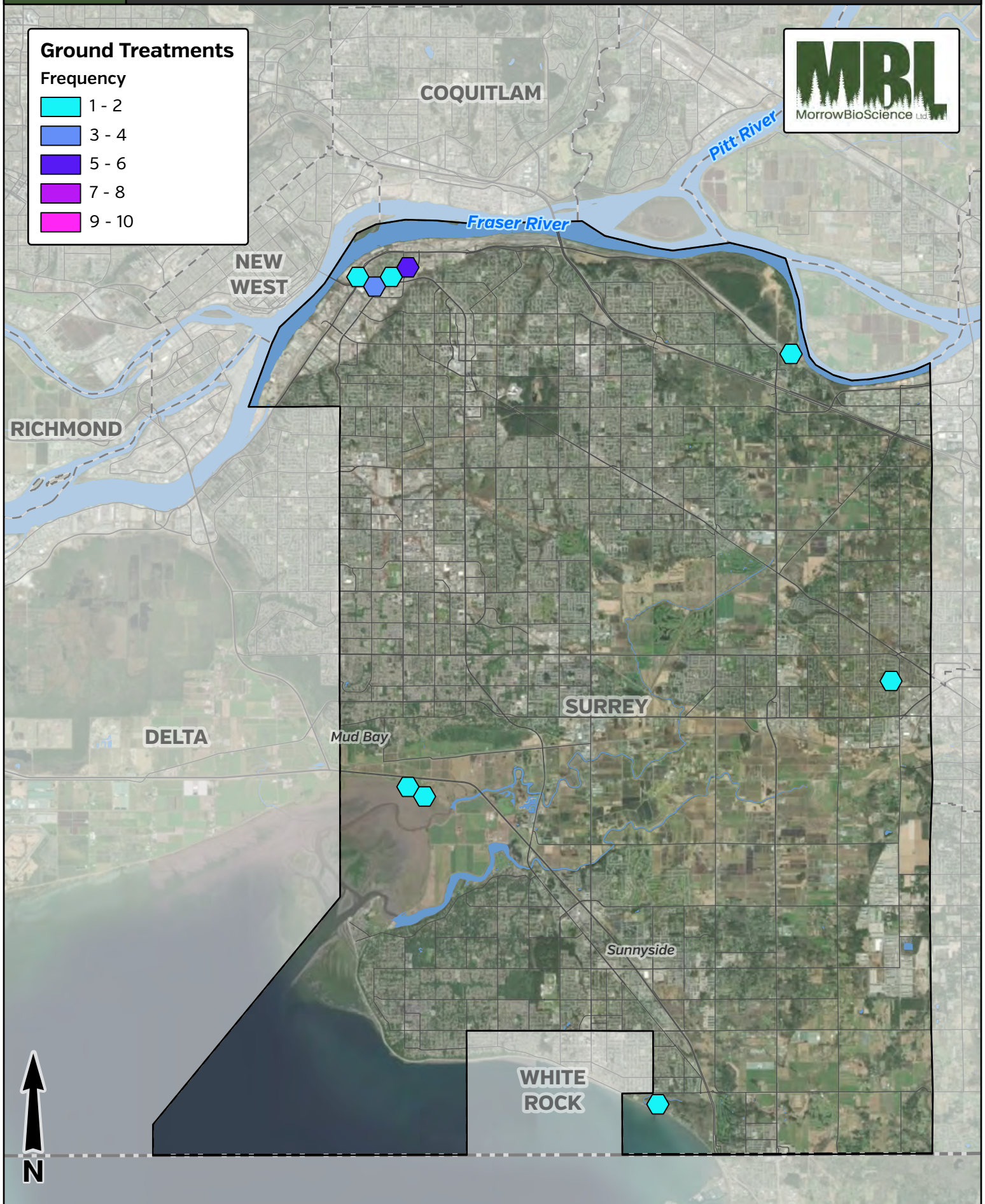
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2023 Larvicide Treatments - Langley



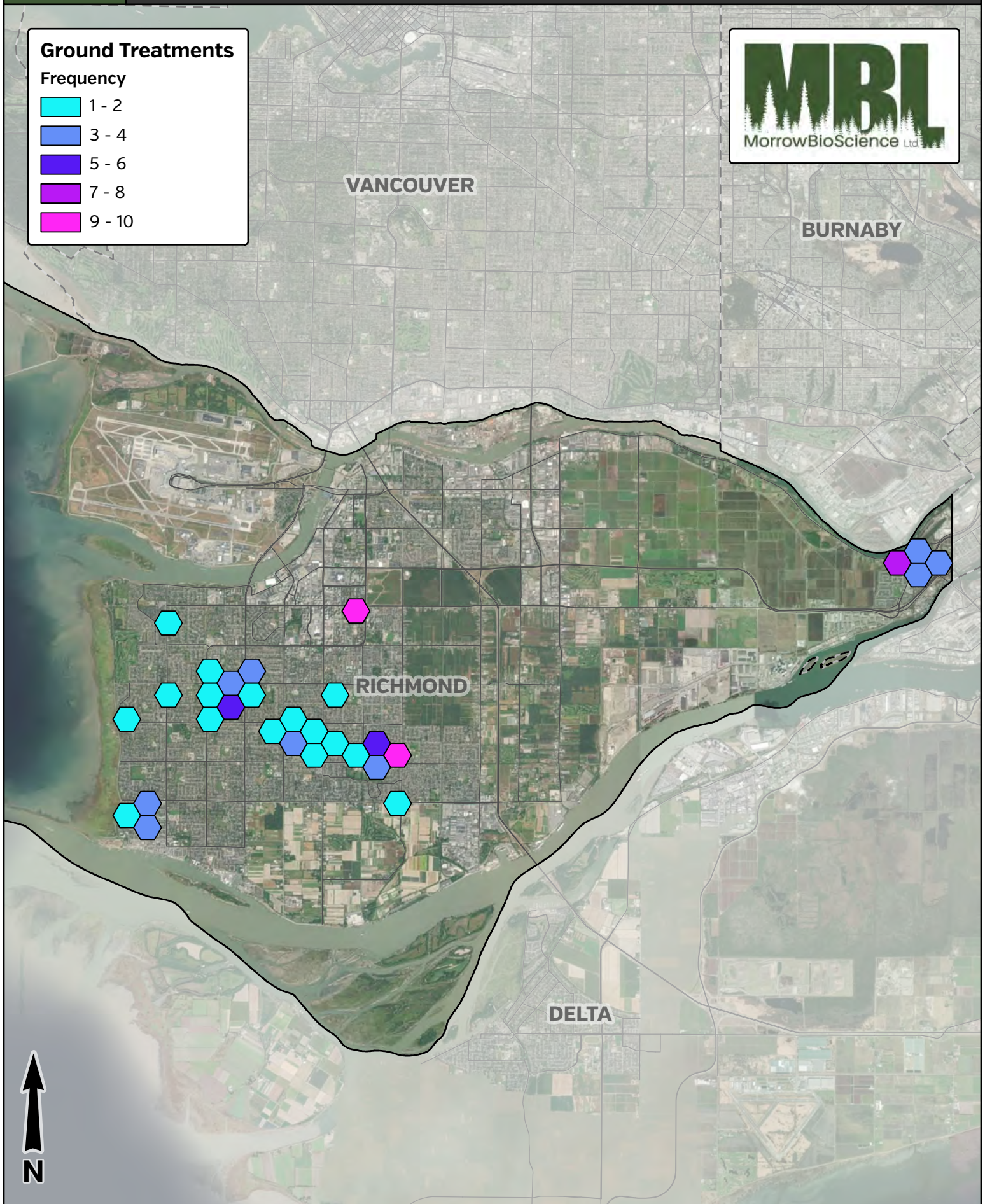
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2023 Larvicide Treatments - Surrey



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2023 Larvicide Treatments - Richmond



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Appendix III – Treatment Tables (2023)

Ground Treatments

Treatment Date	Site Code	Site Name	Treatment amount (kg)	Treatment area (ha)
2023-09-13	RICH-B2	B2	0.8	0.2
2023-09-11	RICH-A1	Richmond A1	0.2	0.05
2023-09-11	RICH-A1	Richmond A1	0.5	0.125
2023-09-11		Hunt St ditches	0.5	0.125
2023-09-06	RICH-B2	B1	0.3	0.075
2023-09-06		C2	0.25	0.0625
2023-09-04		B7	0.5	0.125
2023-09-03		C4	0.6	0.15
2023-08-30		Pacific Sprit Park	0.4	0.1
2023-08-21		C2	0.2	0.05
2023-08-21	RICH-A2	A2	1.5	0.375
2023-08-20		B7	0.3	0.075
2023-08-20		B7	1	0.25
2023-08-20		B7	0.5	0.125
2023-08-20		B7	0.3	0.075
2023-08-20		B7	0.4	0.1
2023-08-20		B7	0.5	0.125
2023-08-20		B7	0.2	0.05
2023-08-16		Ospring St Ditch	1.5	0.375
2023-08-13	RICH-A1	Richmond A1	0.2	0.05
2023-08-10	SR-606	128 St Ditches	0.3	0.075
2023-08-03	SR-103	112A Ave ditch continuation	0.4	0.1
2023-08-03	COQ-014	A&W Ditch	1	0.25
2023-08-03	COQ-013	Canadian Tire Ditch	1.5	0.375
2023-08-02	RICH-A2	A2	0.25	0.0625
2023-08-02	RICH-A2	A2	0.5	0.125
2023-08-02	RICH-A2	A2	0.2	0.05
2023-08-02	RICH-A2	A2	0.4	0.1
2023-08-02	RICH-B4	B4	0.8	0.2
2023-08-02	RICH-B4	B4	0.1	0.025
2023-08-02	RICH-B4	B4	0.3	0.075
2023-08-02	RICH-A2	A2	0.5	0.125
2023-08-02	RICH-A2	A2	0.8	0.2

2023-08-02	RICH-B4	B4	0.2	0.05
2023-08-02	RICH-B4	B4	0.5	0.125
2023-08-02	RICH-B4	B4	0.2	0.05
2023-07-26	RICH-B6	B6	0.3	0.075
2023-07-26		B7	0.8	0.2
2023-07-31		Landfill Pond	2	0.5
2023-07-26		Ospring St Ditch	0.8	0.2
2023-07-26		Ospring St Ditch	1.5	0.375
2023-07-26		Ospring St Ditch	0.5	0.125
2023-07-26		Ospring St Ditch	2	0.5
2023-07-19	RICH-B5	B5	0.3	0.075
2023-07-17	RICH-A1	Richmond A1	0.3	0.075
2023-07-17		Hunt St ditches	0.5	0.125
2023-05-25		Colony Farm	0.3	0.075
2023-07-12		Ospring St Ditch	1	0.25
2023-07-10		C4	0.4	0.1
2023-07-10		C2	0.5	0.125
2023-07-10	MR-513	Blaney Bog	4	1
2023-07-10		Maple Ridge Park	0.1	0.025
2023-07-06	SR-606	128 St Ditches	0.7	0.175
2023-07-06	COQ-001	Mundy Park	0.8	0.2
2023-07-03		C8	0.5	0.125
2023-07-03	RICH-B6	B6	0.5	0.125
2023-07-03	RICH-B6	B6	0.5	0.125
2023-07-03	RICH-B6	B6	0.4	0.1
2023-07-03	RICH-B6	B6	0.4	0.1
2023-07-04	SR-012	SR-Request site 3	0.01	0.0025
2023-07-03		Fletcher Ditch	0.3	0.075
2023-07-03		Fletcher Ditch	0.5	0.125
2023-07-03		Landfill Pond	1	0.25
2023-06-29	SR-606	128 St Ditches	0.2	0.05
2023-06-29	SR-103	112A Ave ditch continuation	1	0.25
2023-06-21		Ospring St Ditch	0.3	0.075
2023-06-21		Ospring St Ditch	0.8	0.2
2023-06-19		B7	1.2	0.3
2023-06-19		B7	1	0.25
2023-06-15	SR-600	Surrey Bend Ditch	1	0.25
2023-06-15	COQ-001	Mundy Park	1	0.25

2023-06-14		Hunt St ditches	0.35	0.0875
2023-06-14	MR-161	Kanaka Creek Park	2.5	0.625
2023-06-12	RICH-B5	B5	1	0.25
2023-06-12	RICH-B5	B5	0.5	0.125
2023-06-12	RICH-B5	B5	0.3	0.075
2023-06-12	RICH-B5	B5	0.4	0.1
2023-06-12	RICH-B5	B5	0.15	0.0375
2023-06-12	RICH-B5	B5	0.2	0.05
2023-06-12		C4	0.4	0.1
2023-06-12	RICH-B2	B2	0.2	0.05
2023-06-12	SR-012	SR-Request site 3	0.02	0.005
2023-06-05		Lisa’s House	2	0.5
2023-06-08	SR-606	128 St Ditches	0.8	0.2
2023-06-08	SR-103	112A Ave ditch continuation	1	0.25
2023-06-07	RICH-B6	B6	0.4	0.1
2023-06-07	RICH-B6	B6	0.1	0.025
2023-06-07	RICH-B6	B6	0.3	0.075
2023-06-07	RICH-B6	B6	0.3	0.075
2023-06-07	RICH-B6	B6	0.1	0.025
2023-06-07	RICH-B6	B6	0.05	0.0125
2023-06-07	RICH-B6	B6	0.8	0.2
2023-06-07	RICH-B6	B6	0.6	0.15
2023-06-07	RICH-B6	B6	0.35	0.0875
2023-06-07	RICH-B6	B6	0.5	0.125
2023-06-07	RICH-B6	B6	0.4	0.1
2023-06-07	RICH-B6	B6	0.4	0.1
2023-06-05		Ospring St Ditch	1	0.25
2023-06-05		Ospring St Ditch	1.5	0.375
2023-06-03		Maple Ridge Park	0.7	0.175
2023-06-03		Kanaka Creek Floodwater	2	0.5
2023-06-02		Ditches in area dividing all farm land	1	0.25
2023-06-02		Ditches in area dividing all farm land	1.5	0.375
2023-06-01		Parking lot	1	0.25
2023-06-01	COQ-030	LaFarge Lake	1	0.25
2023-05-31		C11	0.2	0.05
2023-05-31		C8	0.15	0.0375

2023-05-31		C8	1	0.25
2023-05-31	RICH-B4	B4	0.25	0.0625
2023-05-31	RICH-B4	B4	0.4	0.1
2023-05-31	PM-058	Harris Landing Park	0.2	0.05
2023-05-31	MR-503	Jerry Sulina Park	1	0.25
2023-05-30		Katzie FN channel	16	4
2023-05-30		Katzie FN behind	8	2
2023-05-29		Drive way	9	2.25
2023-05-29	RICH-A2	A2	0.6	0.15
2023-05-29	RICH-A2	A2	0.6	0.15
2023-05-29	RICH-A2	A2	0.8	0.2
2023-05-29		C7	0.25	0.0625
2023-05-29		C7	0.25	0.0625
2023-05-29		B7	0.4	0.1
2023-05-29		B7	0.2	0.05
2023-05-29		B7	0.9	0.225
2023-05-29		B7	0.2	0.05
2023-05-29		B7	0.5	0.125
2023-05-29		Landfill Pond	1	0.25
2023-05-29		Rainbow bridge	1.5	0.375
2023-05-29	MR-095	Trans Canada Trail Stream	1.5	0.375
2023-05-29		Kanaka Creek Floodwater	2.5	0.625
2023-05-28		Drive way	0.2	0.05
2023-05-28		Drive way	0.01	0.0025
2023-05-28		Flooded grass	2	0.5
2023-05-28		Flooded areas	0.1	0.025
2023-05-28	TOL-1077	River/Mavis corner swamp	0.5	0.125
2023-05-28	TOL-160	Pond	2	0.5
2023-05-28	TOL-656	TOL-656	0.5	0.125
2023-05-28		Farm field	5	1.25
2023-05-28		Water channel 88	1.5	0.375
2023-05-27		Nathan Water Channel	16	4
2023-05-27		Pasture	2	0.5
2023-05-27		Glen Valley Park Seepage Area	18	4.5
2023-05-27		Glen Valley Park Seepage Area	3	0.75
2023-05-27		Glen Valley Park Seepage Area	6	1.5

2023-05-27		Glen Valley Park Seepage Area	14	3.5
2023-05-27		Ditch 264	1	0.25
2023-05-27		Hillary's property	3.5	0.875
2023-05-25	SR-630	Mud Bay Park 2	1.5	0.375
2023-05-25	SR-630	Mud Bay Park 2	0.4	0.1
2023-05-25	SR-046	Mud Bay Park	0.4	0.1
2023-05-25	SR-046	Mud Bay Park	1.5	0.375
2023-05-24	RICH-B2	B2	0.2	0.05
2023-05-24	RICH-B5	B5	0.25	0.0625
2023-05-24	RICH-B5	B5	0.4	0.1
2023-05-24	RICH-B5	B5	0.25	0.0625
2023-05-24	PM-049	Trans Canada Trail 5	2	0.5
2023-05-22	RICH-A1	Richmond A1	0.45	0.1125
2023-05-22		Pleasant st ditches	0.25	0.0625
2023-05-22	TOL-004A	Seepage FN Site	14	3.5
2023-05-22		Further seepage	4	1
2023-05-22	MR-503	Jerry Sulina Park	1	0.25
2023-05-22		Kanaka creek pond	0.5	0.125
2023-05-22	MR-161	Kanaka Creek Park	1.5	0.375
2023-05-22		Kanaka Creek Floodwater	2.5	0.625
2023-05-19		Hillary's property	4	1
2023-05-15		Creek access point	2	0.5
2023-05-19		Boundary Bay Park Pond	2	0.5
2023-05-18	SR-204	Industrial ditches.	1	0.25
2023-05-18	SR-606	128 St Ditches	0.8	0.2
2023-05-18	SR-104	124 St/112A Ave Ditches	0.4	0.1
2023-05-18	SR-104	124 St/112A Ave Ditches	1.2	0.3
2023-05-18	COQ-001	Mundy Park	1.5	0.375
2023-05-17	PM-058	Harris Landing Park	1	0.25
2023-05-15		Rainbow bridge	4	1
2023-05-15	MR-559	Kanaka Creek	0.3	0.075
2023-05-15	MR-161	Kanaka Creek Park	0.5	0.125
2023-05-15	TOL-004	Brae Island Park / Fort Camping	4	1
2023-05-15		Pipeline to slough	3	0.75
2023-05-12		C1	5	1.25
2023-05-09	COQ-001	Mundy Park	0.1	0.025

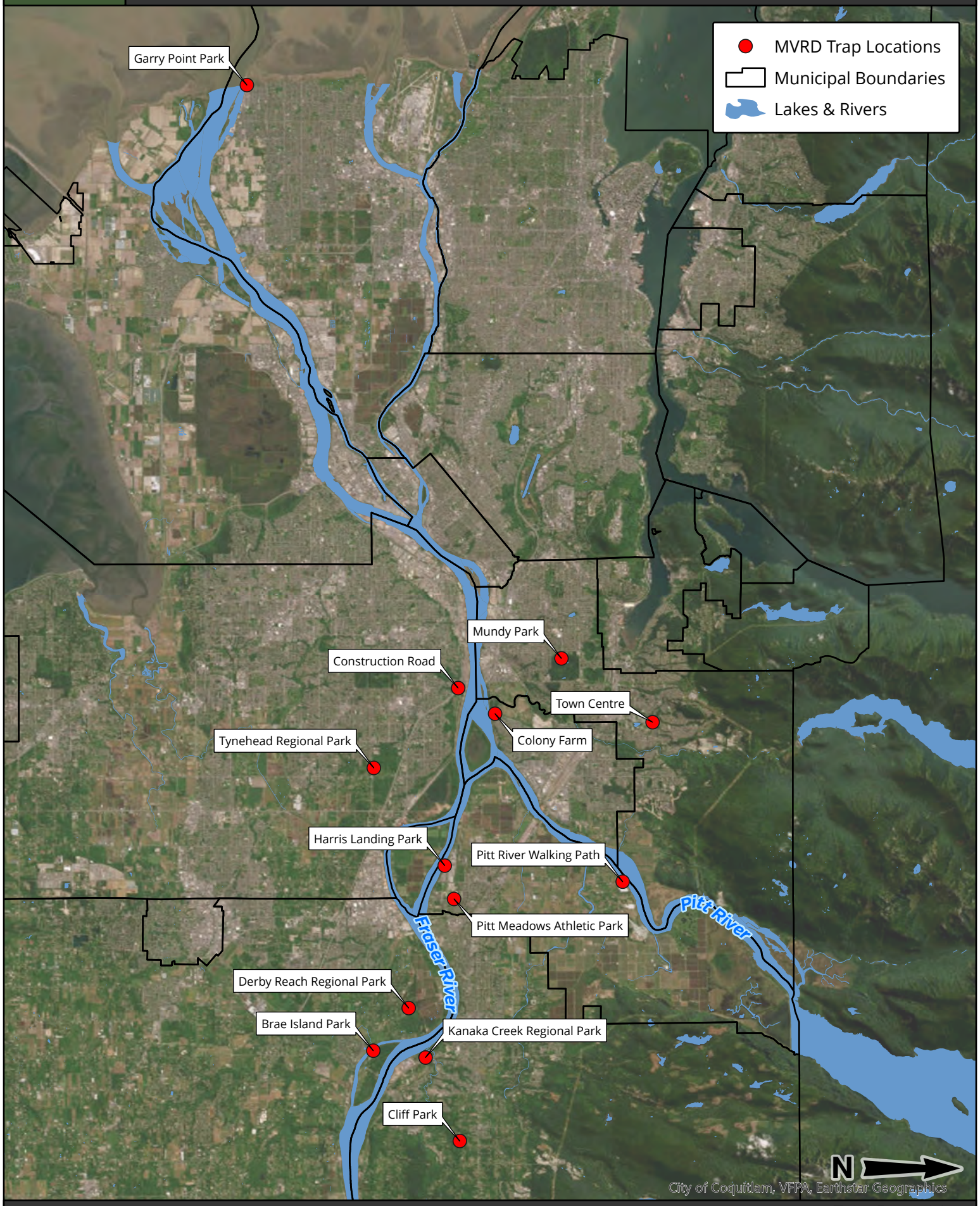
Aerial Treatments

Treatment Date	Treatment Location	Treatment Amount (kg)	Treatment Area (ha)
2023-05-17	Brae/Fort Camping	72.8	7.28
2023-05-23	Brae/Fort Camping and Kwantlen FN	873.6	87.36

Appendix IV

2023 MVRD Mosquito Trap Locations

E.3



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Appendix V – Hotline call and email summary

Date	Municipality	Call/Email	Specific location	Comments
2023-02-10	Maple Ridge	Phone	Creek behind house	Mosquitoes were bad last year. What can be done this upcoming season?
2023-03-30	Langley	Email	Fort Langley	Wanted to know what the prediction was for this coming season and what we can do to help reduce mosquito numbers.
2023-04-11	Maple Ridge	Email		The mosquitoes last year were not good, what is the plan for this season?
2023-04-26	Langley	Email	Fort Langley	Mosquitoes are all ready coming out. What can be done.
2023-04-28	Langley	Phone		Are we still planning to stop by his place this coming season.
2023-04-28	Maple Ridge	Email		Granddaughter is covered in mosquito bites
2023-04-28	Maple Ridge	Email	Ditches along his street	Ditches are filling with water and have larvae
2023-05-01	Langley	Phone	Walnut Grove	Mosquitoes are already coming out and is worried that it will only get worse
2023-05-14	Langley	Email		We live close to Fraser River and am wondering what the plan is this year with mosquitoes. Also, any advise about traps
2023-05-29	Langley	Phone	Yorkson Creek area	Mosquitoes are awful right now and something needs to be done. Was bitten all over the place the other night and reacted to it.
2023-05-30	Langley	Phone		Wondering if we have come around to see if mosquitoes are coming out from her street
2023-06-06	Langley	Phone		Can someone come out?
2023-06-06	Langley	Phone	Glen Valley	Mosquitoes are out and bothering us. They might be coming from creek, can you come get rid of them.
2023-06-07	Langley	Phone	Fort Langley	Can someone stop by and check at my pond?
2023-06-14	Langley	Phone		Wondering if anything can be done at my place to reduce numbers

2023-06-20	Maple Ridge	Phone		Live in condo and am wondering where mosquitoes are coming from
2023-06-28	Langley	Phone		The mosquitoes are terrible here. Just letting you know
2023-07-05	Langley	Phone		Mosquitoes are relentless. Can't sit in patio
2023-07-06	Langley	Phone	Creek causing mosquitoes	Lots of mosquitoes. Can something be done
2023-07-17	Richmond	Phone	Manoah Steve's School Park	In the forested area getting lots of bites. Can something be done.
2023-07-22	Surrey	Phone		Quite a few mosquitoes. So bad. Can't go outside. We need to spray
2023-08-17	Richmond	Phone		Concerned about mosquitoes in the area.
2023-08-25	Richmond	Phone	By the dyke	Worst it's been in years
2023-08-25	Richmond	Email	Around elementary school	Quite a few mosquitoes
2023-08-25	Richmond	Email	Iona Beach Regional Park	Residents noticing an increase in mosquito activity.
2023-08-28	Richmond	Phone	Ditch in front of house	Lots of mosquitoes.
2023-08-31	MV-Parks	Email	Pacific Spirit Park	Mosquitoes are bad there. Can someone stop by.
2023-09-05	Richmond	Phone		Lots of mosquitoes

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 15, 2024 - REGULAR MEETING	**REPORT:**	24-72
FROM:	PUBLIC WORKS DIVISION	**FILE:**	5330-27-86
SUBJECT:	CAPITAL REQUEST – BRAWN PUMP STATION CHLORINATION UPGRADES		

RECOMMENDATION:

That Council authorize an additional $100,000 from the Water Capital Works Reserve to install chlorination equipment for the East Langley and Murrayville water system at the Brawn Pump Station.

ANALYSIS:

Initially, $500,000 was requested for the design, purchase, and installation of a chlorination system for the East Langley water system (WTR1166). A study conducted by a qualified professional determined the most suitable location for this system is the Brawn Pump Station which supplies East Langley with water sourced from Metro Vancouver. The pump station is located at 5208 – 224 Street, and it also supplies water into the Murrayville water system.

In 2023, due to low chlorine residuals in the Murrayville water system, a supplementary study was undertaken. The study concluded that adjustments to the East Langley chlorinator design could include the Murrayville water system through the installation of an additional chlorine line at the Brawn Pump Station.

The completion of engineering studies and design, along with acquisition of the chlorination equipment for the updated project scope, has resulted in a total remaining budget of $100,000 to complete the installation works. A budgetary quote of $200,000, including contingency, was received from a qualified contractor to complete the works. Staff are requesting an additional $100,000 to proceed with tendering the installation of the system at the Brawn Pump Station which will provide chlorination to East Langley and Murrayville.

Community Implications:

Continued low chlorine residuals in the East Langley and Murrayville water systems have high potential to result in bacterial growth in the water distribution system. To ensure continued water quality parameters are maintained, a chlorination system is required at the Brawn Pump Station.

Financial Implications:

To install the chlorination system at the Brawn Pump Station, an additional $100,000 is proposed to be funded from the Water Capital Works Reserve. Additional details are available in the following tables.

Township of Langley Capital Project Description						
Project Title:	East Aldergrove Reservoir Chlorinator (WTR1166)					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$100,000				
Budget Remaining	$170,280					
Total Projected Cost	$170,280	$100,000				

Project Description *(Phased Project)	Installation of chlorination equipment at Brawn Pump Station to increase residual chlorine levels in East Langley and Murrayville.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Failure to install the chlorination equipment at this station will contribute to poor water quality. Poor water quality increases the probability of bacterial growth in water mains that may affect public health.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**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):	6	Initial Year of Approval:	2018

Township of Langley Capital Project Description						
Project Title:	East Aldergrove Reservoir Chlorinator (WTR1166)					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Water Capital Works	$170,280	$100,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded	**$170,280**	**$100,000**				

Total Currently Unfunded						

Estimated Annual Operating Impact	

Respectfully submitted,

Dave Jarvis
MANAGER, UTILITIES OPERATIONS
for
PUBLIC WORKS 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:	APRIL 15, 2024 - REGULAR MEETING	**REPORT:**	24-74
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	6120-01
SUBJECT:	CAPITAL REQUEST - HALDI HOUSE FORT LANGLEY WATERFRONT PROJECT – HALDI HOUSE		

RECOMMENDATIONS:

That Council approve $4M in funding from the Capital Projects Reserve, and direct staff to proceed with the restoration of the historic Haldi House currently located at 9272 Glover Road in Fort Langley, as described within this report including the recommendations as made by Donald Luxton,

That Council approve $100,000 in funding from the Capital Projects Reserve to continue with further detailed design options and to begin the various permitting processes for a pedestrian overpass across the rail corridor, connecting the Township's waterfront lands and the Parks Canada waterfront site to the Parks Canada Fort site,

That Council instruct staff to research and begin to apply for funding from other levels of government for the future construction of the pedestrian and cycling overpass across the rail corridor, and

That Council authorize staff to proceed to public consultation in accordance with this report and the draft Fort Langley Waterfront Lands concept plans and schedule the first Fort Langley Waterfront Lands public open house for Thursday, May 16, 2024.

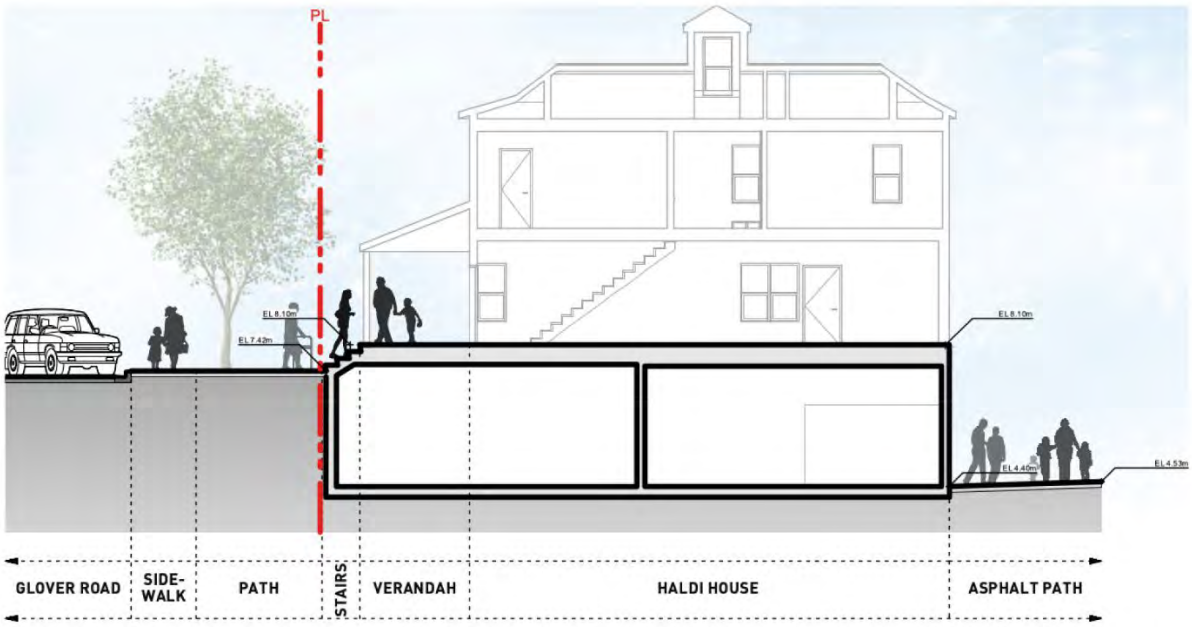
EXECUTIVE SUMMARY:

Restoration of the Haldi House to its original design and appearance has long been a desire of the local community. Preliminary waterfront planning has sufficiently progressed to determine a suitable location to restore the structure to its previous prominence on the Glover Road streetscape. Advancing the restoration work ahead of future waterfront development prevents further degradation of the historical building, clears the site for future public development endeavours and reopens much desired public space to the community in a desirable historical asset.

With approval of capital funding, the additions that facilitated the conversion of the residence into a restaurant will be removed. The original three-storey structure will be relocated onto a new foundation, raised up and shifted north continuing to face Glover Road, electrical, water, sanitary and HVAC utilities will be modernized, and the building restored to its original appearance with wrap-around verandah. The frontage on Glover Road will be enhanced to provide better public access. The building will open up to serve the community again, available for a variety of public uses. The schedule for completion of this work is 12-18 months including design, demolition, construction of new foundation structure, landscape works and restoration.

PURPOSE:

To update council and seek funding to commence a portion of the work in the March 13, 2023 Council Referral to staff, regarding the restoration of the Haldi House currently located at 9272 Glover Road, and to get authorization to proceed to public consultation on the draft Fort Langley Waterfront Lands.



BACKGROUND/HISTORY:

The Haldi Residence was first documented in 1986 by the Langley Heritage Society, and subsequently added to the Township's first Inventory in 1993. It is historically important for its architectural, cultural, and contextual values.

Architectural

- Built by Fort Langley carpenter W.H. (Billy) Brown in 1908.
- A good example of the foursquare style popular during the Edwardian era.
- Retains its foursquare floor plan, bellcast hipped roof and dormers, wood drop siding and double-hung wood-framed windows.
- The original residence faced Glover Road and featured a wrap-around verandah and numerous bay windows.
- By 1957 alterations to the building included a large wrap-around porch addition at the ground level. Additional floor space was added to the residence in 1993 to support its continued restaurant use.
- A small wash house connected with the residence remains on the site fronting Glover Road.
- The Haldi Residence and site is considered a significant contributor to the turn of the century character of Fort Langley's Heritage Conservation Area.

Cultural

- Historical association with one of Fort Langley's early pioneer families.
- Excellent representation of an elaborate Fort Langley residence built during the Fort Langley Building Boom that continued to 1912.
- Contributed to the historical development of the Fort Langley Village and Langley's connections to adjacent communities.

Context

- Landmark location on the Bedford Channel waterfront east of the Glover Road.
- Located on the original site of the Hudson's Bay Company Store.
- Close physical link to the Jacob Haldi Bridge that currently connects Fort Langley to Brae Island and after whom the bridge was named.

The current structure consists of four components:

1. The original 1908 three-story residence.
2. The small laundry building to the south of the same era.
3. The 1965 addition around the Haldi Residence when the building was converted to the Bedford House and Lounge restaurant.
4. The 2003 Glover Road addition.

During Regular Council on March 13, 2024, Council referred to staff:

1. *As outlined within Report to Council 07-131, July 23, 2007, the Township of Langley completed a waterfront visioning and planning process with a clear desire to see the waterfront be renewed and updated with pedestrian connections and other improvements;*

2. *The historic Haldi House located at 9272 Glover Road is in need of restoration along with a potential relocation within the Fort Langley Waterfront Project and should remain in the vicinity of historical context; and*
3. *There have been multiple attempts over many years to renew this waterfront area with multiple processes of public input completed contemplating an overall public benefit and utility;*

Therefore be it resolved that Council hereby pre-approves $250,000 within the 2023 Budget from the Capital Projects Reserve to enable the initiation, design and required pre-project work(s) to complete a Fort Langley Waterfront Project concept, including, but not necessarily limited to, site survey(s), geotechnical analysis, tree assessments, off-site and on-site civil infrastructure and other items that may be required to review; and further

Be it resolved that staff shall report to Council with a design concept to be funded within the 2024 budget process, with recommendations as may be appropriate for Council to consider, to solicit public input via a public open house(s) or other feedback processes, with potential commencement within 2024.

DISCUSSION/ANALYSIS:

The historical alterations and changes of use to the original Haldi House over the past century have resulted in a mish-mash of architecture and disjointed building layout. Restoration to the original design and appearance has long been a desire of the local community. Preliminary waterfront planning has sufficiently progressed to determine a suitable location to restore the structure to its previous prominence on the Glover Road streetscape.

As per consultation with and Conservation Plan recommendations from Donald Luxton & Associates, the proposed building location and restoration will improve the historical value of the Haldi House back to its appropriate level and protect it from future flooding risks. The next steps will include detailed design and further consultation with Donald Luxton & Associates to ensure the restoration, preservation and repairs are done in accordance with the *Standards and Guidelines for Conservation of Historical Places in Canada*.

Community Implications:

Restoration of the Haldi House would see the building returned to its original appearance with wrap-around verandah and Glover Road facing frontage. Internally the building could serve as available community space for a variety of neighbourhood functions. The return of the building face to the Glover Road streetscape would provide a historical visual beacon to visitors of downtown Fort Langley and draw them towards the Bedford Channel Waterfront, an area intended to be a future social hub of the community. (See Attachments A and B to this report)

Cost and Resource Allocations:

Township of Langley Capital Project Description						
Project Title:	**Haldi House Relocation and Restoration**					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects		$4,000,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded						

Total Currently Unfunded		**$4,000,000**				

Estimated Annual Operating Impact	To be determined during detailed design

Township of Langley Capital Project Description						
Project Title:	**Pedestrian Overpass Design Advancement**					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects		$100,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded						
Total Currently Unfunded		**$100,000**				

Estimated Annual Operating Impact	To be determined during detailed design

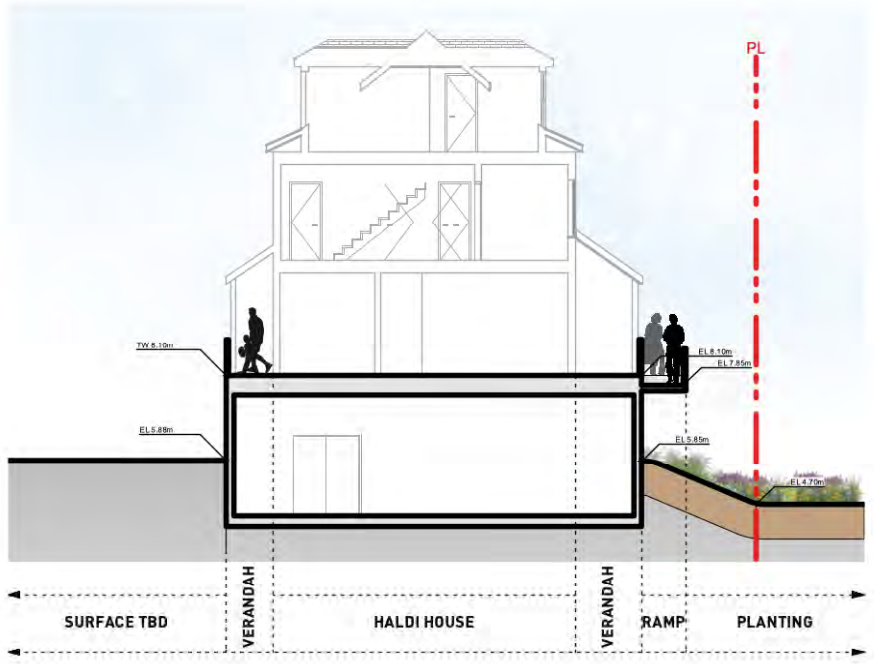
Respectfully submitted,

SCOTT GROVES
for
CORPORATE PROJECTS DIVISION

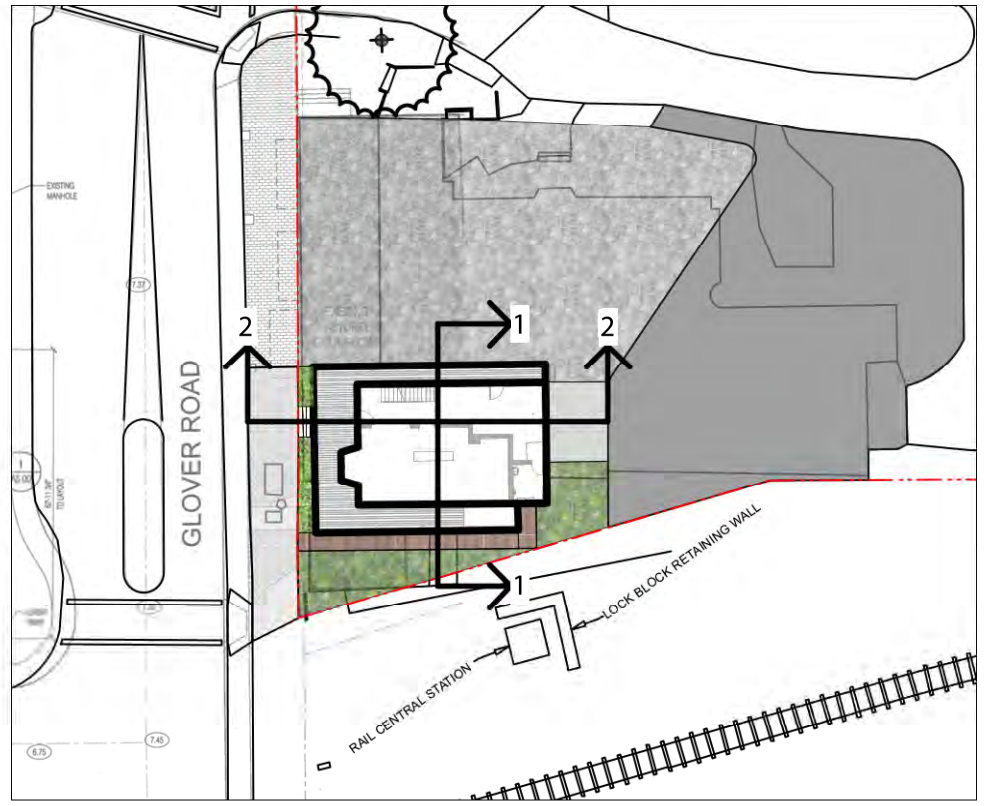
This report has been prepared in consultation with the following listed departments.

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

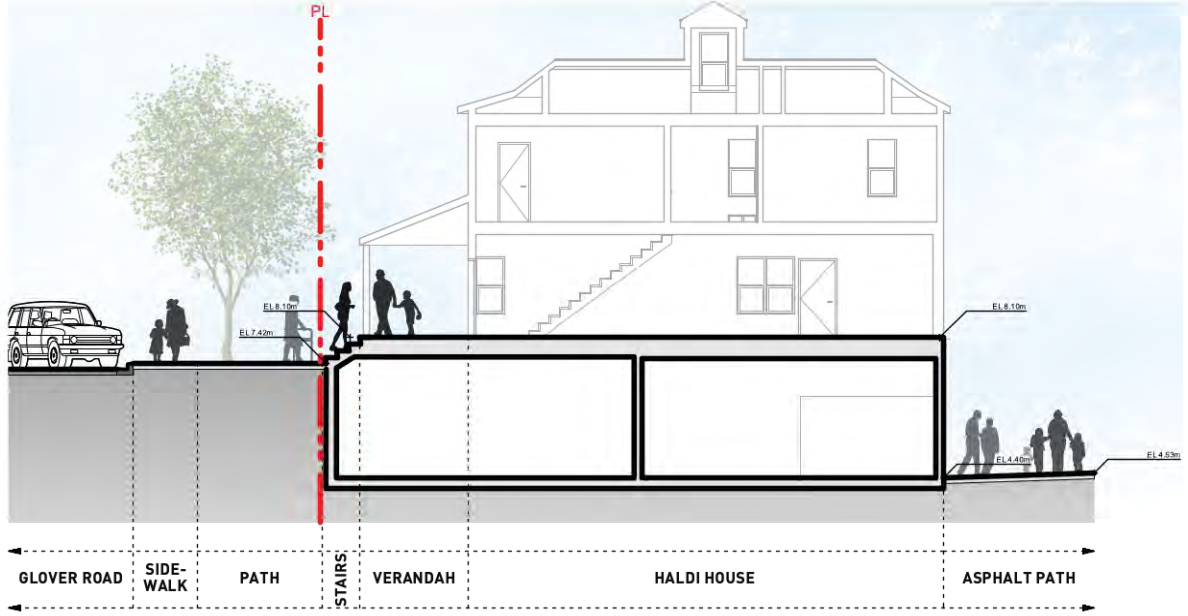
ATTACHMENT A Haldi House Restoration – Concept Plan
ATTACHMENT B Draft Fort Langley Waterfront Lands Concept and Sections



1 HALDI HOUSE TEMPORARY CONDITION - NORTH-SOUTH



KEY PLAN



2 HALDI HOUSE TEMPORARY CONDITION - EAST-WEST



FORT TO FORT TRAIL



LOOKOUT



LOWER PROMENADE





HANGOUT ROOMS





WATER ACCESS





GATEWAY

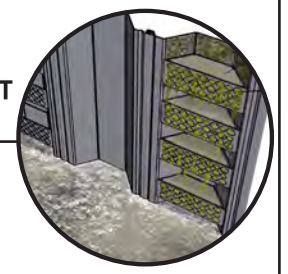


LOOKOUT AND WATER ACCESS





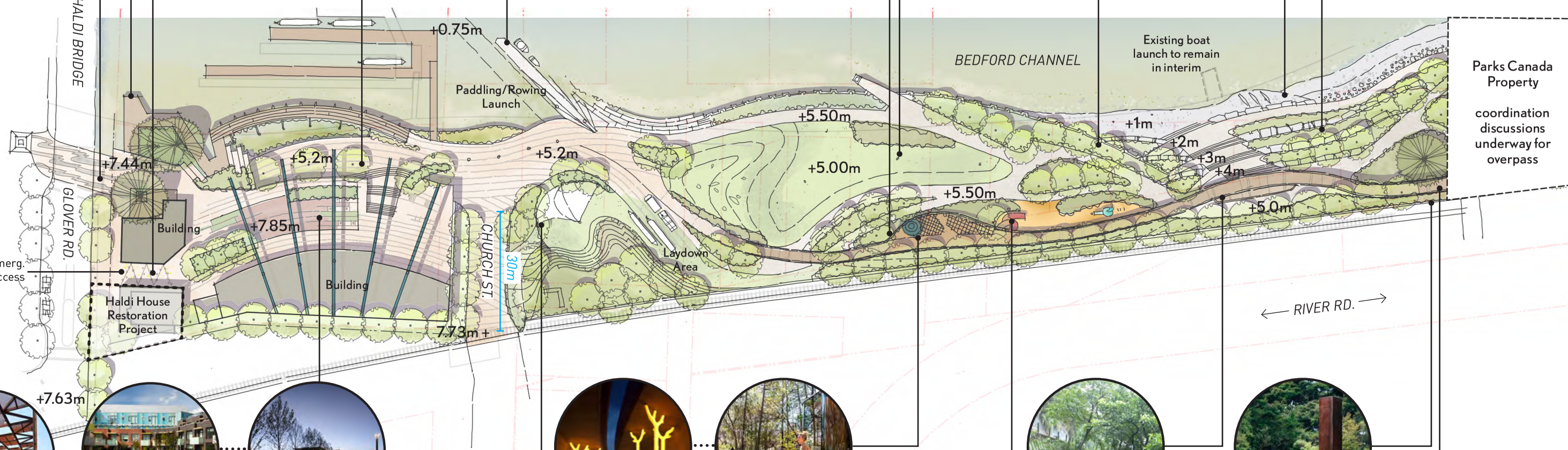
FLEX LAWN

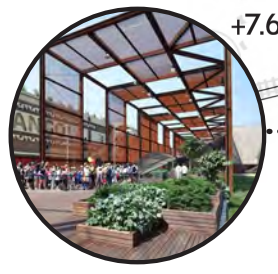


SHEET PILE



SEATING NOOKS

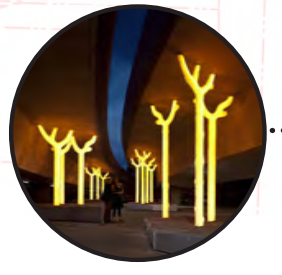








URBAN LAWN AND PLAZA ACTIVATION





TREETOP FEATURES



TREETOP SEATING



HABITAT POLES





STAGE AND SCULPTED LAWN AMPITHEATRE





WOODLAND PLAY





TREETOP WALK/ OVERPASS

0 25 50 m

N

PWL partnership

ATTACHMENT B

E.5

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 15, 2024 - REGULAR MEETING	**REPORT:**	24-68
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0100
SUBJECT:	REZONING APPLICATION NO. 100619 (DIOGAN / HAYER / UPPAL / 7838 – 197 STREET)		

PROPOSAL:

Application to rezone a portion of a 0.8 ha (2.0 ac) site located at 7838 – 197 Street to Comprehensive Development Zone CD-190 to facilitate development of approximately 37 townhouses.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6002 subject to nine (9) development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposal aligns with the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Diogan / Hayer / Uppal) Bylaw No. 6002 rezoning a portion of a 0.8 ha (2.0 ac) site located at 7838 – 197 Street to Comprehensive Development Zone CD-190 to facilitate the development of approximately 37 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. Registration of a reciprocal access easement over 7838, 7860 and 7894 – 197 Street for the purpose of ultimate access to the subject site.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
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. Dedication of the Latimer Creek Streamside Protection and Enhancement Area on the eastern portion of the site including construction of a creek greenway.
7. 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.

8. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
9. 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.

EXECUTIVE SUMMARY:

At the October 23, 2023 Regular Meeting, Council adopted an amendment to the Latimer Neighbourhood Plan from Single Family (8 upa) to 'Townhouse – Bonus' to accommodate future townhouse development on the east side of 197 Street from the 7700 Block to 80 Avenue. Consistent with the new land use designation, Unibuild Construction has applied on behalf of the owners to rezone a portion of the subject 0.8 ha (2.0 ac) site to Comprehensive Development Zone CD-190 to facilitate development of approximately 37 townhouses (47.9 units per hectare (uph) / 19.4 units per acre (upa)).

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 and the Latimer Neighborhood Plan, staff recommend Council consider the rezoning request subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Rezoning Bylaw No. 6002.

REFERENCE:

Owners:	Sukhjinder Diogan and Sukhjinder Hayer 19780 – 84 Avenue Langley, BC V2Y 1Z4 Jaspaul and Parveen Uppal 19780 – 84 Avenue Langley, BC V2Y 1T5
Agent:	Unibuild Construction Management Ltd. 202, 8433 – 132 Street Surrey, BC V3W 4N8
Legal Description:	Lot 5 Section 22 Township 8 New Westminster District Plan 70469
Location and Lot Area:	7838 – 197 Street (0.8 ha (2.0 ac))
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-190
Willoughby Community Plan:	Multi Family
Latimer Neighbourhood Plan:	Townhouse – Bonus

BACKGROUND/HISTORY:

- The subject site was redesignated 'Townhouse – Bonus' in the Latimer Neighbourhood Plan (NP) in October of 2023. 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.

DISCUSSION/ANALYSIS:

- Unibuild Construction Management Ltd. have applied on behalf of the owners to rezone 7838 – 197 Street to Comprehensive Development Zone CD-190 to facilitate development of approximately 37 townhouses (47.9 uph /19.4 upa).

Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Jericho Sub-Neighbourhood Plan Designation	Existing Zoning
North:	7860 – 197 Street is currently under application for approximately 46 townhouse units (TOL Project No. 08-22-0075, third reading granted March 25, 2024)	Townhouse – Bonus	N/A	SR-2

South:	7806 – 197 Street currently under application for approximately 29 townhouse units (TOL Project No. 08-22-0107)	Townhouse – Bonus	N/A	SR-2
East:	Latimer Creek, beyond which is a property with an existing single family dwelling, as well as 7787 – 200 Street which is currently under application for a plan amendment and rezoning for a seniors oriented and multi-family residential community with associated commercial space (TOL Project No. 08-22-0066)	Streamside Protection and Enhancement Areas	Low Density Apartment (1.4 FSR)	SR-2
West:	197 Street, beyond which are existing single family dwellings	Single Family (8 upa)	N/A	R-CL(A) R-CL(B)

Zoning Amendment:

- Bylaw No. 6002 proposes to rezone 7838 – 197 Street to a new Comprehensive Development Zone CD-190 to facilitate development of approximately 37 townhouse units (47.9 uph / 19.4 upa).
- The Townhouse – Bonus land use designation provides for a base density of 20 uph (8 upa) with densities up to 74 uph (30 upa) considered as part of a site specific rezoning process.
- Consistent with the Latimer NP, a condition of this rezoning includes dedication and construction of the Latimer Creek greenway along the eastern edge of the site.

Development Permit Area 'B' – Residential:

- The subject lands are located in Development Permit Area 'B' – Residential in the Willoughby Community Plan.
- 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 development permit application is being processed concurrently for consideration by a delegated staff official.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, the following: provisions of the site's proposed CD-190 zoning in terms of siting, lot coverage, height, use and density; landscaping and age friendly amenity area requirements; fire truck turning radius requirements; and alignment with the Development Permit Area B – Residential guidelines. Staff note that the site plan is conceptual, and resolution of the above requirements may result in a change to the proposed number of units.

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.g 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 proposal results in a potential additional 22 units beyond the base 20 uph (8 upa) density in the plan.
- Based on current rates, the CAC calculation for the proposal is as follows:

	Unit Count	**Rate per unit**	**Total**
Townhouses	37	$14,400	$532,800
Additional Contribution	22	$20,000	$440,000
Total			**$972,800**

Tree Protection / Replacement:

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**
0	0	36	36	6	42

Detailed Tree Management and Landscape Plans will be provided and reviewed in conjunction with the development permit.

Policy Considerations:

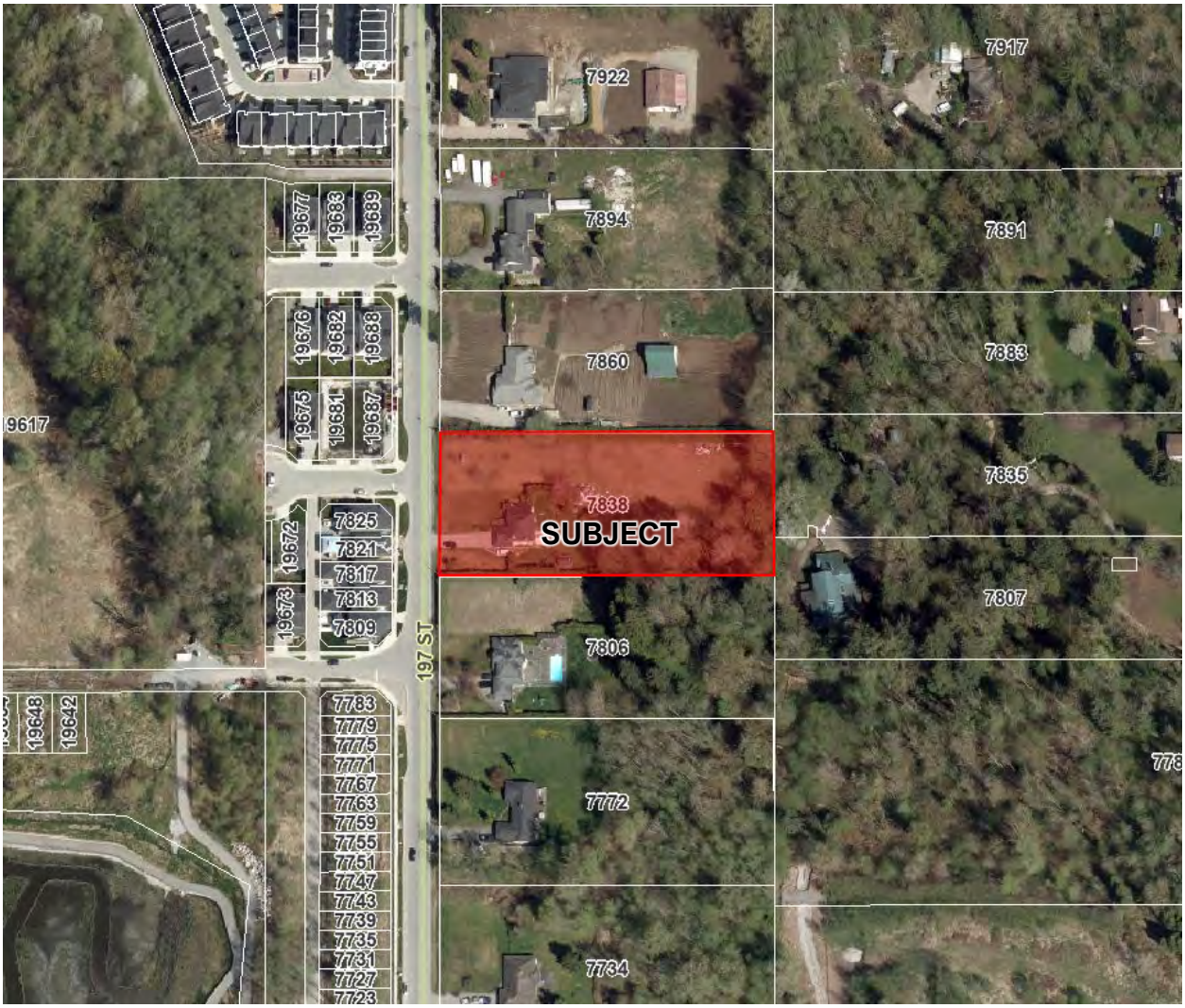
The proposed rezoning application will facilitate development of approximately 37 townhouse units on property located at 7838 – 197 Street. The proposal is consistent with the Willoughby Community Plan and the Latimer Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 6002 (subject to nine (9) development prerequisites).

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

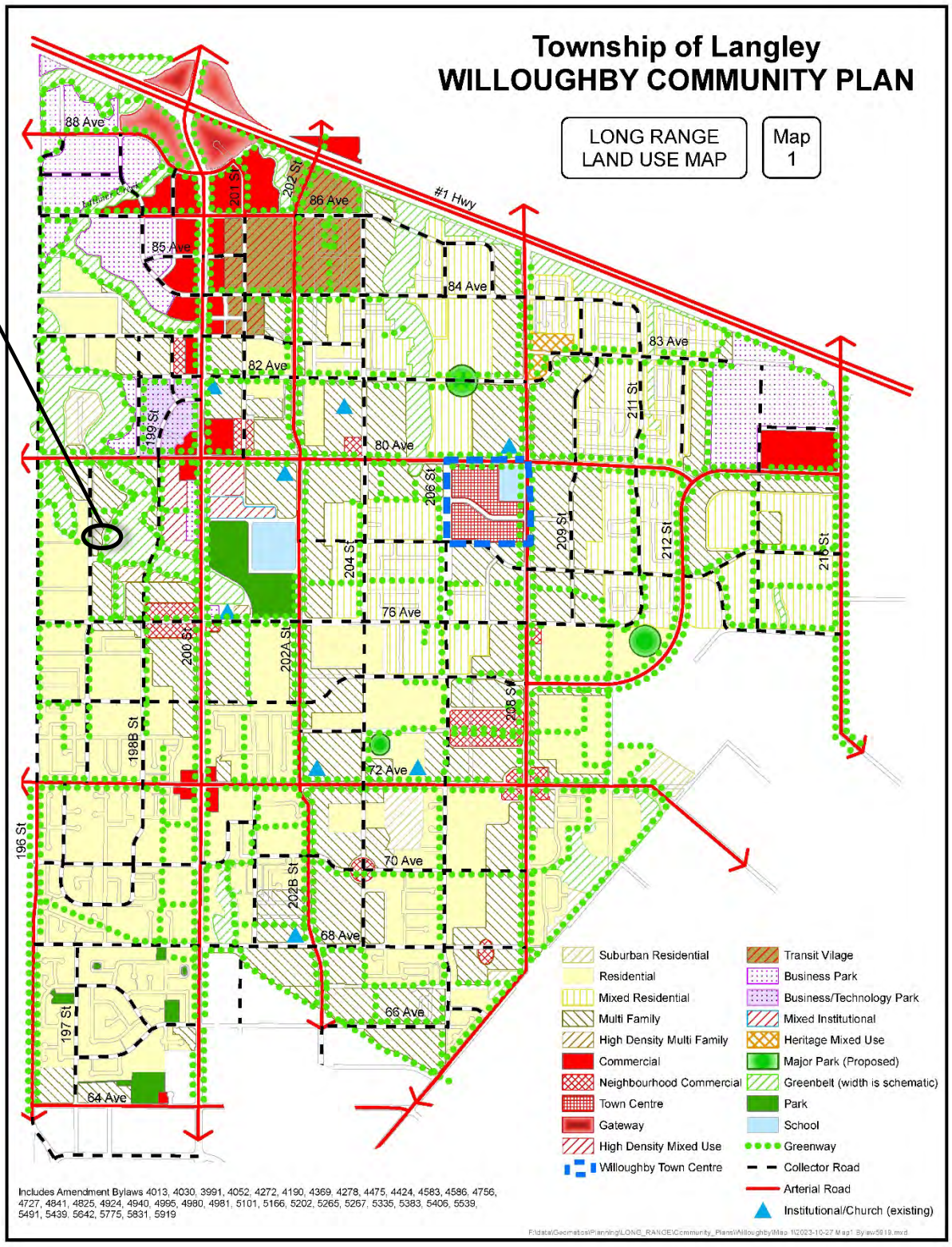
ATTACHMENT A Maps and Graphics

ATTACHMENT A



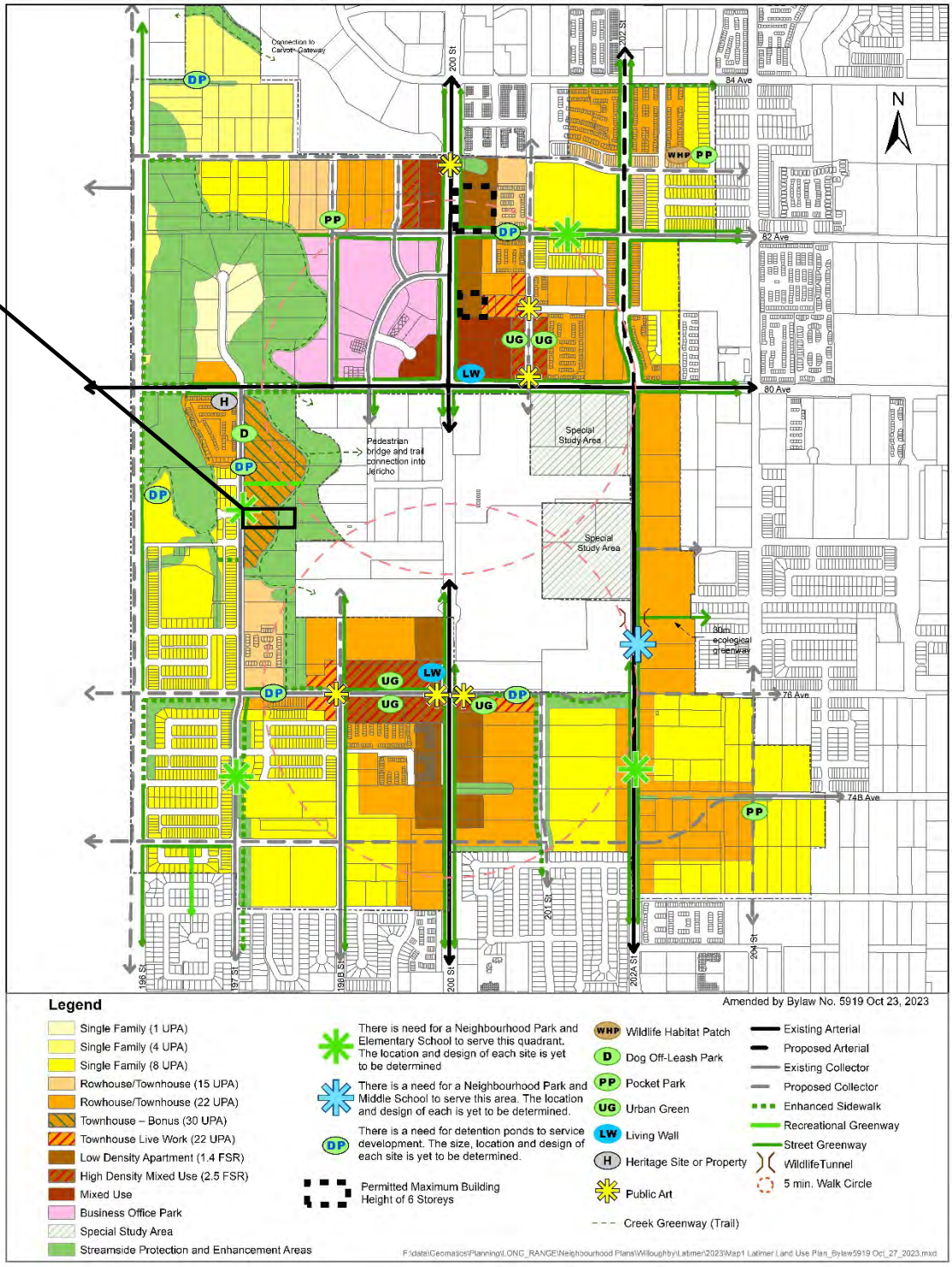
AERIAL PHOTO

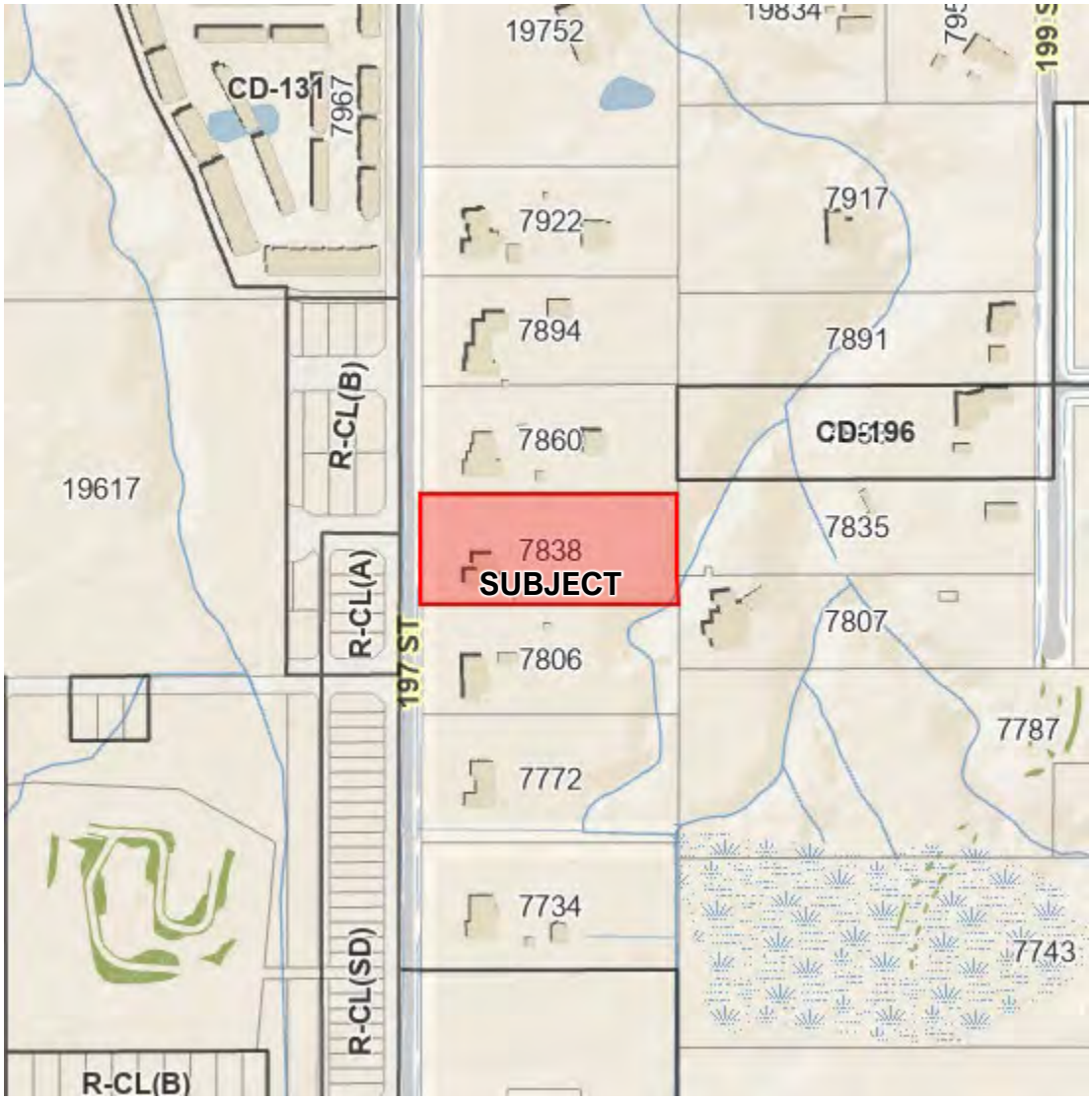
SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919

Map 1 - Latimer Land Use Plan

SUBJECT





ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (DIOGAN / HAYER / UPPAL) BYLAW NO. 6002

EXPLANATORY NOTE

Bylaw No. 6002 rezones a portion of a 0.8 ha (2.0 ac) site located at 7838 – 197 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-190 to accommodate approximately 37 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (DIOGAN / HAYER / UPPAL) BYLAW NO. 6002

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 (Diogan / Hayer / Uppal) Bylaw No. 6002".

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:

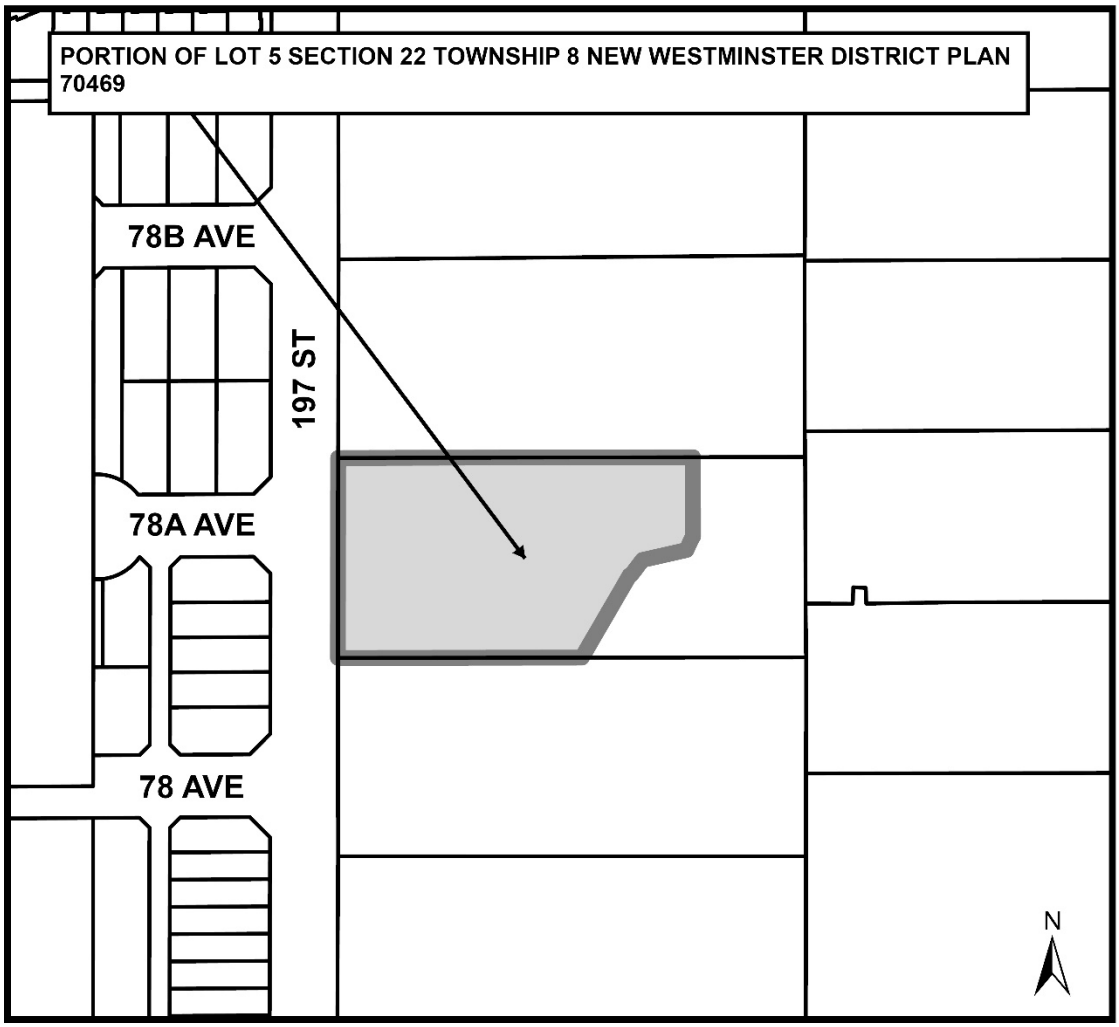
Lot 5 Section 22 Township 8 New Westminster District Plan 70469

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-190.

NOTICE WAS ADVERTISED the	4, 11	day of	April	, 2024
READ A FIRST TIME the		day of		, 2024.
READ A SECOND TIME the		day of		, 2024.
READ A THIRD TIME the		day of		, 2024.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6002



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 15, 2024 - REGULAR MEETING	**REPORT:**	24-70
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0114
SUBJECT:	REZONING APPLICATION NO. 100770 (LANSTONE HOLDINGS (NORTH LATIMER) LTD. / 19752 – 80 AVENUE)		

PROPOSAL:

Application to rezone a 1.06 ha (2.6 ac) portion of a 1.84 ha (4.54 ac) site located at 19752 – 80 Avenue to Comprehensive Development Zone CD-190 to facilitate development of approximately 55 townhouses.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6005 subject to 10 development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposal aligns with the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Holdings (North Latimer) Ltd.) Bylaw No. 6005 rezoning a 1.06 ha (2.6 ac) portion of a 1.84 ha (4.54 ac) site located at 19752 – 80 Avenue to Comprehensive Development Zone CD-190 to facilitate the development of approximately 55 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 dedications, widenings and necessary traffic improvements for 80 Avenue (including greenway) and 197 Street 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 south side of 80 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
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. Dedication of the Latimer Creek Streamside Protection and Enhancement Area on the eastern portion of the site including construction of a creek greenway.

7. Provision of final on-site and off-site landscape design plans including interim pedestrian route via statutory right-of-way to connect the creek greenway to 197 Street, fencing, signage, landscaping details and security.
8. 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.
9. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity 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, Development Works Agreement (DWA) and Latecomer charges.

EXECUTIVE SUMMARY:

At the October 23, 2023 Regular Council Meeting, Council adopted an amendment to the Latimer Neighbourhood Plan from 'Single Family (8 upa)' to 'Townhouse – Bonus' to accommodate future townhouse development on the east side of 197 Street from the 7700 Block to 80 Avenue. Consistent with the new land use designation, Pacific Land Group has applied on behalf of the owners to rezone a 1.06 ha (2.6 ac) portion of the subject 1.84 ha (4.54 ac) site to Comprehensive Development Zone CD-190 to facilitate development of approximately 55 townhouses.

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

As the proposed development is consistent with the Willoughby Community Plan and the Latimer Neighborhood Plan, staff recommend Council consider the rezoning request, subject to the completion of 10 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Rezoning Bylaw No. 6005.

REFERENCE:

Owners:	Lanstone Holdings (North Latimer) Ltd. CRU 101, 23189 Francis Avenue Langley, BC V1M 0G4
Agent:	Pacific Land Group 212, 12992 – 76 Avenue Surrey, BC V3W 2V6
Legal Description:	Portion of Lot 1 Section 22 Township 8 New Westminster District Plan 70469
Location and Lot Area:	19752 – 80 Avenue 1.84 ha (4.54 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-190
Willoughby Community Plan:	Multi Family and Greenbelt
Latimer Neighbourhood Plan:	Townhouse – Bonus (8 UPA) and Streamside Protection and Enhancement Area

BACKGROUND/HISTORY:

- The subject site was redesignated 'Townhouse – Bonus' in the Latimer Neighbourhood Plan (NP) in October of 2023. The 'Townhouse – Bonus' designation accommodates townhouse developments at a base density of 20 units per hectare (uph) (8 units per acre (upa)), with densities up to a maximum of 74 uph (30 upa) considered as part of a site-specific rezoning process.

DISCUSSION/ANALYSIS:

- Pacific Land Group has applied on behalf of the owners to rezone 19752 – 80 Avenue to Comprehensive Development Zone CD-190 to facilitate development of approximately 55 townhouses resulting in a density of 15.4 upa based on the gross developable land area consistent with Section 5.2.1 of the Latimer Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Jericho Sub-Neighbourhood Plan Designation	Existing Zoning
North:	80 Avenue beyond which are single family properties, two of which are currently under application (ToL Project No. 08-27-0068 & 08-27-0070).	Business Office Park and Streamside Protection and Enhancement Area	N/A	Suburban Residential Zone SR-2

South:	A single family dwelling	Townhouse – Bonus	N/A	Suburban Residential Zone SR-2
East:	Latimer Creek, beyond which are residential properties	Streamside Protection and Enhancement Areas	Low Density Apartment (1.4 FSR)	Suburban Residential Zone SR-2
West:	197 Street, beyond which is a townhouse development	Rowhouse/Townhouse (22 UPA)	N/A	Comprehensive Development Zone CD-131

Zoning Amendment:

- Bylaw No. 6005 proposes to rezone 19752 – 80 Avenue to a new Comprehensive Development Zone CD-190 to facilitate development of approximately 55 townhouse units (15.4 upa).
- The Townhouse – Bonus land use designation provides for a base density of 20 uph (8 upa) with densities up to 74 uph (30 upa) considered as part of a site-specific rezoning process.
- Consistent with the Latimer NP, conditions of the subject rezoning include the provision of the Latimer Creek greenway on the easterly portion of the site.

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.
- 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 development permit application is being processed concurrently for consideration by a delegated staff official.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, the following: provisions of the site's proposed CD-190 zoning in terms of siting, lot coverage, height, use and density; landscaping and age friendly amenity area requirements; fire truck turning radius requirements; and alignment with the Development Permit Area 'B' – Residential guidelines. Staff note that the site plan is conceptual, and resolution of the above requirements may result in a change to the proposed number of units.

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.g 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 proposal results in a potential additional 26 units beyond the base 20 uph (8 upa) density in the plan.
- Based on current rates, the CAC calculation for the proposal is as follows:

	Unit Count	Rate per unit	Total
Townhouses	55	$14,400	$792,000
Additional Contribution	26	$20,000	$520,000
Total			**$1,312,000**

Tree Protection / Replacement:

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
8	0	107	107	15	122

Detailed Tree Management and Landscape Plans will be provided and reviewed in conjunction with the development permit.

Policy Considerations:

The proposed rezoning application will facilitate development of approximately 55 townhouse units on property located at 19752 – 80 Avenue. The proposal is consistent with the Willoughby Community Plan and the Latimer Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 6005 (subject to 10 development prerequisites).

Respectfully submitted,

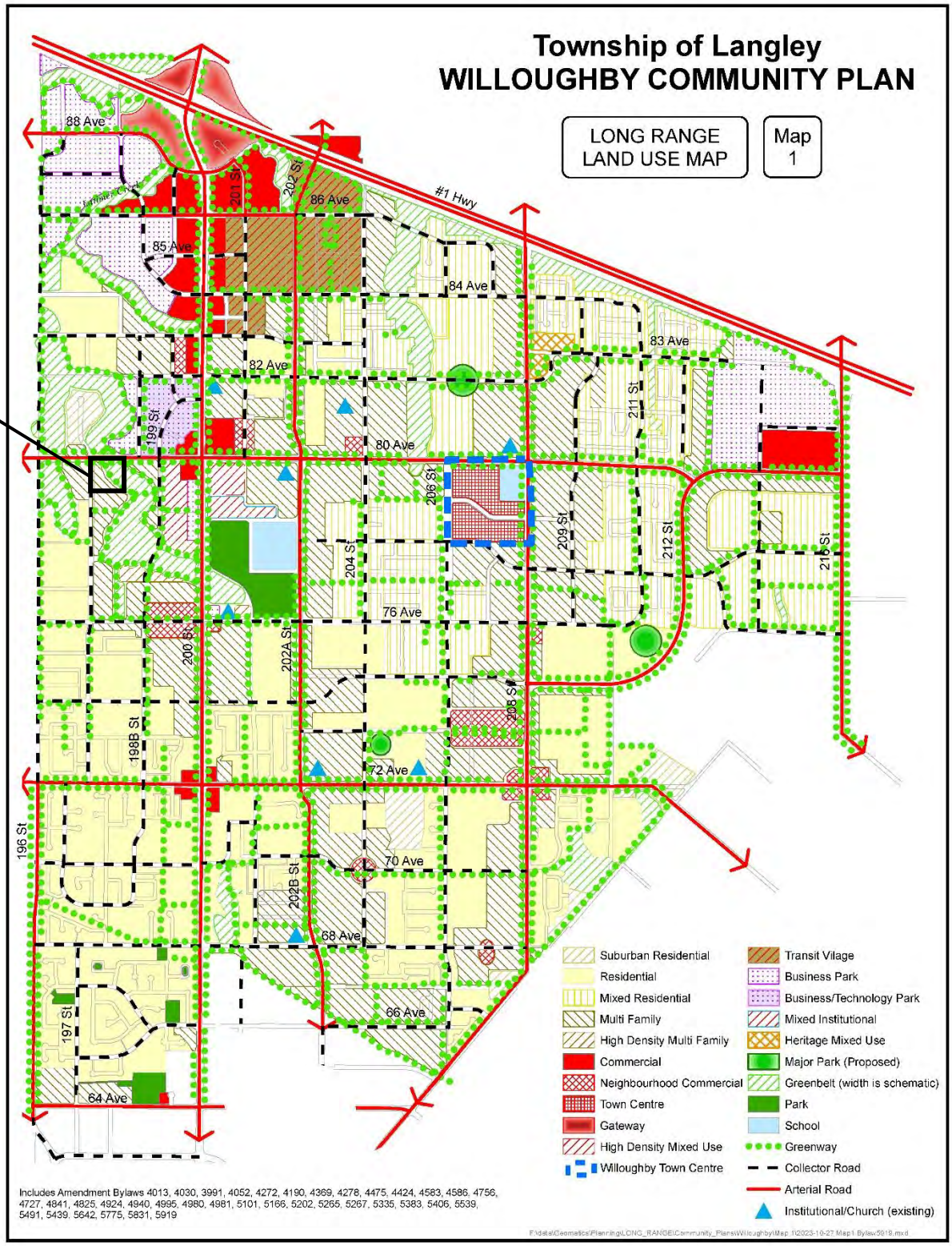
Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

ATTACHMENT A

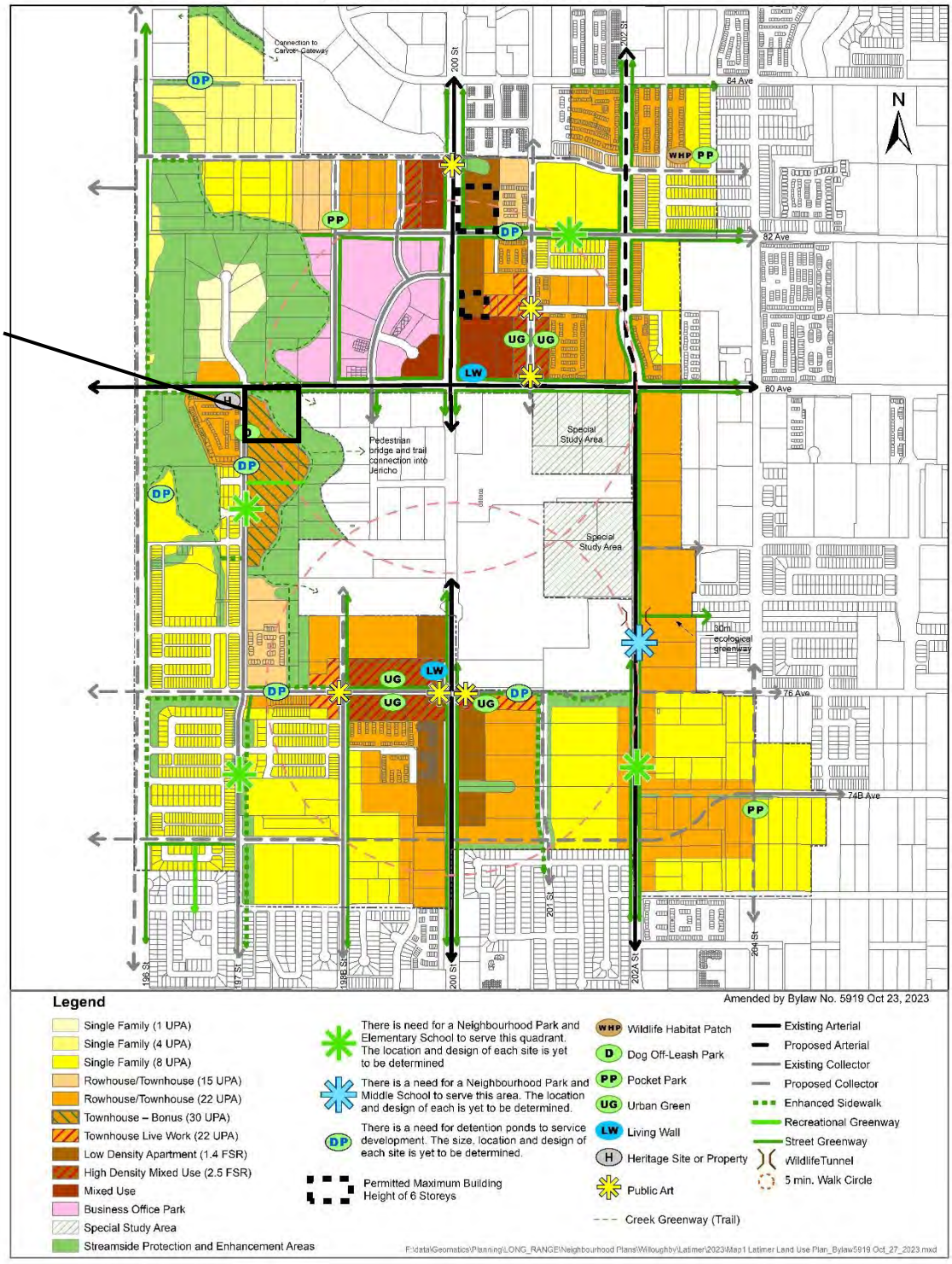


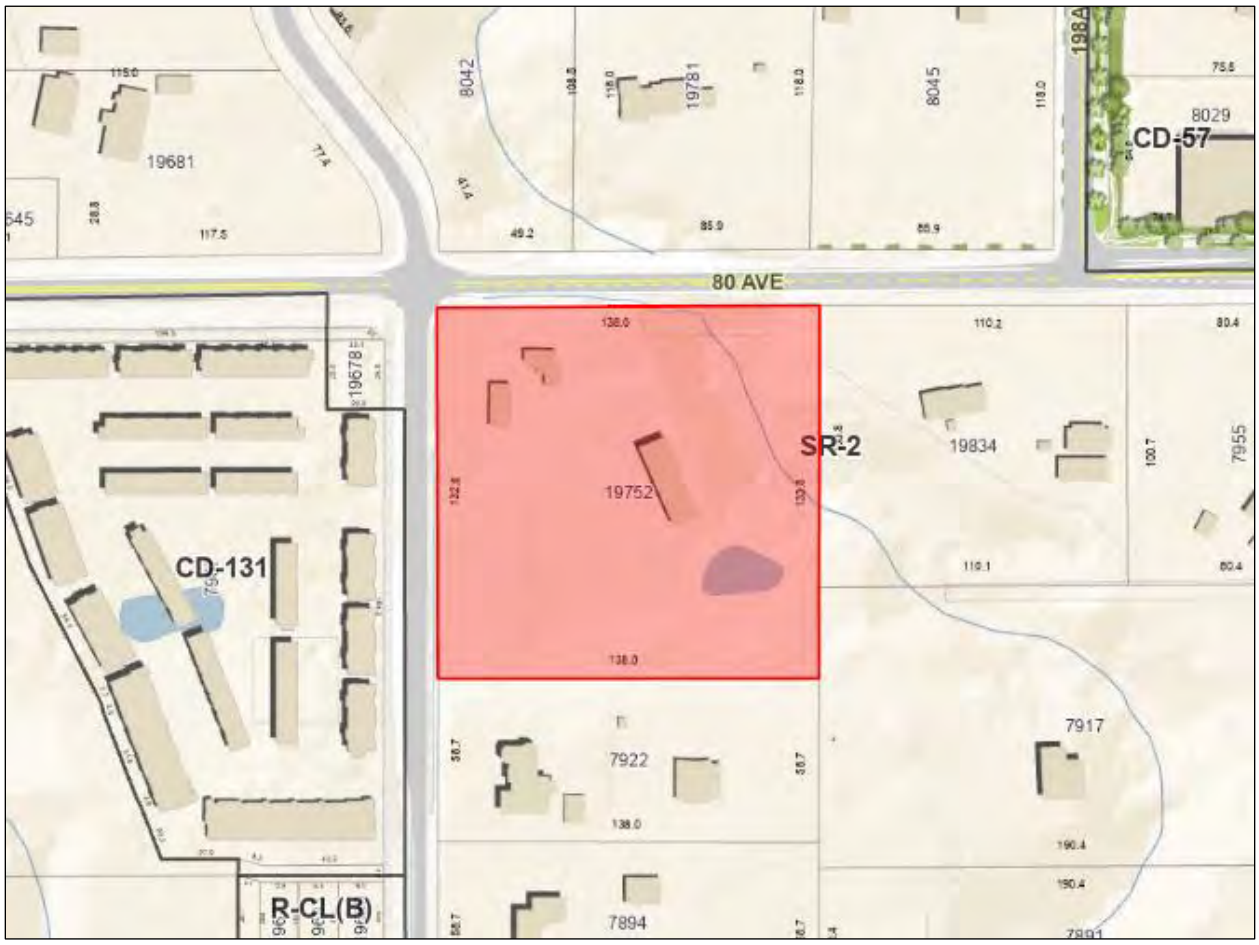
SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919

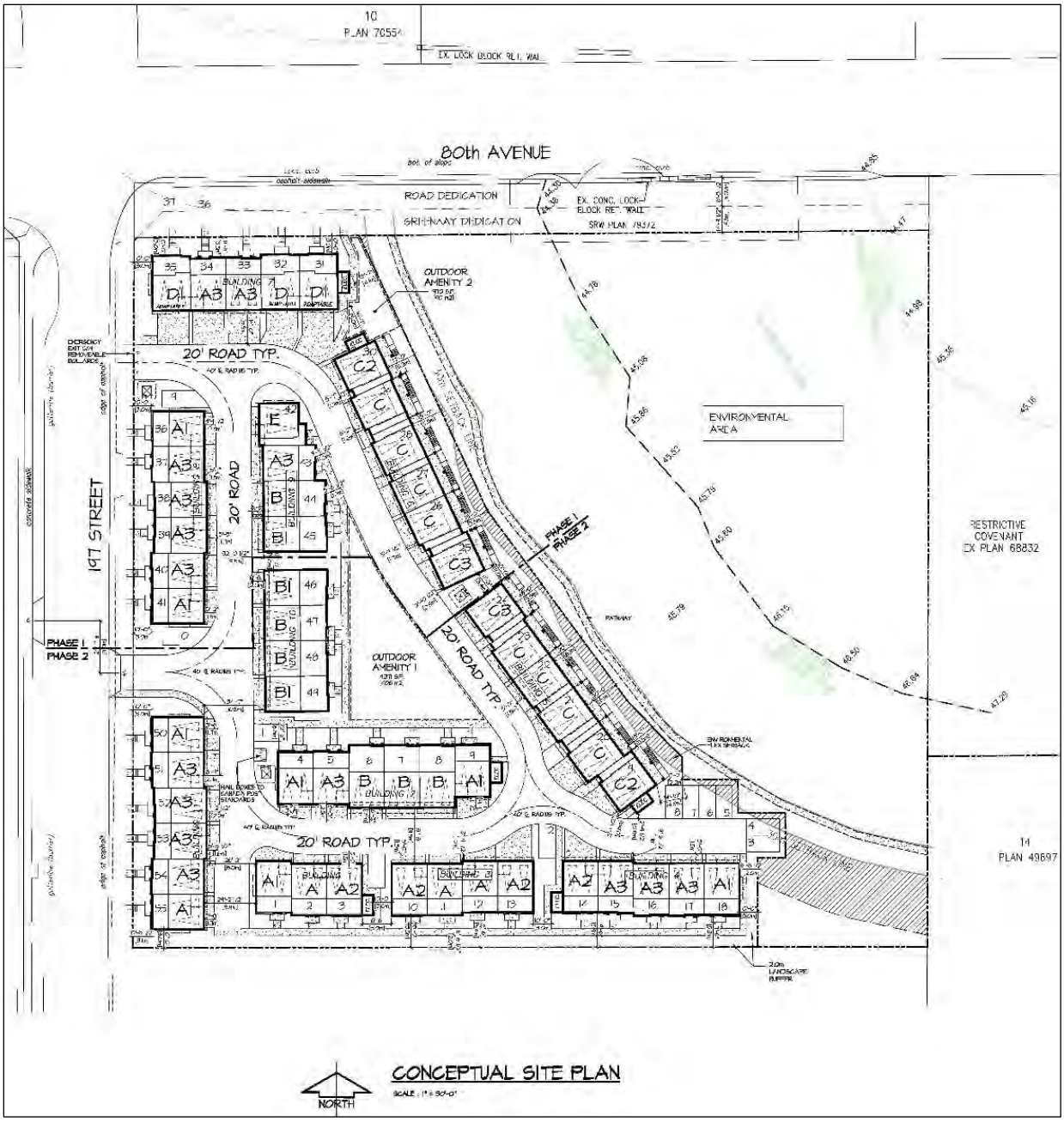
Map 1 - Latimer Land Use Plan

SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – PROVIDED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (LANSTONE HOLDINGS (NORTH LATIMER) LTD.) BYLAW NO. 6005

EXPLANATORY NOTE

Bylaw No. 6005 rezones a portion of a 1.84 ha (4.54 ac) site located at 19752 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-190 to accommodate approximately 55 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (LANSTONE HOLDINGS (NORTH LATIMER) LTD.) BYLAW NO. 6005

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 (Lanstone Holdings (North Latimer) Ltd.) Bylaw No. 6005".

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:

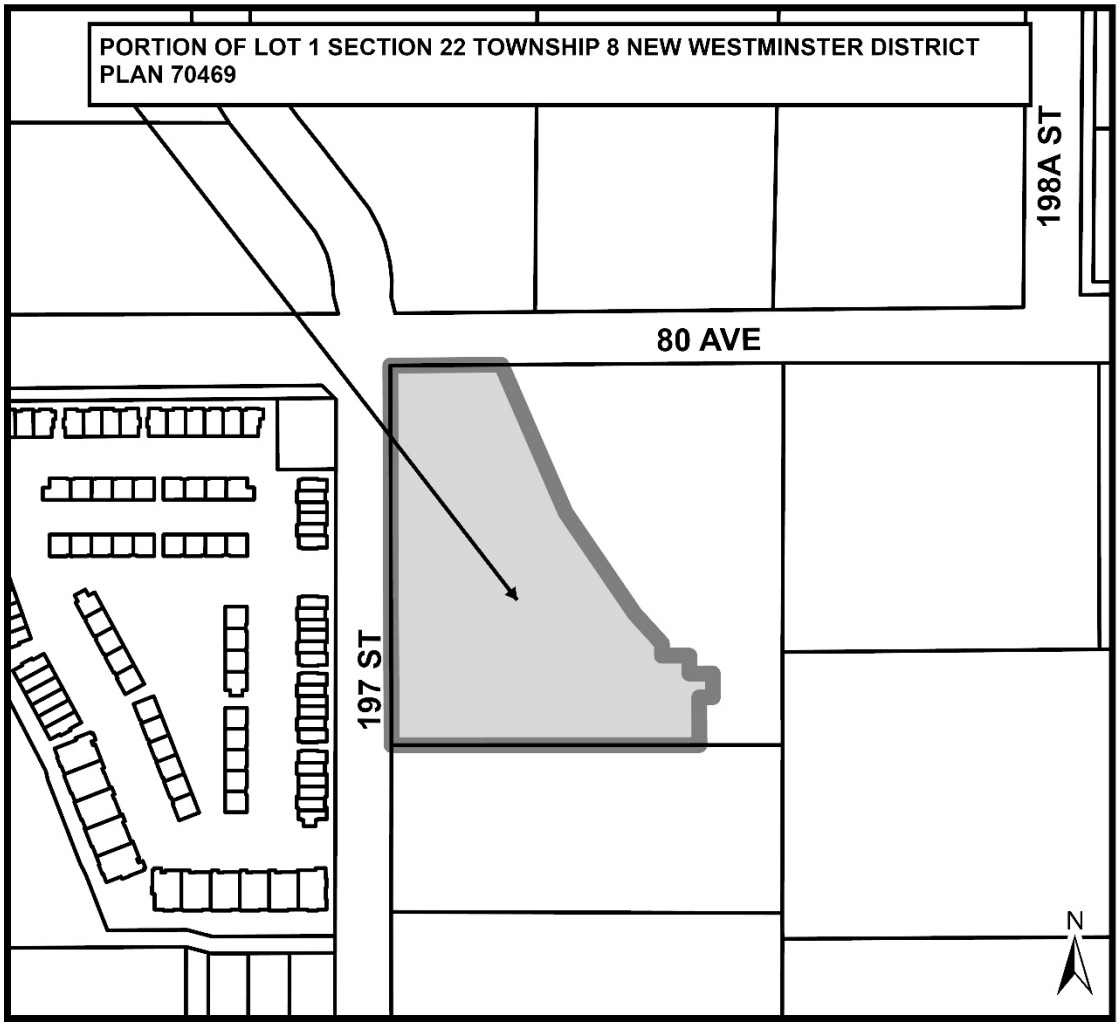
Lot 4 Section 22 Township 8 New Westminster District Plan 70469

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-190.

NOTICE WAS ADVERTISED the	4, 11	day of	April	, 2024
READ A FIRST TIME the		day of		, 2024.
READ A SECOND TIME the		day of		, 2024.
READ A THIRD TIME the		day of		, 2024.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6005



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PUBLIC NOTICE BYLAW NO. 6003

EXPLANATORY NOTE

Bylaw No. 6003 provides an alternative means for Public Notices as per section 94.2 of the *Community Charter*.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PUBLIC NOTICE BYLAWPUBLIC NOTICE BYLAW NO. 6003

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “The Township of Langley Public Notice Bylaw No. 6003”.

2. When Public Notice is required as per section 94 of the *Community Charter*, the notice will be published in the following ways:

   a) Posting of notices on the Township of Langley website

   b) Distribution of notices using the Township’s email subscription service

3. If any section, subsection, or clause of this bylaw is for any reason held to be invalid by the decision of 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 or clause.

READ A FIRST TIME the	25	day of	March	, 2024
READ A SECOND TIME the	25	day of	March	, 2024
READ A THIRD TIME the	25	day of	March	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

EXPLANATORY NOTE

Bylaw No. 5992 amends the Fees and Charges Bylaw 2007 No. 4616 as amended, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services and consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: PARKS
- Schedule 2: CEMETERIES
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 14: DEVELOPMENT SERVICES
- Schedule 16: AIRPORT
- Schedule 17: RECREATION, ARTS AND CULTURE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5992”.

2. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

3. The Township hereby imposes fees and charges for the provision of services and information as specified in Schedules “1”, “2”, ”5”, “7”, “8”, “10”, ”11”, ”12”, “13”, “14”, “16” and “17”, attached to and forming part of this bylaw. Schedules ”3”, “4”, “6”, “9,” and “15” remain unchanged.

4. The following schedules of fees and charges are hereby imposed to align with the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5992:

    - Schedule 1: PARKS
    - Schedule 2: CEMETERIES
    - Schedule 5: MISCELLANEOUS CORPORATE
    - Schedule 7: FIRE
    - Schedule 8: TRANSPORTATION
    - Schedule 10: FILMING
    - Schedule 11: WATERWORKS
    - Schedule 12: SEWER
    - Schedule 13: STORMWATER
    - Schedule 14: DEVELOPMENT SERVICES
    - Schedule 16: AIRPORT
    - Schedule 17: RECREATION, ARTS AND CULTURE

5. Federal and Provincial sales taxes will be added where applicable.

6. Wherever this Bylaw sets out fees and charges with respect to other Township bylaws and such other bylaws contain similar fees and charges, this Bylaw is deemed to prevail.

READ A FIRST TIME the	25	day of	March	, 2024
READ A SECOND TIME the	25	day of	March	, 2024
READ A THIRD TIME the	25	day of	March	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 1. PARKS
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

PARKS Fee Type	Description	Fees & Charges without tax
Outdoor Plaza**+ x	Commercial Hourly Rate	$35.50
(Bedford Plaza, Aldergrove Plaza)	Private Hourly Rate	$19.40
**Public Spaces Waste Management	Non-Profit Hourly Rate	$11.00
McLeod Athletic Park Stadium		
McLeod Athletic Park Stadium x	Commercial Hourly	$334.75
	Non-Profit Hourly (with admissions)	$248.25
	Private Hourly	$204.50
	Non-Profit Adult Hourly	$160.80
	Non-Profit Youth Hourly	$160.80
McLeod Atheltic Park Stadium Synthetic Turf Field Class A** + "" + x		
""Includes contribution to park asset replacement reserve fund	Prime - Commercial Hourly	$144.60
	Prime - Private Hourly	$125.95
	Prime - Non-Profit Adult Hourly	$68.80
	Prime - Non-Profit Youth Hourly	$46.80
	Non-Prime - Commercial Hourly	$120.05
	Non-Prime - Private Hourly	$101.50
	Non-Prime - Non-Profit Adult Hourly	$43.50
	Non-Prime - Non-Profit Youth Hourly	$24.15
	Removal or Installation of football uprights in the oval field	$3,045.75
McLeod Athletic Park Track Eight Lanes "" + x	Commercial Hourly Rate	$103.75
	Private Hourly Rate	$70.10
	Non-Profit Hourly Rate	$36.35
McLeod Athletic Park - Track & Field + x	Commercial Hourly Rate	$158.60
(Long Jump, Shot Put, High Jump, Pole Vault, Throws Area)	Private Hourly Rate	$107.45
	Non-Profit Adult Hourly Rate	$56.10
	Non-Profit Youth Hourly	$47.30
McLeod Athletic Park - Throws Area (Throws Cage & Javelin) + x	Commercial Hourly Rate	$29.00
(Javelin, Shot Put, Discus, Hammer Throw)	Private Hourly Rate	$20.25
	Non-Profit Adult Hourly Rate	$11.45
	Non-Profit Youth Hourly	$7.00
McLeod Athletic Park Announcers Booth	Commercial	$105.00
(Includes Annoucers Booth, Score Board, & Audio System)	Private	$70.00
	Non-Profit	$35.00
McLeod Athletic Park First Aid Room	Commercial Hourly Rate	$15.90
	Private Hourly Rate	$10.60
	Non-Profit Hourly Rate	$5.30
McLeod Athletic Park Officals Room	Commercial Hourly Rate	$15.90
	Private Hourly Rate	$10.60
	Non-Profit Hourly Rate	$5.30
McLeod Athletic Park Video Display Screen	Commercial Hourly Rate	$226.75
	Private Hourly Rate	$151.55
	Non-Profit Hourly Rate	$76.30
Storage Space	Annual Non-Profit $/ft^2 Rate	$0.60
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Commercial Per Day Rate	$771.30
	Private Per Day Rate	$514.60
	Non-Profit Per Day Rate	$257.80
Parking Lot Use - WGC, WCB, WBY, AKC, LCM, ACUCC, GPC, all other parks	Commercial Per Day Rate	$467.95

PARKS Fee Type	Description	Fees & Charges without tax
	Private Per Day Rate	$312.30
	Non-Profit Per Day Rate	$156.70
Park Concession Rental + [x]	Per day	$81.50
	Seasonal Monthly Non-Profit Rate	$344.15
Williams Park Picnic Area **+ [x]	Commercial	$49.30
Includes: Inside room, Picnic Shelters, and Picnic Tables	Private	$33.75
	Non-Profit	$18.20
Park Picnic Shelter **+ [x]	Commercial Hourly Rate	$35.30
	Private Hourly Rate	$18.90
	Non-Profit Hourly Rate	$10.75
Ponder Park Camping Fee	Per night, per child	$2.00
Boat Launch Closure Fee +	Per event fee	$377.15
Access to Private Property Permit Fee	Per permit	$100.00
Park Permit Application Fee	Per permit	$50.00
Park Permit Application Fee For Profit Special Event/Festival	Per permit	$250.00
Special Even Portable Receptacle Bins	For each Delivery and Pickup of Portable Receptacle	$150.00
For Profit Special Event/Festival Fees	Per person attendance <500 (based on estimated attendance at time of application)	$1.00
(in addition to park rental fees)	Per person attendance 501 - 1000 (based on estimated attendance at time of application)	$1.25
	Per person attendance >1000 (based on estimated attendance at time of application)	$1.50
	ToL Staff Event Support/Equipment	At Cost
	Community Patrol Officer - per hour	$30.00
Spirit Stage Fee	Commercial - first day	$620.95
	Commercial - additional day	$311.05
	Private - first day	$414.30
	Private - additional day	$207.70
	Non-Profit - first day	$207.70
	Non-Profit - additional day	$104.40
	Towing Fee (waived for non-profit)	At cost
	Set-up/Take-down Fee (includes site visit but not special requirements)	$304.55
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$608.05
	On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$1,098.75
	On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$2,196.40
Water Wagon	Per Day Rate	$100.00
	Set-up/Take-down	$295.70
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$590.35
Misting Tent	Per Day Rate	$100.00
	Set-up/Take-down	$295.70
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$590.35
Synthetic Turf Fields Class AAA"" + [x]		
	Prime - Commercial Hourly	$434.00
	Prime - Private Hourly	$370.90
	Prime - Non-Profit Adult Hourly	$221.75
	Prime - Non-Profit Youth Hourly	$141.40
	Non-Prime - Commercial Hourly	$370.90
	Non-Prime - Private Hourly	$325.00
	Non-Prime - Non-Profit Adult Hourly	$175.85
	Non-Prime - Non-Profit Youth Hourly	$112.75
Synthetic Turf Fields Class A "" + [x]	Prime - Commercial Hourly	$144.60
	Prime - Private Hourly	$125.95
	Prime - Non-Profit Adult Hourly	$68.80

PARKS Fee Type	Description	Fees & Charges without tax
	Prime - Non-Profit Youth Hourly	$46.80
	Non-Prime - Commercial Hourly	$120.05
	Non-Prime - Private Hourly	$101.50
	Non-Prime - Non-Profit Adult Hourly	$43.50
	Non-Prime - Non-Profit Youth Hourly	$24.15
Synthetic Turf Fields Class B "" + [x]	Prime - Commercial Hourly	$102.35
(70% Class A)	Prime - Private Hourly	$89.35
	Prime - Non-Profit Adult Hourly	$49.30
	Prime - Non-Profit Youth Hourly	$33.85
	Non-Prime - Commercial Hourly	$85.15
	Non-Prime - Private Hourly	$72.15
	Non-Prime - Non-Profit Adult Hourly	$31.55
	Non-Prime - Non-Profit Youth Hourly	$17.95
All Weather Fields + [x]	Commercial Hourly	$35.05
	Private Hourly	$24.25
	Non-Profit Adult Hourly	$9.85
	Non-Profit Youth Hourly	$6.30
Natural Grass Fields + [x]	Commercial Hourly	$35.25
	Private Hourly	$24.35
	Non-Profit Adult Hourly	$12.75
	Non-Profit Youth Hourly	$7.10
Disc Golf + [x]	Commercial Hourly	$52.45
	Private Hourly	$35.80
	Non-Profit Adult Hourly	$19.20
	Non-Profit Youth Hourly	$10.90
Sports Box Class A MAP [x]	Commercial Hourly	$116.25
Includes contribution to park asset replacement	Private Hourly	$98.10
	Non-Profit Adult Hourly	$41.50
	Non-Profit Youth Hourly	$22.55
Sports Box Class B [x]	Commercial Hourly	$29.00
	Private Hourly	$20.25
	Non-Profit Adult Hourly	$11.45
	Non-Profit Youth Hourly	$7.00
Bocce Courts Class A + [x]	Commercial Hourly	$52.45
	Private Hourly	$35.80
	Non-Profit Adult Hourly	$19.20
	Non-Profit Youth Hourly	$10.90
Tennis Courts Class A + [x]	Commercial Hourly	$52.45
WG,BSS,PJP,DRP,Forest Hills,AAP,MAP	Private Hourly	$35.80
Langley Meadows	Non-Profit Adult Hourly	$19.20
	Non-Profit Youth Hourly	$10.90
Tennis Courts Class B + [x]	Commercial Hourly	$29.00
	Private Hourly	$20.25
	Non-Profit Adult Hourly	$11.45
	Non-Profit Youth Hourly	$7.00
Outdoor Basketball Courts + [x]	Commercial Hourly	$52.45
	Private Hourly	$35.80
	Non-Profit Adult Hourly	$19.20
	Non-Profit Youth Hourly	$10.90
Sand Volleyball + [x]	Commercial Hourly	$29.00
	Private Hourly	$20.25
	Non-Profit Adult Hourly	$11.45
	Non-Profit Youth Hourly	$7.00
Skate Park + [x]	Commercial Hourly	$52.45
	Private Hourly	$35.80
	Non-Profit Adult Hourly	$19.20
	Non-Profit Youth Hourly	$10.90

PARKS Fee Type	Description	Fees & Charges without tax
Mountain Bike Park + [x]	Commercial Hourly	$52.45
	Private Hourly	$35.80
	Non-Profit Adult Hourly	$19.20
	Non-Profit Youth Hourly	$10.90
Non Formal Park Use + [x]	Commercial Hourly	$29.00
(Non formal park use refers to bookings that do not require a sport field for activity. For example: Yoga, Bootcamp)	Private Hourly	$20.25
	Non-Profit Adult Hourly	$11.45
	Non-Profit Youth Hourly	$7.00
MAP Synthetic Turf Diamond + [x]	Prime - Commercial Hourly	$75.10
	Prime - Private Hourly	$61.70
	Prime - Non-Profit Adult Hourly	$33.65
	Prime - Non-Profit Youth Hourly	$22.15
	Non-Prime Commercial Hourly	$65.75
	Non-Prime Private Hourly	$52.40
	Non-Prime Non-Profit Adult Hourly	$24.10
	Non-Prime Non-Profit Youth Hourly	$13.55
Bleacher Move	Per Bleacher Move	$500.00
Soccer Goal Set-Up	Per Occurrence Rate	$295.45
Rugby Upright Set-Up	Per Occurence Rate	$450.00
Amphitheatre** + [x]	Commercial Hourly	$66.85
(Willoughby Community Park 200 seat outdoor venue)	Private Hourly	$54.00
	Non-Profit Hourly	$28.35
Change Rooms - Parks [x]	Commercial Hourly Rate	$16.50
	Private Hourly Rate	$11.50
	Non-Profit Hourly Rate	$6.50
Community Patrol Officer Fee [x]	Per hour	$1.50
([x] to be charged on Park booking fees)		
Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$86.05
	Master Lock - standard shackle	$19.50
	Master Lock - 2.5 inch shackle	$22.95
Key Replacement	Best Lock Key	$9.15
(per key)	Master Lock Key	$5.70
Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$75.00
	Master Lock - standard shackle	$17.00
	Master Lock - 2.5 inch shackle	$20.00
Key Replacement	Best Lock Key	$8.00
(per key)	Master Lock Key	$5.00
Public Service Signs		
Signage for non-profit sports	Sign Fabrication by Township	$100.00
organizations, or public services	Sign Installation by Township	$50.00
Administration Fee		
Administration Fee	Administration Fee on all services invoiced and for call outs related to field bookings.	15% (no maximum)
Township of Langley Bookings	To allow recreation and official Township business bookings at Park Facilities at no cost	$0.00

SCHEDULE 2. CEMETERIES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

CEMETERIES Fee Type	Description	Cemetery Fees	Cemetery Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
Cemetery					
(Tax is not included)				-	
Right of Interment-Resident	Adult Size	$3,028.00	$1,298.00	$216.30	$4,542.30
	Child Size	$899.00	$385.00	$64.20	$1,348.20
	Infant Size	$899.00	$385.00	$64.20	$1,348.20
	Cremation Plot	$1,144.00	$490.00	$81.70	$1,715.70
	Natural/Hybrid	$2,640.00	$1,132.00	$188.60	$3,960.60
	Scattering Garden	$281.00	$121.00	$20.10	$422.10
	Single Lawn Crypt	$2,955.00	$1,266.00	$211.05	$4,432.05
	Double Lawn Crypt	$3,637.00	$1,559.00	$259.80	$5,455.80
	Veteran-includes former resident	$1,320.00	$566.00	$94.30	$1,980.30
	Veteran Cremation Plot-includes former resident	$573.00	$245.00	$40.90	$858.90
	Wall Niche Single	$1,905.00	$816.00	$136.05	$2,857.05
	Wall Niche Double	$2,575.00	$1,104.00	$183.95	$3,862.95
	Fort Langley Adult Premium Lot	$5,282.00	$2,263.00	$377.25	$7,922.25
	Fort Langley Family Cremation Premium Lot	$4,575.00	$1,960.00	$326.75	$6,861.75
Right of Interment - Non-Resident	Adult Size	$5,282.00	$2,263.00	$377.25	$7,922.25
	Child Size	$2,688.00	$1,152.00	$192.00	$4,032.00
	Infant Size	$1,748.00	$749.00	$124.85	$2,621.85
	Cremated Plot	$2,288.00	$981.00	$163.45	$3,432.45
	Natural/Hydrid	$5,282.00	$2,263.00	$377.25	$7,922.25
	Scattering Garden	$281.00	$121.00	$20.10	$422.10
	Single Lawn Crypt	$5,910.00	$2,533.00	$422.15	$8,865.15
	Double Lawn Crypt	$7,276.00	$3,118.00	$519.70	$10,913.70
	Veteran	$2,640.00	$1,132.00	$188.60	$3,960.60
	Veteran Cremation Plot	$1,144.00	$490.00	$81.70	$1,715.70
	Wall Niche Single	$3,809.00	$1,633.00	$272.10	$5,714.10
	Wall Niche Double	$5,151.00	$2,208.00	$367.95	$7,726.95
	Fort Langley Adult Premium Lot	$10,562.00	$4,526.00	$754.40	$15,842.40
	Fort Langley Family Cremation Premium Lot	$9,150.00	$3,921.00	$653.55	$13,724.55
Opening and Closing of Lot	Adult, Natural, Lawn Crypt or Veteran Size - First Level	$1,561.00	$0.00	$78.05	$1,639.05
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Saturday or Sunday	$3,120.00	$0.00	$156.00	$3,276.00
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Statutory Holiday	$4,682.00	$0.00	$234.10	$4,916.10
	Adult, Natural or Veteran Size - Second Level	$1,797.00	$0.00	$89.85	$1,886.85
	Adult, Natural or Veteran Size - Second Level Saturday or Sunday	$3,597.00	$0.00	$179.85	$3,776.85
	Adult, Natural or Veteran Size - Second Level Statutory Holiday	$5,397.00	$0.00	$269.85	$5,666.85
	Adult Size - Lawn Crypt Second Level	$1,561.00	$0.00	$78.05	$1,639.05
	Adult Size - Lawn Crypt Second Level Saturday or Sunday	$3,120.00	$0.00	$156.00	$3,276.00
	Adult Size - Lawn Crypt Second Level Statutory Holiday	$4,693.00	$0.00	$234.65	$4,927.65
	Child Size	$1,023.00	$0.00	$51.15	$1,074.15
	Child Size - Saturday or Sunday	$2,046.00	$0.00	$102.30	$2,148.30
	Child Size - Statutory Holiday	$3,069.00	$0.00	$153.45	$3,222.45
	Infant Size	$596.00	$0.00	$29.80	$625.80
	Infant Size - Saturday or Sunday	$1,191.00	$0.00	$59.55	$1,250.55
	Infant Size - Statutory Holiday	$1,789.00	$0.00	$89.45	$1,878.45
	Cremated Remains (includes Veteran)	$721.00	$0.00	$36.05	$757.05
	Cremated Remains - Saturday or Sunday	$1,443.00	$0.00	$72.15	$1,515.15
	Cremated Remains - Statutory Holiday	$2,164.00	$0.00	$108.20	$2,272.20

CEMETERIES Fee Type	Description	Cemetery Fees	Cemetery Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
	Cremated Remains - Add to Existing Site	$0.00	$491.00	$0.00	$491.00
	Casket Remains - Add to Existing Site	$0.00	$1,298.00	$0.00	$1,298.00
	Wall Niche	$560.00	$0.00	$28.00	$588.00
	Wall Niche - Saturday or Sunday	$1,119.00	$0.00	$55.95	$1,174.95
	Wall Niche - Statutory Holiday	$1,681.00	$0.00	$84.05	$1,765.05
	Scattering	$162.00	$0.00	$8.10	$170.10
	Scattering - Saturday or Sunday	$324.00	$0.00	$16.20	$340.20
	Scattering - Satutory Holiday	$487.00	$0.00	$24.35	$511.35
Opening and Closing of Lot for Exhumation/Disinterment	Adult Size	$3,118.00	$0.00	$0.00	$3,118.00
	Adult Size - Double Depth	$4,681.00	$0.00	$0.00	$4,681.00
	Adult Size - If Top Level Occupied	$7,540.00	$0.00	$0.00	$7,540.00
	Child Size	$2,046.00	$0.00	$0.00	$2,046.00
	Infant Size	$1,195.00	$0.00	$0.00	$1,195.00
	Cremated Remains	$577.00	$149.00	$0.00	$726.00
Ground Marker Setting Fee	Ground Marker Setting Fee - Flat Marker	$292.00	$125.00	$0.00	$417.00
	Ground Marker Setting Fee - Upright Marker	$517.00	$222.00	$0.00	$739.00
Marker Reset Fee	Memorial Marker Reset Fee	$137.00	$58.00	$0.00	$195.00
Cemetery Products and Other Fees	Late Arrival Interment Fee (after 3:00 pm. Monday - Friday)	$469.00	$0.00	$0.00	$469.00
	Granite Memorial Bench	$4,542.00	$1,947.00	$324.45	$6,813.45
	Replacement Certificate - Right of Interment	$55.00	$0.00	$0.00	$55.00
	Transfer Fee	$154.00	$0.00	$0.00	$154.00
	Surrender/Sell Back Fee	$154.00	$0.00	$0.00	$154.00
	Niche Wall Wreath Plate	Cost plus 50%	10% of Cost	$0.00	Cost plus 60%
	Cremation Liner	Cost plus 50%	$0.00	$0.00	Cost plus 50%
	Fibreglass Full Casket Liner	Cost plus 50%	$0.00	$0.00	Cost plus 50%
	Concrete Full Casket Liner (lower level double depth)	Cost plus 50%	$0.00	$0.00	Cost plus 50%
	In-ground Vase	Cost plus 50%	$0.00	$0.00	Cost plus 50%

SCHEDULE 5. MISCELLANEOUS CORPORATE

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

MISCELLANEOUS CORPORATE Fee Type	Description	Fees & Charges without tax
Minutes of Council proceedings (per page)	Minutes of Council proceedings (per page)	$0.50
Copies (per page) (Black & White)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$0.50
Copies (per page) (Colour)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$1.00
Maps, Building Plans and As-builts (Black & White)	Maps, As-builts, and Service Cards Black and White - custom paper size up to 24" X 36"	$5.15
	Maps, As-builts, and Service Cards Black and White - custom paper size up to 36" X 48"	$7.75
Maps, Building Plans and As-builts (Colour)	Maps, As-builts, and Service Cards Colour - custom paper size up to 24" X 36"	$12.30
	Maps, As-builts, and Service Cards Colour - custom paper size up to 36" X 48"	$18.45
Maps (Colour)	Maps - Colour - standard paper size 11” X 17”	$6.15
Survey Certificates	Survey Certificate copies	$10.00
CD (plus cost of production time)	CD - Engineering Servicing Plan	$20.00
Community plans	Community plans	$20.00
Research (per hour)	Research over 15 minutes (per hour)	$63.00
Custom Geomatics	Custom Geomatics Requests (per hour)	$45.00
Board of Variance Application fees	Board of Variance Application fees	$450.00
Administration Fee	Administration Fee on all services in	15% (max $500.00)

MISCELLANEOUS CORPORATE Fee Type	Description	Fees & Charges without tax
Building Records Search Administration Fee	Administration Fee for Building Reco	$25.00
Presentation Room Rental - Langley Regional Airport	Commercial Rate Per Hour	$120.50
	Private Rate Per Hour	$80.60
Museum Collection Image - Digital Reproduction	Emailed as tiff or jpg	$12.00
Museum Collection Image - Custom Reproduction	Emailed as tiff or jpg	$13.00
Museum Collection Image - Commercial Use Fee	Per use	$30.00
Museum Collection Image Audio File	Digital audio file	$35.00

SCHEDULE 7. FIRE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

FIRE Fee Type	NO.	Description	Fees & Charges without taxes
TRAINING GROUNDS			
BURN BUILDING/CONTAINER BUILDING			
	A1	1/2 Day	$575.00
	A2	Full Day	$875.00
	A3	2 days	$1,600.00
TEST/BURN PIT			
	B1	Full Day	$690.00
	B2	First and Second Hour	$230.00
	B3	Per hour over 'B2' above	$115.00
ENTIRE GROUNDS PLUS PROPS			
	C1	Full Day	$875.00
	C2	2 days	$1,600.00
	C3	1 Day Training Ground Classroom	$230.00
PROPS (includes Confined Space and Gas) **NO TECHS** (single prop)	D1	1/2 Day	$285.00
	D2	Full Day	$575.00
APPARATUS - TRAINING			
	E1	Engine (Training Engine with 4 SCBA) No staff	$380.00
	E2	SCBA Training Ground - Rental Only (per pack)	$60.00
	E3	Developing lesson plans for groups over 15	$230.00
	E4	Renting SCBA Cylinder (RCMP Exempt)	$15.00 p/cylinder
	E5	Renting of Fire Extingishers	$20.00 p/cylinder
FEES FOR CHARGE COST RECOVERY		prices are subject to change	
STAFF TIME (Non Work Hours)			
	G1	Chief Officer	$220/hr
	G2	Evaluators	$220/hr
	G3	Instructor	$175/hr
	G4	Training Technician	$145/hr
	G7	Inspector - (10th year)	$145/hr
	G8	Captain	$175/hr
	G9	Lieutenant	$160/hr
	G10	Firefighter	$145/hr
	G11	Paid Call Officer	$45/hr
	G12	Paid Call Firefighter	$45/hr
APPARATUS - INCIDENTS			
	H1	Engine - per hour/unit/incident (with 1 Officer & 3 FF)	$855.00
	H2	Rescues - per hour/unit/incident (with 1 Officer & 1 FF)	$855.00
	H3	Quint - per hour/unit/incident (with 1 Officer & 3 FF)	$1,152.00
	H4	Cars/Pickups/Vans	$60/hr
	H5	Mitigation/Cleanup/Transportation/Disposal of Dangerous Goods	Actual Cost
	H6	Specialized Equipment (and Operator)	Actual Cost
	H7	Response to a fire that has occurred as a result of or in connection with the commission of an offence under the Criminal Code (Canada) the controlled Drugs and Substances Act (Canada) or the Cannabis Act (Canada) or of a statute or regulation of British Columbia	Actual Cost
	H8	Response to a fire that has been ignited, set or continued in contravention of Fire Prevention Bylaw 2021 No. 5690 or another enactment has been attended as an incident by the Fire Department.	Actual Cost
FIRE HALL RENTAL			
Fire Hall	I1	1/2 Day	$225.00
	I2	Full Day	$450.00
	I5	Parking Lot Rental - Per Day	$500.00
PERMITS			
	J1	Outdoor Burning Permit	$25.00
	J2	Land Clearing Permit (including site inspection)	$250.00
	J3	Special Burning Permits	$75.00
	J4	Fuel Dispensing Tank Permit Application	$250.00
	J5	Fireworks Event Permit	$115.00
	J6	Fireworks Sales Permit	$1,725.00
ADMINISTRATION			
	K1	Fire Safety Plan & Construction Safety Plan submission and letter issuance	$115.00
	K2	File Research Letter	$115.00
	K3	Reinspection Fee	$115.00
	K4	Reinspection of Land Clearing	$115.00
	K5	Fire Investigation (Fire Over $5,000.00 structural)	$750.00
	K6	Provision of Access for Inspection Fee	$115.00
	K7	Board-up Fee	Actual Cost
	K8	Attendance Vacant/Unoccupied Property Fee	Actual Cost
	K9	Inspection of Propane Dispensing Facility	Actual Cost

FIRE Fee Type	NO.	Description	Fees & Charges without taxes
	K10	Removal of Rubbish, Debris and Other Fire Hazards	Actual Cost
	K11	15% Administration Fee added to all invoiced services	15% (max $500.00)
	K12	Special Effects Site Inspections	$115.00
	K13	Security Services	Actual Cost
	K14	Response to Third and Fourth False Alarm	$175.00
	K15	Response to Fifth and Subsequent False Alarms	$350.00

SCHEDULE 8. TRANSPORTATION
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
HIGHWAY USE PERMITS		
Highways Use Application & Permit Fee	Highways Use Permit for construction purposes	$250.00
	Highways Use Permit for public banner installation purposes	$100.00
	Highways Use Permit for private use of public sidewalks	$100.00
	Highways Use Permit for landscaping & tree planting purposes	$125.00
	Highways Use Permit for sandwich board sign purposes	$125.00 (Annual)
	Highways Use Permit for protruding signs	$100.00 (Annual)
	Highways Use Permit for awning/canopy	$100.00 (Annual)
	Highway Use Permit for sidewalk use and street furniture	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)
	Highways Use Permit for use of unopened highway purposes	$125.00 (Annual)
	Highways Use Permit for Traffic Control Training	$125.00
	Highway Use Permit for Horse Drawn Carriages Sight Seeing	$25.00
Highway Use Permit: Signals in Flash	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours)	$100.00
	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after hours)	$300 minimum charge, or as directed by the Engineer
Highway Use Permit Application Fee: Township of Langley Projects	Highway Use Permit for Township Capital or Operating works	$0.00
Highway Use Permit: Road Usage Fees	Highway Use Permit road usage fees for construction purposes	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater
	Highways Use Permit road usage fees for Special Event (for-profit only)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)
Highway Use Permit Road Usage Fees: Other	Highways Use Permit road usage fees for private use of road right-of-way or non-construction or Special Event (for-profit) uses (ie storage pods)	$100.00 minimum charge per occurrence

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
Highway Use Application and Permits and Road Usage Fees: Filming	See Schedule 10	
SPECIAL EVENTS		
Highway Use Permit	Highways Use Permit for Special Event	$125.00
	Highways Use Permit for Special Event - sponsored by Registered Charity	$62.50
PARKING		
Overtime Parking Permit	Overtime Parking Permit	$25.00
Overtime Parking Permit Daily Charge	Daily Charge for each day of approved Permit	$50.00
OVERSIZE & OVERWEIGHT PERMITS		
Oversize & Overweight Vehicle Permit Application Fee	Oversize or Overweight Vehicle Permit Application	$100.00
Oversize & Overweight Permit Pre & Post Inspection Fee	Pre and Post Inspection for damage to municipal infrastructure. To be charged where applicable, at the discretion of the Municipal Engineer	$500.00
Oversize & Overweight Escort Fee	Large structure, low speed moves (i.e. house move) shall require additional fees for moving the load while on a Township road, including costs for staff escort and potential material or contractor costs to ensure integrity and safety of Township infrastructure.	At Cost
Oversize & Overweight Urgent Repair Fee	Urgent Repair Fee due to damages caused by oversize and/or overweight vehicle	Actual cost, min. charge $2,000.00
For each trip on a Municipal Highway the road usage fee to be charged shall be based on the difference between the allowable weight and the actual weight on any axle or the vehicle as a whole, whichever is greater.		
Overweight Vehicle Weight Charge	Overweight Vehicle Permit (Per Trip) - 0 to 2,000 kg	$100.00
	Overweight Vehicle Permit (Per Trip) - 2,001 to 5,000 kg	$175.00
	Overweight Vehicle Permit (Per Trip) - 5,001 to 10,000 kg	$350.00
	Overweight Vehicle Permit (Per Trip) - 10,001 to 15,000 kg	$600.00
	Overweight Vehicle Permit (Per Trip) - Over 15,000 kg	$1,025.00
SPECIAL ROUTE PERMIT		
Special Route Permit	Special Route Permit (Per Each Trip not on a Truck Route)	$50.00
HIGHWAY CROSSING PERMIT		
Highway Crossing Annual Permit	Annual Highway Crossing Permit	$50.00
RECLAIMING CHATTEL OR FIXTURE		
Sign (Sign area 1.44m2 or less)	Cost to reclaim	$50.00
Sign (Sign area 1.44m2 to 10m2)	Cost to reclaim	$100.00
Sign Removal	Sign area greater than 10m2	75.00/hr
Lifting Equipment	Charge per hour requiring lifting equipment	$150.00/hr
Permit Extension or Revision Fee	Charge for change requests to any active, issued Highway Use Permit type noted above (location, extension, duration, revised dates). Per occurrence.	$50.00
PAVEMENT CUT		
Pavement Reinstatement Fee	$90/m2, minimum charge $900, includes $20/m2 for "Pavement Degradation Fee: to compensate for reduction in pavement life caused by utility cuts	$90.00/m2, min. charge $900.00

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
Pavement Reinstatement Fee Township of Langley Works	$20/m2 for Pavement Degradation Fee	$20/m2
Pavement Penalty Charge	$50/m2, minimum charge $250. Would be billed to Permittee in cases where Permittee fails to notify Township with sufficient notice to inspect works in progress	$50.00/m2, min. charge $250.00
Urgent Pavement Repair Fee	Actual cost, minimum charge $2,250 [includes 3 hours work at $750/hr]. Charged to Permittee when Permittee fails to repair utility cut when notified to do so in a timely manner and where municipal crews are called in to perform the repairs	Actual cost, min. charge $2,250.00
DRIVEWAY PERMIT		
Driveway Application & Permit Fee	Application for Driveway Permit.	$100.00
Driveway Permit, 2nd Estimate	A permit fee for a second estimate for both driveways and boulevard tiling will be charged where the first estimate is over 90 days old.	$50.00
CULVERT INSTALLATION		
Boulevard Tiling, Entrance Culverts, Bulkheads, 1st or 2nd driveway	Installation of boulevard tiling, entrance culverts, bulkheads, and/or 1st or second driveway.	At Cost
Enviromental Permitting Fees, driveway Installations	Class A watercourse, occuring in Summer instream works window	$2,500.00
Enviromental Permitting Fees, driveway Installations	Class B watercourse, occuring in Summer instream works window	$1,500.00
Enviromental Permitting Fees, driveway Installations	Class A or B, occuring outside Summer instream works window	At Cost
LEGAL RESPONSE REVIEW FEES		
Signal Sequencing, Historical Markings/Signs and Similar Data Requests	Per Request	$400.00
SURVEY MONUMENTS		
Standard ISA Monument	Replacement & administration costs for Mascot published class B or C ISA P.Rock or P.Con Monument.	$3,000.00
Legally Referenced / Standard ISA Monument	Replacement & administration costs for 2015 First Order Levelling Framework Network (FOLFN) Monument, Mascot published class B or C ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on a legal plan by a BCLS.	$5,000.00
HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument.	$8,000.00
Legally Referenced / HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on plan by a BCLS.	$10,000.00
ELECTRIC VEHICLE CHARGERS		
Level 2 EVSE	Applies to the first two hours only. Price per hour	$1.00
	Applies to the third consecutive hour and all subsequent hours. Price per hour	$3.00
DC Fast Charger - Patron Use	This standard fee, consistent throughout BC, to recover cost of electricity.	$16.00/hour ($2 minimum charge)

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
MUNICIPAL ACCESS AGREEMENT		
Plan Approval Fees	For each single location	As per agreement
	For lineal installations <250m	$500.00
	For lineal installations >250m	$500 plus $50 for each additional 100m for anything greater than 250m
OVER STREET BANNERS		
Application Fee	For each individual installation	$50.00
Installation Fee	For each individual installation	$250.00
INSPECTION FEE	Inspections related to all Permits within this schedule	$165.00 per inspection or re-inspection
SECURITY DEPOSIT	Where required, security deposit allowance for all permits in this schedule	As ordered by Engineer
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 10. FILMING

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

FILMING Fee Type	Description	Fees & Charges without tax
USE OF Facilities and Parks		
Facility and Park Rental		
ACUCC, Cemeteries, Civic Facility,salishan Place by the River, WCP, MAP, Williams Park	Per Day Rates - over 6 hrs per day	$2,765.88
	Half Day Rates - up to 6 hrs per day	$1,382.94
APP, AKC, GPC, WCB, WGC, Bedford Park Landing, and all other parks (including trails)	Per Day Rates - over 6 hrs per day	$1,675.52
	Half Day Rates - up to 6 hrs per day	$838.26
Parking Lots		
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Filming w/o use of Facilitiy or Park	$1,382.94
	Filming Prep / Wrap Up (per day)	$1,382.94
	Parking use only	$691.47
Parking Lot Use - WGC, WCB, AKC, ACUCC, GPC, salishan Place by the River, all other parks including trails	Filming w/o use of Facility or Park	$838.26
	Filming Prep / Wrap Up (per day)	$838.26
	Parking use only	$500.00
Staff Costs	Staff wages as required	At Cost
USE OF Highways		
Application: Filming on Private Property	Application for filming purposes	$100.00
Application: Filming in Private Property Film Studio	Per Episode. Application for filming purposes	$100.00
Application & Permit Fee: Filming on Public Property	Consolidation of application and Highways Use Permit fees for filming purposes and right-of-way use	$500.00
Highways Use Permit: Inspections: Filming	Inspections related to Highways Use Permit for filming purposes	$165.00
Highways Use Permit: Security Deposits: Filming	Security deposit allowance related to Highways Use Permit for filming purposes	As ordered by Engineer
Highways Use Permit: Changes Filming	Per change. Requests to change approved permit variables (ie: dates, locations, etc.)	$75.00
Highways Use Permit: Temporary Street Lane Closure: Filming	Street lane closure (temporary) related to Highways Use Permit for filming purposes	$500.00
Highways Use Permit: Temporary Full Road Closure: Filming	Full road closure (temporary) related to Highways Use Permit for filming purposes. Fee to be assessed by Engineer based on need complexity	$1,000 minimum
Location Hold Fee: Filming on Public and/or Private Property	Per property. For productions to temporarily place hold on property/location until production dates and related contracts/agreements are confirmed, which then enables film production companies to submit a Film Application.	$100.00
USE OF Airport		
Grounds Parking: Filming	Per day	$250.00

FILMING Fee Type	Description	Fees & Charges without tax
Liaison to Business: Filming	Based on nature and extent of filming, and only as identified as necessary by Airport Manager	At Cost
Runway Closure Fee: Filming	Per day	$2,000.00
Airside Operating Surface Use: Filming	To compensate loss of revenue from other sources due to airside operating surface disruption and/or closure due to filming.	$1,500.00
USE OF Protective Services		
Fire Hall Facility Use: Filming	1/2 day	$150.00
Fire Hall Facility Use: Filming	Per day	$300.00
Fire Hall Facility Use - Parking Lot: Filming	Per day	$450.00
Site Inspections: Filming	Per inspection by Fire Department re film-related special effects	$100.00
RCMP Traffic/Site Control Assistance: Filming	Per hour with four (4) hour minimum charge for designated RCMP traffic/site control assistance	$115.00
OTHER		
Filming Administration Fee	Administration fee on all services invoiced	15% (max $500.00)

SCHEDULE 11. WATERWORKS

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

WATERWORKS Fee Type	Description	Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	Cost
Water Connection Estimate Fee	Non-Refundable Estimate Fee	$150.00
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate wil be required. Such deposit will be no less than $5000	$5,000.00
Service Connection/Disconnection Fee - Non Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing water line	$165.00
Removal of Abandoned Services	Each removal of an abandoned water service requiring removal	At cost
Fire Hydrant Use - Assembly Rental	Application, meter and backflow assembly rental	$150.00
Fire Hydrant Use - Water Consumption	Minimum per day fee is $50.00. Rate for water use is four (4) times Metered Services rate. Provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured.	$50.00
Inaccessible Meter	For each 7 day period, where meter remains inaccessible, a rate shall apply	$150.00
Special Meter Readings	For each special meter readings, a rate shall apply	$165.00
Meter Testing	For each meter testing	At cost
Meter Testing	Security deposit for each meter testing	$250.00
Water Restriction Exemption Permit: Residential	Permit (21 days) to authorize residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$50.00
Water Restriction Exemption Permit: Family Residential	Permit (21 days) to authorize multi-family residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Commercial	Permit (21 days) to authorize commercial use of water for newly installed law or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Nematode Applicaton	Permit (21 days) to authorize use of water for nematode application (supported by proof of nematode purchase or hiring of professional nematode application services)	$0.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)
Aqualoader Fob Fee	For each new fob provided for the Aldergrove Aqualoader Terminal	20.00
Aqualoader Fob Replacement Fee	Fee to replace Aldergrove Aqualoader Terminal access fob	20.00

SCHEDULE 12. SEWER

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

SEWER Fee Type	Description	Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost
Connection Reuse Application Fee	Application fee for each reuse of an existing service	$100.00
Sewer Connection Estimate Fee	Non-Refundable Estimate	$150.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing sewer line	$165.00
Work Done at Cost	Where the Engineer determines that repair, or replacement, or service works are required to any part of the public or private system and the works are to be completed by Township staff or their contractors, and the expense is to be borne by the Owner.	At Cost
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 13. STORMWATER

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

STORMWATER Fee Type	Description	Proposed Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	At Cost
Stormwater Connection Estimate Fee	Non-Refundable Estimate Fee.	$150.00
Connection Inspection Fee	Inspection fee for connection or disconnecting	$165.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 14. DEVELOPMENT SERVICES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax
Zoning Bylaw (map amendment); Land Use Contract Discharge or Amendment (varying use or density); and/or Heritage Revitalization Agreement [1,2,3]	R, RU or SR zone	
	Initial application fee	$4,675.00
	Supplemental fee per proposed lot	$125.00
	RM zone	
	Initial application fee	$5,195.00
	Supplemental fee per proposed residential unit	$125.00
	CD zone	
	Initial application fee	$6,235.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.25
	Supplemental fee per proposed residential lot or unit	$125.00
	C zone	
	Initial application fee	$4,675.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.25
	Supplemental fee per proposed residential lot or unit	$125.00
	M zone	
	Initial application fee	$4,675.00
	Supplemental fee per m^2 of gross site area being rezoned	$0.80
	P zone	
	Initial application fee	$4,675.00
	Supplemental fee per proposed residential unit	$125.00
	MH-1 or FH-1 zone	
	Initial application fee	$3,950.00
	Supplemental fee per lot or unit	$125.00
Zoning Bylaw (text amendment)	Application fee	$4,310.00
Official Community Plan Amendment (map or text) and/or Neighbourhood Plan Amendment (map or text) and/or Sub-Neighbourhood Plan Amendment (map or text)[4]	Application fee	$6,235.00
Development Permit, Heritage Alteration Permit and/or Land Use Contract Amendment (not varying use or density)[5,6,7]	Initial application fee	$3,690.00
	Supplemental fee:	
	per m^2 of gfa for commercial and non-residential comprehensive development	$1.25
	per m^2 of gfa for industrial and rural development	$0.80
	per m^2 of gfa for institutional	$0.30
	per proposed residential unit	$125.00
Development Variance Permit	Application fee	$3,690.00
Temporary Use Permit	Application fee	$3,690.00
Telecommunication Tower	Application fee	$3,690.00
Liquor Licencing	New Liquor Primary Licence and/or permanent relocation of an existing Liquor Primary Licence and/or Community Gaming Facility or Casino	$3,585.00
	Amendment to an existing Liquor Primary Licence	$2,235.00
	Manufacturer Licence (new or existing) requesting a lounge and/or special event area endorsement	$2,235.00
	Food Primary Licence involving temporary use area endorsement, hours of liquor service beyond 1:00am, or patron participation entertainment	$2,235.00
	Requests for confirmation of zoning compliance for any other Liquor Licencing applications	$225.00

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax
ALR	Fees as established by the Agricultural Land Commission	
Subdivision	Conventional, Bareland Strata, Air Space and Strata Conversion application fee plus additional fee per lot proposed to be created	$3,740.00 $125.00
	Where an applicant makes a significant amendment to a subdivision application resulting in a new letter of decision; or a significant amendment to a letter of decision; or additional fee where a subdivision letter of decision is extended beyond the expiry date	$1,245.00
	Phased Strata Form P Approval	$1,245.00
	Phased Strata Form P Amendment	$520.00
	Phased Strata Plan Approval	$520.00
Streamside Protection and Enhancement Development Permit	Development Permit	$3,845.00
	Modification Request	$1,975.00
Erosion and Sediment Control Permit	Application fee [10]	$550.00
	Exemption fee	$550.00
	Extension fee	$550.00
	Amendment fee	$550.00
	Re-inspection fee	$260.00
Other	Development Engineering Administration fee payable prior to final reading, final subdivision approval or permit issuance	$625.00
	Green Infrastructure Services Administration fee payable prior to final reading, subdivision approval or permit issuance	$1,245.00
	Landscape Re-inspection fee	$260.00
	Legal Document Review and/or Signing fee	$520.00
	Routley Environmental Monitoring fee[8] per unit being rezoned	$104.00
	Community Planning Administration Fees[9] Willowbrook[8] Fee per unit being rezoned.	$160.00
	Neighbourhood Planning Administration Fees[9] Southwest Gordon Estate[8] Fee per unit being rezoned.	$68.00
	Routley[8] Fee per unit being rezoned.	$154.00
	Yorkson[8] Fee per unit being rezoned.	$149.00
	Walnut Grove Stage 9 (Redwoods) [8] Fee per unit being rezoned.	$171.00
	Carvolth Fee per gross acre being rezoned.	$2,355.00
	Northeast Gordon Estate[9] Fee per unit being rezoned.	$415.00
	Central Gordon Estate[8] Fee per unit being rezoned.	$170.00
	Latimer[8] Fee per unit being rezoned.	$155.00
	Smith[8] Fee per unit being rezoned.	$167.00
	Williams Fee per gross acre being rezoned.	$2,465.00

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax
Extraordinary Charges	Development applications creating extraordinary costs for the Township shall reimburse the Township on the basis of:	
	• Each additional staff report to Council greater than 2	$1,245.00
	• Township expense of obtaining extraordinary legal or other professional consultant advice needed to evaluate an application	At cost
	• Municipal advertising, notification, facility rental and setup expenses incurred for additional or extended public hearings	At cost
	• Where an applicant makes a significant change to the land use and/or site layout of an application resulting in a new File Review Letter	$3,750.00
	Research and information request	At cost
Refundable Portion of Development Application Fees	Upon written request of the owner to withdraw an application: 1. 90% of the initial application fee shall be refunded if such request is received within 14 days of application or 2. $1,000.00 of initial application fee shall be refunded for an application to amend the Zoning Bylaw or OCP Bylaw if such request is received, or if Council declines the application, prior to referral to a Public Hearing	
Cannabis Retail Licence	New cannabis retail store and/or permanent relocation of an existing Cannabis Retail Licence	$3,585.00
	Amendment to an existing Cannabis Retail Licence	$2,235.00
	Requests for confirmation of zoning compliance for potential Cannabis Retail Licencing applications	$225.00

NOTES:

1 Supplemental fees payable prior to final reading of bylaw

2 Maximum application fee payable $50,000

3 Where one rezoning application proposes more than one zone the highest zone fee shall apply

4 Where one application proposes to amend a Sub-Neighbourhood Plan, Neighbourhood Plan or Official Community Plan, only one fee is payable under this category

5 Supplemental fees payable prior to issuance of a building permit. Single family lots payable prior to issuance of Development Permit

6 Where an application incorporates a Development Variance Permit, each fee category applies

7 Maximum application fee payable $50,000

8 For a non-residential development, the fee is based on 10 units per gross acre

9 No administration fee is payable where lands are being rezoning for Civic Institutional P-1 purposes

10 Or as calculated by the ESC Coordinator at 5% of the supply, installation and maintenance costs up to $2,200

SCHEDULE 16. AIRPORT

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 5992

AIRPORT Fee Type	Description	Fees & Charges without tax
Aircraft Parking		
Yearly Asphalt Tie-down Fee	Annual asphalt aircraft tie-down space	$1,363.00
Monthly Tie-down Fee	Monthly aircraft tie-down space	$170.34
Visitor Tie-down Fee	Single Day, overnight aircraft tie-down space	$10.79
Mail Service		
Annual Mailbox Rental Fee	Per unit, onsite community mailbox space	$165.00
Key Deposit	Refundable mailbox key deposit	$50.00
Key Replacement Fee	Mailbox key replacement	$30.00
Gate Access		
Airport Vehicle Operator Permit Application Fee	Permit Application & Administration Fees	$30.00
Airport Vehicle Operator Permit Driving Test Fee	Permit Driving Test	$40.00
Airport Vehicle Operator Permit Access Card Fee	For each card	$30.00
Airside Escort Fees		
During Regular Business Hours	Per hour, minimum 1 hour charge	$75.00
Outside Regular Business Hours	Per hour, minimum 3 hour charge	$150.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 17. RECREATION, ARTS AND CULTURE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 5992

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
Pool, Fitness, and Arena Admissions		
Single Admissions	Child	3.52
	Youth	4.48
	Adult	7.14
	Senior	5.29
	Super Senior	0.95
	Family	14.29
	Student	5.05
	Drop-in Hockey	7.19
	Loonie Admission	0.95
	Toonie Admission	1.90
10 Pass	Child	31.71
	Youth	40.05
	Adult	64.29
	Senior	47.71
	Super Senior	9.52
	Family	128.62
	Student	45.48
20 Pass	Child	56.38
	Youth	71.14
	Adult	114.33
	Senior	84.81
	Super Senior	19.05
	Family	228.67
	Student	80.76
1 Month	Child	35.29
	Youth	44.43
	Adult	71.48
	Senior	53.05
	Family	142.90
	Student	50.52
3 Months	Child	74.00
	Youth	93.33
	Adult	150.05
	Senior	111.29
	Family	300.05
	Student	106.05
1 Year	Child	141.90
	Youth	189.52
	Adult	514.48
	Senior	381.67
	Super Senior	94.29
	Family	947.62
	Student	363.57

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
Summer Pass	Summer Pass	23.81
Waterpark Single Admissions	Child	5.05
	Youth	6.48
	Adult	10.24
	Senior	7.81
	Super Senior	0.95
	Student	7.33
Waterpark 10 Pass	Child	45.48
	Youth	58.24
	Adult	92.38
	Senior	70.00
	Super Senior	9.52
	Student	65.95
Waterpark 20 Pass	Child	80.76
	Youth	103.48
	Adult	164.14
	Senior	124.43
	Super Senior	19.05
	Student	117.24
Museum Admissions		
Single Admissions	Child	3.52
	Youth	4.48
	Adult	7.14
	Senior	5.29
	Super Senior	0.95
	Family	14.29
	Student	5.05
	Loonie Admission	0.95
	Toonie Admission	1.90
Yearly Membership	Child	8.33
	Youth	10.52
	Adult	16.76
	Senior	12.62
	Super Senior	2.57
	Family	32.76
	Student	11.95
salishan Place by the River Rentals		
	salishan Theatre - capacity up to 175 - Commercial Use Booking Flat Rate (Fri/Sat) 12noon-2am	1,796.04
	salishan Theatre - capacity up to 175 - General Use Booking Flat Rate (Fri/Sat) 12noon-2am	898.53
	salishan Theatre - capacity up to 175 - Commercial Hourly	170.39
	salishan Theatre - capacity up to 175 - Private Hourly	113.94
	salishan Theatre - capacity up to 175 - Non-Profit Hourly	57.48
	Exhibition Hall 3 - capacity up to 75 - Commercial Hourly	185.95

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Exhibition Hall 3 - capacity up to 75 - Private Hourly	131.68
	Exhibition Hall 3 - capacity up to 75 - Non-Profit Hourly	77.47
	Roof Top Amenity - capacity up to 175 - Commercial Use Booking Flat Rate (Fri/Sat) 12noon-2am	1,796.04
	Roof Top Amenity - capacity up to 175 - General Use Booking Flat Rate (Fri/Sat) 12noon-2am	898.53
	Roof Top Amenity - capacity up to 175 - Commercial Hourly	170.39
	Roof Top Amenity - capacity up to 175 - Private Hourly	113.94
	Roof Top Amenity - capacity up to 175 - Non-Profit Hourly	57.48
	Reception Hall - capacity up to 170 - General Use Booking Flat Rate (Fri/Sat) 12noon-2am	57.48
	Reception Hall - capacity up to 170 - Commercial Use Booking Flat Rate (Fri/Sat) 12noon-2am	113.94
	Reception Hall - capacity up to 170 - Commercial Hourly	1,796.04
	Reception Hall - capacity up to 170 - Private Hourly	898.53
	Reception Hall - capacity up to 170 - Non-Profit Hourly	170.39
Outdoor venue	Amphitheatre - capacity up to 84 - Commercial Hourly	32.62
	Amphitheatre - capacity up to 84 - Private Hourly	26.21
	Amphitheatre - capacity up to 84 - Non-Profit Hourly	13.36
	Exhibition Hall 1 - capacity up to 95 - Commercial Hourly	185.95
	Exhibition Hall 1 - capacity up to 95 - Private Hourly	131.68
	Exhibition Hall 1 - capacity up to 95 - Non-Profit Hourly	77.47
	Exhibition Hall 2 - capacity up to 30 - Commercial Hourly	92.96
	Exhibition Hall 2 - capacity up to 30 - Private Hourly	65.83
	Exhibition Hall 2 - capacity up to 30 - Non-Profit Hourly	38.72
Swimming Pool Rentals		
	Aquaplay - Commercial Prime Hourly	615.54
	Aquaplay - Commercial Non-Prime Hourly	308.26
	Aquaplay - Private Prime Hourly	410.69
	Aquaplay - Private Non-Prime Hourly	205.85
	Aquaplay - Non-Profit Prime Hourly	205.85
	Aquaplay - Non-Profit Non-Prime Hourly	103.41
	Aquatic Club Meet - Non-Profit 12.5m lane - Prime Hourly	9.03
	Aquatic Club Meet - Non-Profit 25m lane - Prime Hourly	17.06
	Aquatic Club Meet - Non-Profit 50m lane - Prime Hourly	33.13
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly	25.09
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly	49.19
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly	97.38
	Beachside Green - Commercial Prime Hourly	615.54
	Beachside Green - Commercial Non-Prime Hourly	308.26
	Beachside Green - Private Prime Hourly	410.69
	Beachside Green - Private Non-Prime Hourly	205.85
	Beachside Green - Non-Profit Prime Hourly	205.85
	Beachside Green - Non-Profit Non-Prime Hourly	103.41

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Dive Tank Commercial - Prime Hourly	83.68
	Dive Tank Commercial - Non-Prime Hourly	42.34
	Dive Tank Private - Prime Hourly	56.12
	Dive Tank Private - Non-Prime Hourly	28.56
	Dive Tank Non-Profit - Prime Hourly	28.56
	Dive Tank Non-Profit - Non-Prime Hourly	14.78
	1/2 Dive Tank Commercial - Prime Hourly	42.37
	1/2 Dive Tank Commercial - Non-Prime Hourly	21.70
	1/2 Dive Tank Private - Prime Hourly	28.58
	1/2 Dive Tank Private - Non-Prime Hourly	14.79
	1/2 Dive Tank Non-Profit - Prime Hourly	14.79
	1/2 Dive Tank Non-Profit - Non-Prime Hourly	7.91
	Lazy River - Commercial Prime Hourly	820.38
	Lazy River - Commercial Non-Prime Hourly	410.69
	Lazy River - Private Prime Hourly	547.25
	Lazy River - Private Non-Prime Hourly	274.13
	Lazy River - Non-Profit Prime Hourly	274.13
	Lazy River - Non-Profit Non-Prime Hourly	137.57
	Leisure Pool - Commercial Prime Hourly	820.38
	Leisure Pool - Commercial Non-Prime Hourly	410.69
	Leisure Pool - Private Prime Hourly	547.25
	Leisure Pool - Private Non-Prime Hourly	274.13
	Leisure Pool - Non-Profit Prime Hourly	274.13
	Leisure Pool - Non-Profit Non-Prime Hourly	137.57
Pacific Lagoon (ACUCC specific)	Shallow Tank 10m-12.5m - Commercial Prime Hourly	83.68
	Shallow Tank 10m-12.5m - Commercial Non-Prime Hourly	42.34
	Shallow Tank 10m-12.5m - Private Prime Hourly	56.12
	Shallow Tank 10m-12.5m - Private Non-Prime Hourly	28.56
	Shallow Tank 10m-12.5m - Non-Profit Prime Hourly	28.56
	Shallow Tank 10m-12.5m - Non-Profit Non-Prime Hourly	14.78
	Pool Lane 10m-12.5m - Commercial Prime Hourly	22.58
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly	11.82
	Pool Lane 10m-12.5m - Private Prime Hourly	15.36
	Pool Lane 10m-12.5m - Private Non-Prime Hourly	8.22
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly	8.22
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly	4.60
	Pool Lane 17.5m - Commercial Prime Hourly	33.29
	Pool Lane 17.5m - Commercial Non-Prime Hourly	17.18
	Pool Lane 17.5m - Private Prime Hourly	22.52
	Pool Lane 17.5m - Private Non-Prime Hourly	11.76
	Pool Lane 17.5m - Non-Profit Prime Hourly	11.76
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly	6.40
	Pool Lane 25m - Commercial Prime Hourly	44.16
	Pool Lane 25m - Commercial Non-Prime Hourly	22.58
	Pool Lane 25m - Private Prime Hourly	29.80
	Pool Lane 25m - Private Non-Prime Hourly	15.36
	Pool Lane 25m - Non-Profit Prime Hourly	15.36
	Pool Lane 25m - Non-Profit Non-Prime Hourly	8.22

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Pool Lane 50m - Commercial Prime Hourly	87.33
	Pool Lane 50m - Commercial Non-Prime Hourly	44.15
	Pool Lane 50m - Private Prime Hourly	58.53
	Pool Lane 50m - Private Non-Prime Hourly	29.80
	Pool Lane 50m - Non-Profit Prime Hourly	29.80
	Pool Lane 50m - Non-Profit Non-Prime Hourly	15.36
	Tidal Pool with Video - Commercial Prime Hourly	820.38
	Tidal Pool with Video - Commercial Non-Prime Hourly	410.69
	Tidal Pool with Video - Private Prime Hourly	547.25
	Tidal Pool with Video - Private Non-Prime Hourly	274.13
	Tidal Pool with Video - Non-Profit Prime Hourly	274.13
	Tidal Pool with Video - Non-Profit Non-Prime Hourly	137.57
	Waterslides - Commercial Prime Hourly	820.38
	Waterslides - Commercial Non-Prime Hourly	410.69
	Waterslides - Private Prime Hourly	547.25
	Waterslides - Private Non-Prime Hourly	274.13
	Waterslides - Non-Profit Prime Hourly	274.13
	Waterslides - Non-Profit Non-Prime Hourly	137.57
	Wave Pool - Commercial Prime Hourly	820.38
	Wave Pool - Commercial Non-Prime Hourly	410.69
	Wave Pool - Private Prime Hourly	547.25
	Wave Pool - Private Non-Prime Hourly	274.13
	Wave Pool - Non-Profit Prime Hourly	274.13
	Wave Pool - Non-Profit Non-Prime Hourly	137.57
	Pool Beach Area - Commercial Prime Hourly	87.21
	Pool Beach Area - Commercial Non-Prime Hourly	44.10
	Pool Beach Area - Private Prime Hourly	58.52
	Pool Beach Area - Private Non-Prime Hourly	29.69
	Pool Beach Area - Non-Profit Prime Hourly	29.69
	Pool Beach Area - Non-Profit Non-Prime Hourly	15.41
	Full Waterpark area - Commercial Prime Hourly	3,232.96
	Full Waterpark area - Commercial Non-Prime Hourly	1,621.40
	Full Waterpark area - Private Prime Hourly	2,158.69
	Full Waterpark area - Private Non-Prime Hourly	1,084.13
	Full Waterpark area - Non-Profit Prime Hourly	1,084.13
	Full Waterpark area - Non-Profit Non-Prime Hourly	547.15
Arena Ice Rentals		
	Commercial - Prime Hourly	524.83
	Commercial - Non-Prime Hourly	303.22
	Private - Prime Hourly	431.55
	Private - Non-Prime Hourly	242.11
	Non-Profit - Prime Hourly	162.88
	Non-Profit - Non-Prime Hourly	99.17
	Junior Hockey Game/Practice - Season-Prime Hourly	194.84
	Junior Hockey Game - Playoff-Prime Hourly,**plus $1.00 per person over first 500	194.84
	Junior Hockey Practice - Season- Non-Prime Hourly	113.42

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
Arena Dry Floor Rentals		
	Commercial - Prime Hourly	205.22
	Commercial - Non-Prime Hourly	123.53
	Private - Prime Hourly	101.85
	Private - Non-Prime Hourly	61.53
	Non-Profit - Prime Hourly	53.38
	Non-Profit - Non-Prime Hourly	32.43
	Senior "A" Lacrosse - Prime Hourly	129.00
Curling Ice Rentals		
	Commercial - Prime Hourly/Sheet	45.61
	Adult - Prime Hourly/Sheet	39.60
	Youth - Prime Hourly/Sheet	19.53
	Senior - Prime Hourly/Sheet	21.48
	Commercial - Non-Prime Hourly/Sheet	27.76
	Adult - Non-Prime Hourly/Sheet	23.76
	Youth - Non-Prime Hourly/Sheet	12.12
	Senior - Non-Prime Hourly/Sheet	13.29
Curling Dry Floor Rentals		
	Commercial - Prime Hourly	87.73
	Adult - Prime Hourly	44.37
	Youth - Prime Hourly	31.86
	Senior - Prime Hourly	34.35
	Commercial - Non-Prime Hourly	53.03
	Adult - Non-Prime Hourly	27.01
	Youth - Non-Prime Hourly	19.52
	Senior - Non-Prime Hourly	21.02
Sports Box Class A1 GPC Rentals	Commercial Hourly	167.33
Includes contribution to park asset replacement reserve fund.	Private Hourly	98.01
	Adult Non-Profit Hourly	57.86
	Youth Non-Profit Hourly	30.19
Facility Rentals		
Aerobic Rooms		
	Aerobics Room - Commercial Hourly	119.94
	Aerobics Room - Private Hourly	80.28
	Aerobics Room - Non-Profit Hourly	40.65
Gymnasiums		
	Gymnasium - Full - Double Gym Non-Prime Private Hourly	106.27
	Gymnasium - Full - Double Gym Non-Prime Non-Profit Hourly	53.64
	Gymnasium - Half - Single Gym Non-Prime Private Hourly	53.64
	Gymnasium - Half - Single Gym Non-Prime Non-Profit Hourly	27.32
	Gymnasium - Quarter - Half Gym Non-Prime Private Hourly	27.32
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit Hourly	14.16
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	316.82
	Gymnasium - Full - Double Gym - Prime Private Hourly	211.54
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	106.27
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	158.91
	Gymnasium - Half - Single Gym - Prime Private Hourly	106.27
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	53.64
	Gymnasium - Quarter - Half Gym - Prime Private Hourly	53.64
	Gymnasium - Quarter - Half Gym - Prime Non-Profit Hourly	27.32

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Gymnasium - Elementary School - Commercial Hourly	158.91
	Gymnasium - Elementary School - Private Hourly	106.27
	Gymnasium - Elementary School - Non-Profit Hourly	53.64
	Gymnasium - Middle School - Commercial Hourly	176.76
	Gymnasium - Middle School - Private Hourly	118.17
	Gymnasium - Middle School - Non-Profit Hourly	59.58
Lobbies		
	Lobby - Commercial Hourly	42.25
	Lobby - Private Hourly	33.01
	Lobby - Non-Profit Hourly	17.01
	Fraser River Theatre - Commercial Use Booking Flat (Fri/Sat) 12noon-2am	1,796.04
	Fraser River Theatre - General Use Booking Flat (Fri/Sat) 12noon-2am	898.53
	Fraser River Theatre - Commercial Hourly	170.39
	Fraser River Theatre - Private Hourly	113.94
	Fraser River Theatre - Non-Profit Hourly	57.48
Facility Specific Rentals		
ACUCC Roof Deck	Roof Deck - capacity up to 60 - Commercial Hourly	147.52
	Roof Deck - capacity up to 60 - Private Hourly	98.68
	Roof Deck - capacity up to 60 - Non-Profit Hourly	49.84
ACUCC Indoor Walking Track	Two Lanes - Commercial Hourly	26.17
	Two Lanes - Private Hourly	17.77
	Two Lanes - Non-Profit Hourly	9.39
Multipurpose Room Rentals	Capacity up to 45 - Commercial Hourly	49.12
	Capacity up to 45 - Private Hourly	33.09
	Capacity up to 45 - Non-Profit Hourly	17.07
	Capacity up to 80 - Commercial Hourly	74.29
	Capacity up to 80 - Private Hourly	49.87
	Capacity up to 80 - Non-Profit Hourly	25.44
	Capacity up to 133 - Commercial Hourly	85.93
	Capacity up to 133 - Private Hourly	57.60
	Capacity up to 133 - Non-Profit Hourly	29.33
George Preston Lower Lounge Rentals	Lower Lounge - Commercial Hourly	49.54
	Lower Lounge - Private Hourly	33.36
	Lower Lounge - Non-Profit Hourly	17.19
George Preston Multipurpose Room Rentals	Multipurpose Room - capacity up to 133 - Commercial Use Booking Flat Rate 12noon-2am	680.08
	Multipurpose Room - capacity up to 133 - Non-Profit Use Booking Flat Rate 12noon-2am	227.40
	Multipurpose Room - capacity up to 133 - Private Use Booking Flat Rate 12noon-2am	453.74

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

EROSION AND SEDIMENT CONTROL BYLAW 2006 NO. 4381

AMENDMENT BYLAW NO. 5993

EXPLANATORY NOTE

Bylaw No. 5993 amends the Township of Langley Erosion and Sediment Control Bylaw 2006 No. 4381, as amended, to remove application and permit fees now consolidated within the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

EROSION AND SEDIMENT CONTROL BYLAW 2006 NO. 4381

AMENDMENT BYLAW NO. 5993

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 “Erosion and Sediment Control Bylaw 2006 No. 4381 Amendment Bylaw No. 5993”.

2. The “Erosion and Sediment Control Bylaw 2006 No. 4381” as amended is further amended:

    a) In Section 4 d) v., deleting “of a minimum of five hundred dollars ($500)” and “up to a maximum of two thousand dollars ($2000)”.

    b) In Section 5 b), deleting “of five hundred dollars ($500)”.

    c) In Section 6 b), deleting “of five hundred dollars ($500)”.

    d) In Section 7 a), deleting “of five hundred dollars ($500)”.

    e) In Section 12 a), after the words ‘subsequent inspection is thereby made necessary,’ replacing the words with “a re-inspection fee shall be charged for each occurrence”.

    f) Insert under General Provisions “13. a) The applicant must pay to the Township the applicable fees set out in the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time” and relabel the remaining bullets as applicable.

READ A FIRST TIME the	25	day of	March	, 2024
READ A SECOND TIME the	25	day of	March	, 2024
READ A THIRD TIME the	25	day of	March	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

JERICHO BOOSTER STATION LOAN AUTHORIZATION

BYLAW NO. 5921

EXPLANATORY NOTE

Bylaw No. 5921 authorizes the Township of Langley to borrow $18.72 million towards the estimated cost of the construction of Jericho Booster Station capital project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

JERICHO BOOSTER STATION LOAN AUTHORIZATION

BYLAW NO. 5921

WHEREAS it is deemed desirable and expedient to construction of Jericho Booster Pump Station 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 Jericho Booster Station Capital Project including incidental thereto is equal to the sum of $18.72 million (Eighteen million seven hundred twenty 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 “Jericho Booster Station Loan Authorization Bylaw No. 5921”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Jericho Booster Station 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 $18,720,000 (Eighteen million seven hundred twenty 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 Jericho Booster Station 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	24	day of	July	, 2023
READ A SECOND TIME the	24	day of	July	, 2023
READ A THIRD TIME the	24	day of	July	, 2023
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	09	day of	August	, 2023
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

JERICHO BOOSTER STATION LOAN AUTHORIZATION

BYLAW NO. 5921

I, Wendy Bauer, 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 *Jericho Booster Station Loan Authorization Bylaw No. 5921*, as follows:

Estimated number of electors:	96,390
Number of valid, accepted elector response forms submitted prior to the deadline, April 2, 2024, 4:30pm:	1
Percentage of estimated electors who submitted valid elector response forms:	>1%

In accordance with sections 84 and 86 of the *Community Charter*, the approval of the electors was obtained to proceed with the *Jericho Booster Station Loan Authorization Bylaw No. 5921,* the borrowing of funds to undertake the Jericho Booster Station capital project.

Declared at the Corporation of the Township of Langley, British Columbia
This 4th day of April, 2024.

Wendy Bauer
Township Clerk

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CIVIC INFRASTRUCTURE LOAN AUTHORIZATION

BYLAW NO. 5922

EXPLANATORY NOTE

Bylaw No. 5922 authorizes the Township of Langley to borrow $29.492 million towards the estimated cost of the construction of Willowbrook Connector and 208 Street capital project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CIVIC INFRASTRUCTURE LOAN AUTHORIZATION

BYLAW NO. 5922

WHEREAS it is deemed desirable and expedient to construction of Willowbrook Connector 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 Willowbrook Connector and 208th Street Capital Project including incidental thereto is equal to the sum of $29.492 million (Twenty-nine million four hundred ninety-two 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 “Civic Infrastructure Loan Authorization Bylaw No. 5922”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Willowbrook Connector and 208th Street 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 $29,492,000 (Twenty-nine million four hundred ninety-two 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 Willowbrook Connector and 208th Street 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	24	day of	July	, 2023
READ A SECOND TIME the	24	day of	July	, 2023
READ A THIRD TIME the	24	day of	July	, 2023
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	09	day of	January	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

CIVIC INFRASTRUCTURE LOAN AUTHORIZATION

BYLAW NO. 5922

I, Wendy Bauer, 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 *Civic Infrastructure Loan Authorization Bylaw No. 5922*, as follows:

Estimated number of electors:	96,390
Number of valid, accepted elector response forms submitted prior to the deadline, April 2, 2024, 4:30pm:	3
Percentage of estimated electors who submitted valid elector response forms:	>1%

In accordance with sections 84 and 86 of the *Community Charter*, the approval of the electors was obtained to proceed with the *Civic Infrastructure Loan Authorization Bylaw No. 5922,* the borrowing of funds to undertake a construction of works at Willowbrook Connector and 208 Street.

Declared at the Corporation of the Township of Langley, British Columbia
This 4th day of April, 2024.

Wendy Bauer
Township Clerk

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

YORKSON COMMUNITY PARK DEVELOPMENT LOAN AUTHORIZATION

BYLAW NO. 5938

EXPLANATORY NOTE

Bylaw No. 5938 authorizes the Township of Langley to borrow $14.645 million towards the estimated cost of the construction of Yorkson Community Park capital project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

YORKSON COMMUNITY PARK DEVELOPMENT LOAN AUTHORIZATION

BYLAW NO. 5938

WHEREAS it is deemed desirable and expedient to construction of Yorkson Community Park 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 Yorkson Community Park Capital Project including incidental thereto is equal to the sum of $14.645 million (Fourteen million six hundred forty-five 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 “Yorkson Community Park Development Loan Authorization Bylaw No.5938”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Yorkson Community Park 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 $14,645,000 (Fourteen million six hundred forty-five 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 Yorkson Community Park 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	25	day of	September	, 2023
READ A SECOND TIME the	25	day of	September	, 2023
READ A THIRD TIME the	25	day of	September	, 2023
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	21	day of	December	, 2023
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

YORKSON COMMUNITY PARK DEVELOPMENT LOAN AUTHORIZATION

BYLAW NO. 5938

I, Wendy Bauer, 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 *Yorkson Community Park Development Loan Authorization Bylaw No. 5938*, as follows:

Estimated number of electors:	96,390
Number of valid, accepted elector response forms submitted prior to the deadline, April 2, 2024, 4:30pm:	5
Percentage of estimated electors who submitted valid elector response forms:	>1%

In accordance with sections 84 and 86 of the *Community Charter*, the approval of the electors was obtained to proceed with the *Yorkson Community Park Development Loan Authorization Bylaw No.5938,* the borrowing of funds to undertake a Yorkson Community Park capital works project.

Declared at the Corporation of the Township of Langley, British Columbia
This 3rd day of April, 2024.

Wendy Bauer
Township Clerk

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5793

EXPLANATORY NOTE

Bylaw No. 5793 amends the Official Community Plan and Rural Plan by adding provisions to the “Small Farms / Country Estates” designation to accommodate industrial uses on a site specific basis at 23699 and 23737 Fraser Highway and includes the site as a mandatory Development Permit Area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5793

A Bylaw to amend the Rural Plan 1993 No. 3250

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 (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by amending “Map 1 - Land Use” to change the designation of the lands from “Rural” to “Industrial” and further amending “Map A-1 RGS Land Use” from “Rural” to “Industrial” with respect to the lands described as:

   Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and

   Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by:

   a) adding the following Section 5.5.7 after Section 5.5.6

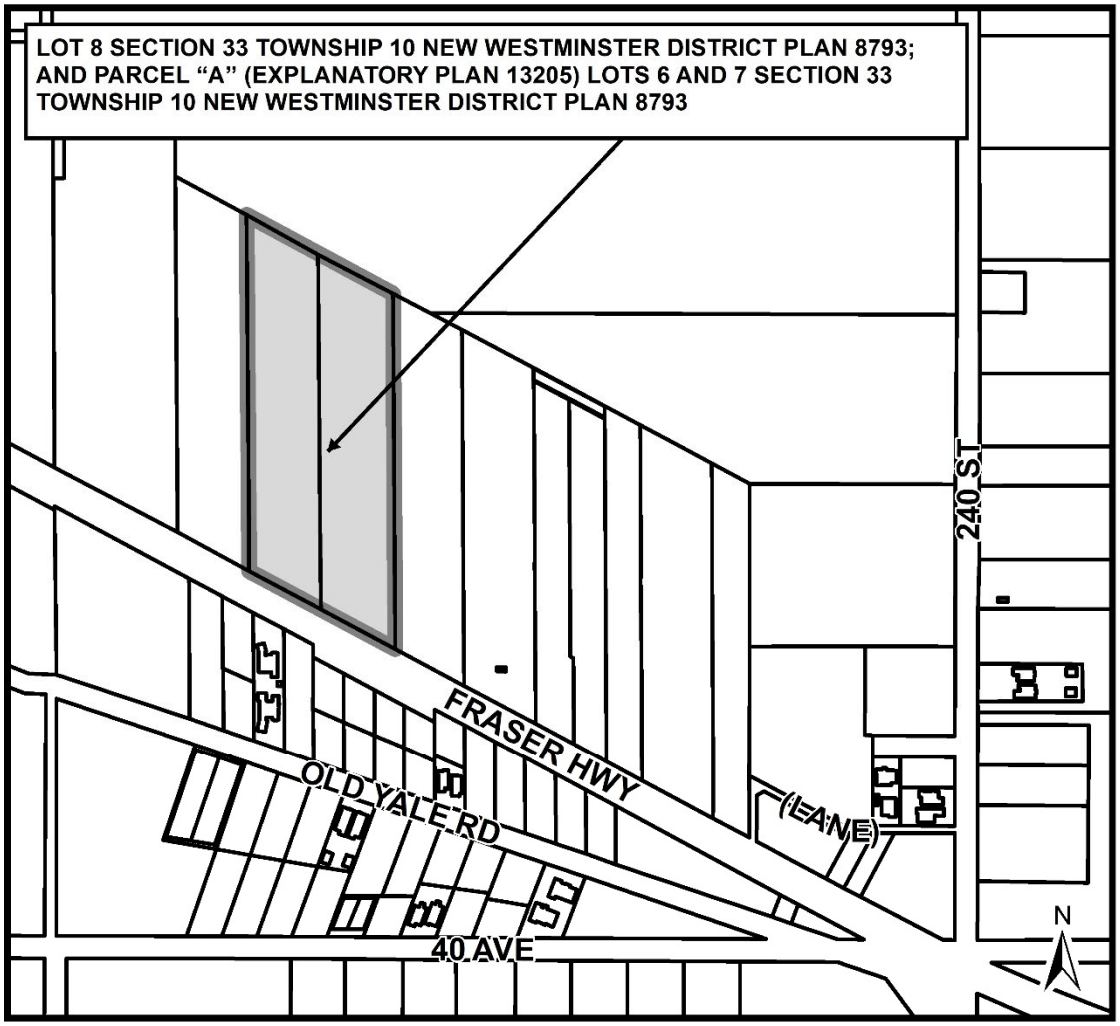
   5.5.7 Industrial uses are permitted on a site specific basis on lands described as Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793

   b) by amending “Map 2 Development Permit Area B – Fraser Highway” to include the lands described as Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793 to Development Permit Area “B”

READ A FIRST TIME the	27	day of	June	, 2022
READ A SECOND TIME the	27	day of	June	, 2022
PUBLIC HEARING HELD the	11	day of	July	, 2022
READ A THIRD TIME the	11	day of	July	, 2022
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5793



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5794

EXPLANATORY NOTE

Bylaw No. 5794 rezones 4.12 ha (10.19 ac) of land at 23699 and 23737 Fraser Highway from Rural Zone RU-1 to Service Industrial Zone M-1B.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5794

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 (Bath Investments Ltd.) Bylaw No. 5794".

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

   a) Amending Section 701.1 Uses Permitted in Service Industrial Zone M-1A and M1-B by adding the following:

      "32) on Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel "A" (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793 Section 701.1 uses subject to and including the following:
      a) open storage of building materials;
      b) parking of commercial vehicles and / or equipment (excluding transportation and trucking terminals and compounds including public transportation depots); and
      c) vehicle storage (excluding wrecked vehicles, recreational vehicles, and boats)"

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

   Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and

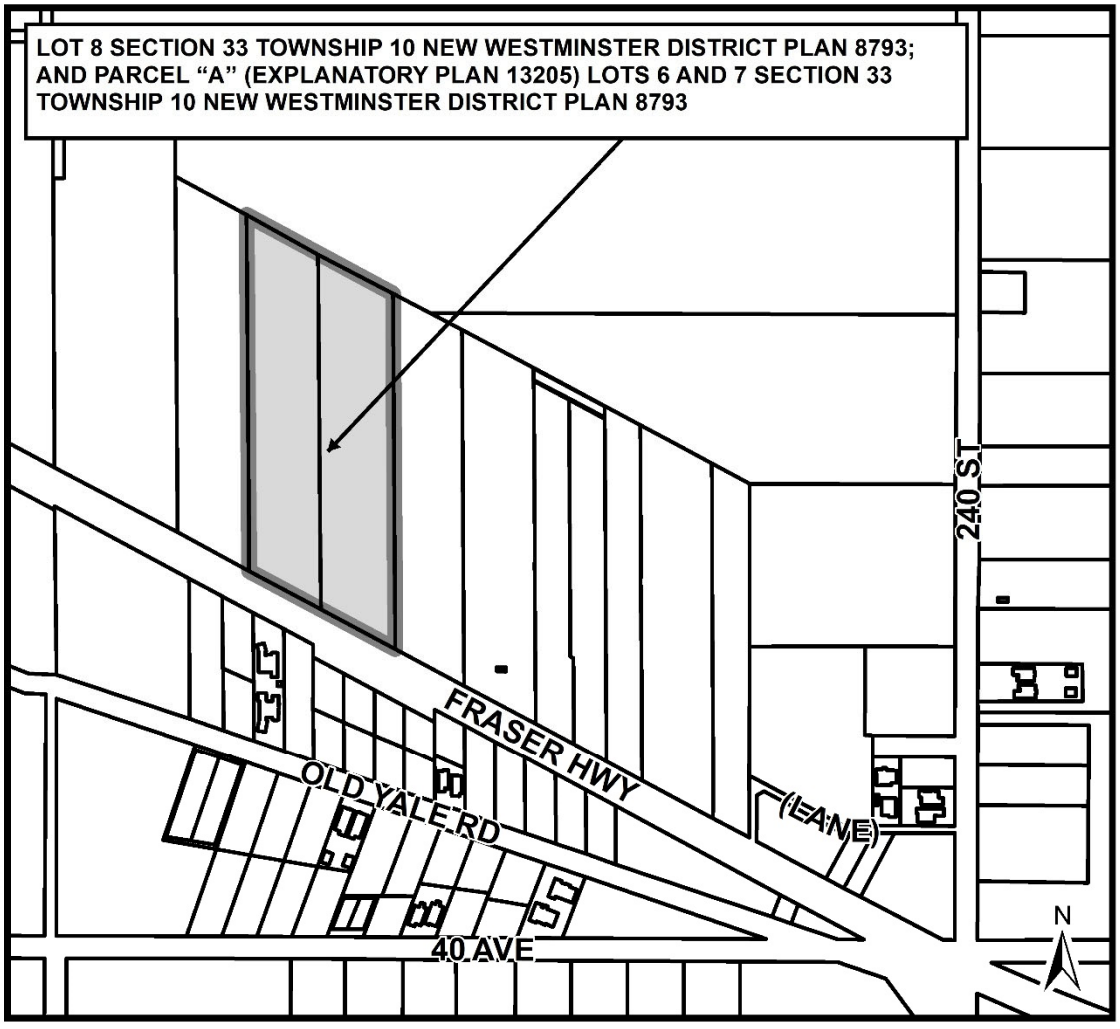
   Parcel "A" (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793

   As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Service Industrial Zone M-1B.

READ A FIRST TIME the	27	day of	June	, 2022.
READ A SECOND TIME the	27	day of	June	, 2022.
PUBLIC HEARING HELD the	11	day of	July	, 2022.
READ A THIRD TIME the	11	day of	July	, 2022.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5794



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING
BYLAW 2019 NO. 5382 AMENDMENT
(BATH INVESTMENTS LTD.) BYLAW NO. 5803

EXPLANATORY NOTE

Bylaw No. 5803 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the properties located at 23699 and 23737 Fraser Highway to coincide with rezoning from rural to industrial.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING
BYLAW 2019 NO. 5382 AMENDMENT
(BATH INVESTMENTS LTD.) BYLAW NO. 5803

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Bath Investments Ltd.) Bylaw No. 5803”.

3. The “Subdivision and Development Servicing Bylaw 2019 No. 5382” as amended is further amended by amending the map “Service Levels” in “Schedule A” to redesignate the lands as “Level 1 – Urban” with respect to lands described as:

   Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and

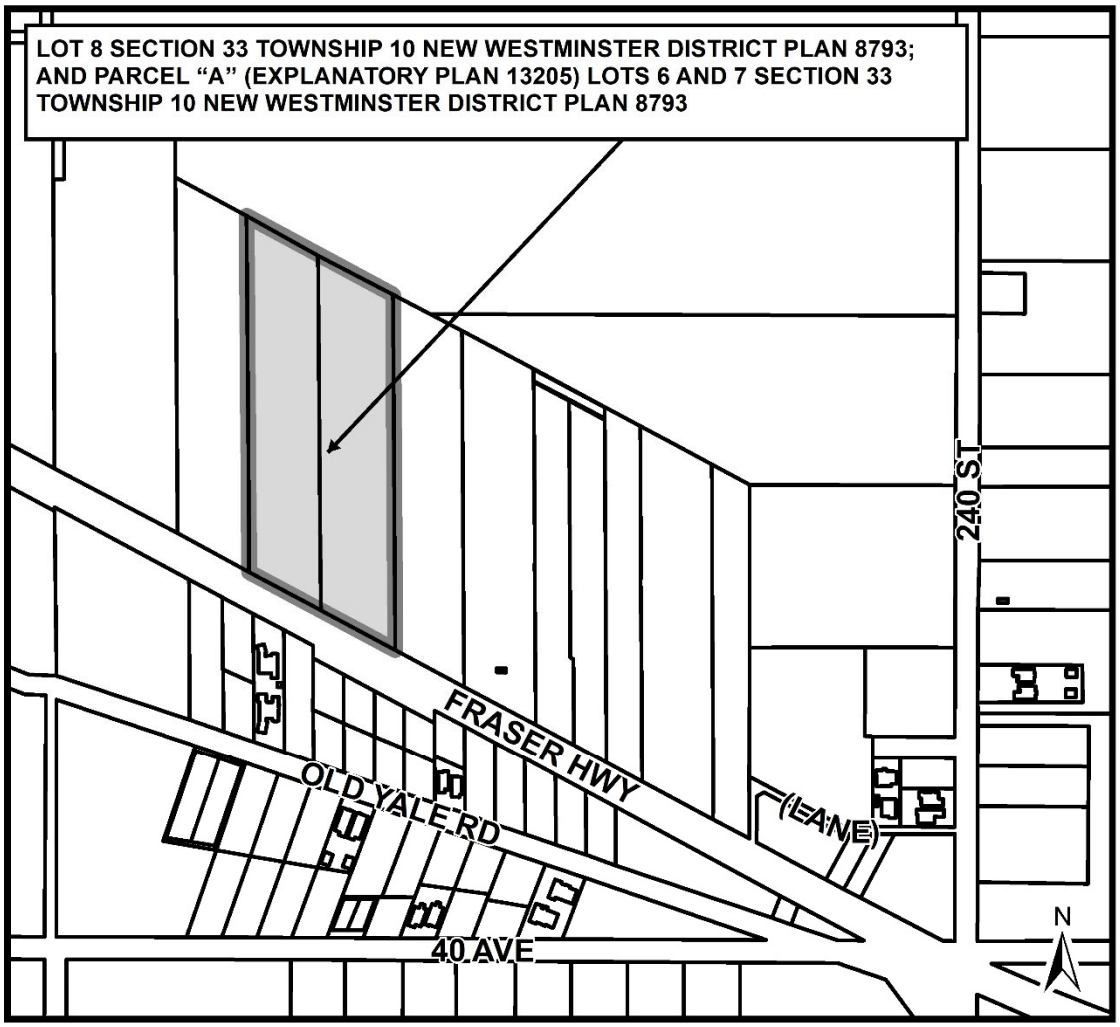
   Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	27	day of	June	, 2022.
READ A SECOND TIME the	27	day of	June	, 2022.
READ A THIRD TIME the	27	day of	June	, 2022.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5803



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 (ZENTERRA LATIMER LTD.) BYLAW NO. 5888

EXPLANATORY NOTE

Bylaw No. 5888 amends the Latimer Neighbourhood Plan to redesignate a portion of property at 7687 – 200 Street to Apartment, increase the permitted density, and permit a maximum height of six storeys for apartments.

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 (ZENTERRA LATIMER LTD.) BYLAW NO. 5888

A Bylaw to amend the 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 No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Zenterra Latimer Ltd.) Bylaw No. 5888".

2. 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 bullet point after the last bullet point in Section 5.2.4:

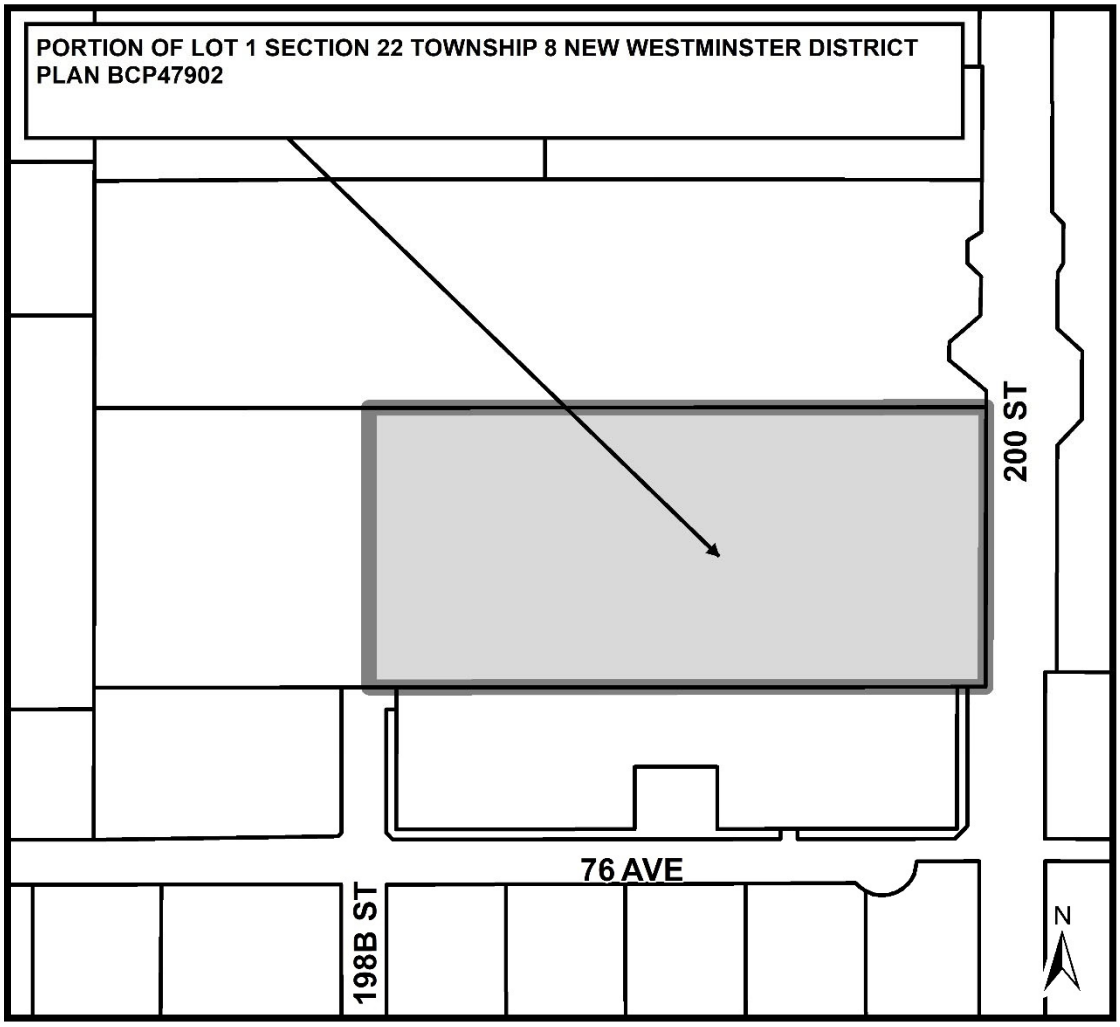
      - Notwithstanding the above, the maximum permitted residential density for lands legally described as Portion of Lot 1 Section 22 Township 8 New Westminster District Plan BCP47902 shall be 2.5 FSR.

   b) By amending Map 1 to change the land use designation for a portion of the lands to "Apartment" and by adding a provision for permitted maximum building height of 6 storeys for the area shown on Schedule "A" attached to and forming part of this Bylaw.

READ A FIRST TIME the	12	day of	June	, 2023
READ A SECOND TIME the	12	day of	June	, 2023
PUBLIC HEARING HELD the	26	day of	June	, 2023
READ A THIRD TIME the	26	day of	June	, 2023
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5888



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ZENTERRA LATIMER LTD.) BYLAW NO. 5889

EXPLANATORY NOTE

Bylaw No. 5889 rezones 4.96 ha (12.26 ac) of land located at 7687 – 200 Street to Comprehensive Development Zone CD-178 to facilitate development of 62 townhouse units and approximately 805 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ZENTERRA LATIMER LTD.) BYLAW NO. 5889

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 (Zenterra Latimer Ltd.) Bylaw No. 5889".

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- 178" after the words "Comprehensive Development Zone CD-177"
   b. Adding to Section 110 after the words "CD-177" the words "CD-178 – 8000 m²"
   c. By adding after Section 1077 "Comprehensive Zone CD-177" the following as Section 1078 "Comprehensive Development Zone CD-178"

1078 **COMPREHENSIVE DEVELOPMENT ZONE CD-178**

Uses Permitted

1078.1 In the CD-178 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* subject to Section 1078.2
4) *apartments* subject to Section 1078.2

Residential Uses

1078.2 *Residential uses* shall consist of apartments and townhouses on lands zoned Comprehensive Development Zone CD-178 and are only permitted to be located as shown in Section 1078.10.
Overall density shall be in accordance with the following table.

Lot (1)	Maximum *Floor Space Ratio*	Maximum Number of Residential Units
1	n/a	62
2	2.5	n/a
3	2.2	n/a

(1) As indicated in Section 1078.10

1078.3 **Lot Coverage**

The maximum permitted *lot coverage* of *building* and *structures* shall be in accordance with the following:

Lot [1]	Maximum permitted lot coverage of buildings and structures
1	35%
2	45%
3	42%

[1] As indicated in Section 1078.10

Siting of Buildings and Structures

1078.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1078.5 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* for *apartment buildings* and 3 *storeys* for *townhouse buildings*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1078.6 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

1078.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

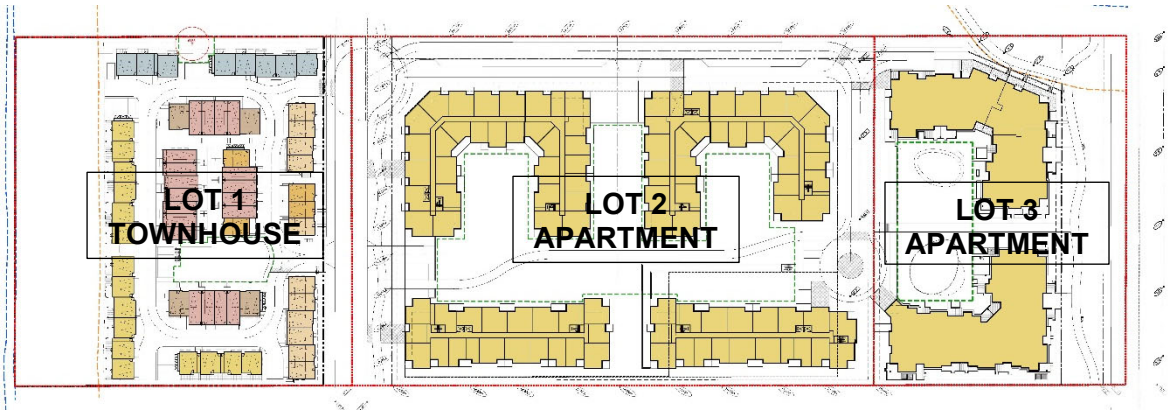
1078.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1078.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

1078.10 **Overall Development Plan**

Development in this zone shall conform substantially with the following plan:



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

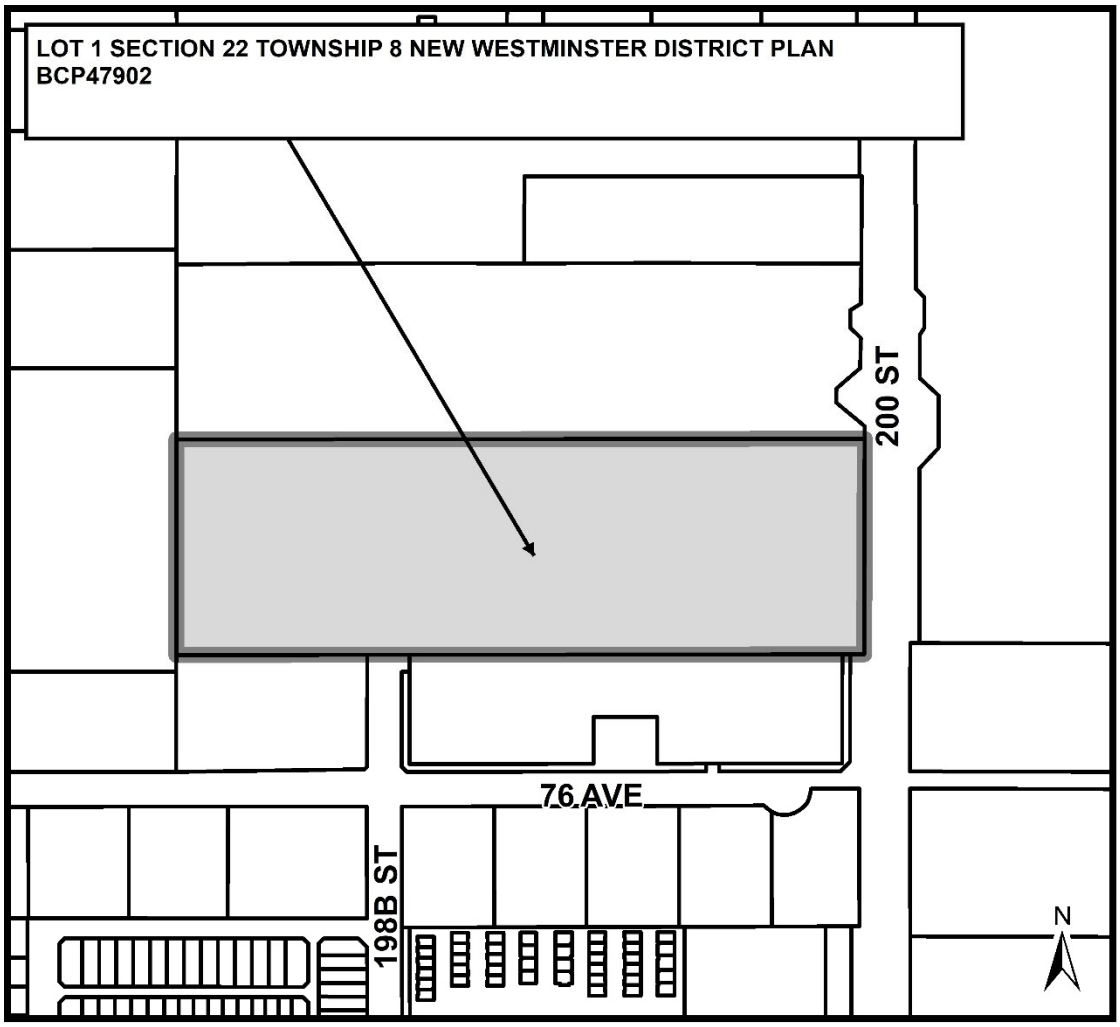
Lot 1 Section 22 Township 8 New Westminster District Plan BCP47902

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-178.

READ A FIRST TIME the	12	day of	June	, 2023
READ A SECOND TIME the	12	day of	June	, 2023
PUBLIC HEARING HELD the	26	Day of	June	, 2023
READ A THIRD TIME the	26	day of	June	, 2023
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5889



THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Development Permit No. 101297

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

1. Name: Zenterra Latimer Ltd.

   Address: 216, 2630 Croydon Drive
   Surrey BC V3Z 6T3

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 1 Section 22 Township 8 New Westminster District Plan BCP47902

   CIVIC ADDRESS: 7687 – 200 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township of Langley:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Finalization of landscape plans included in Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
   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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
   c. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   d. On-site landscaping to be secured by letter of credit at the building permit stage;
   e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
   f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
   g. 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.

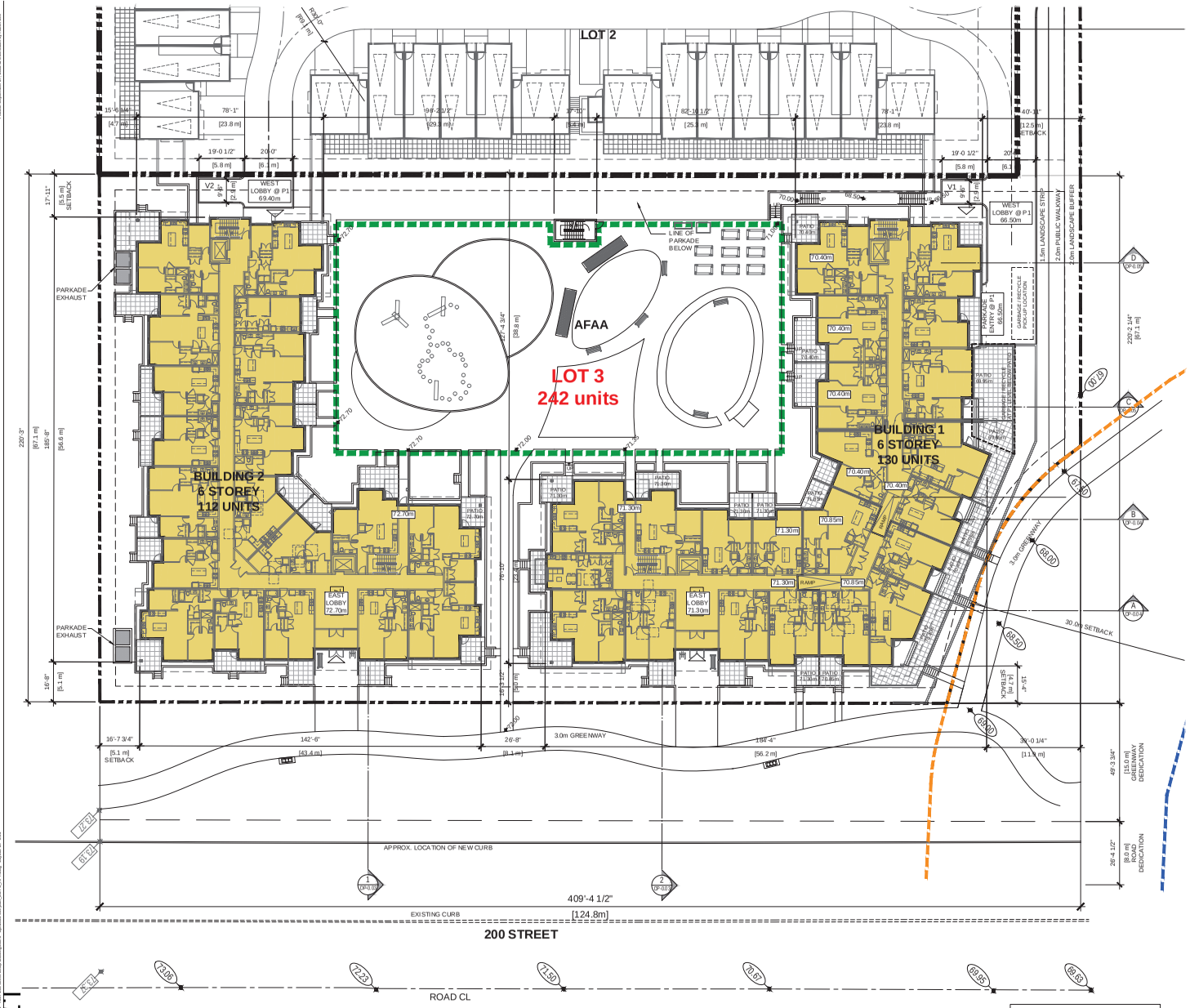
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   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



SITE RECONCILIATION

CIVIC ADDRESS: 7687 200 STREET

LEGAL ADDRESS: LOT 1, SEC 22, TWP 8, NWD PLAN BCP47902

ZONING:
CURRENT: SR-2
PROPOSED: CD

NET SITE AREA: 101,051.7 sq.ft. | 9,388.0 m² | 2.320 ac | 0.939 ha

LOT COVERAGE: 37.8% = 38,240.4 sq.ft. / 101,051.7 sq.ft.

DENSITY:
BUILDING 1 = 130 UNITS
BUILDING 2 = 112 UNITS
TOTAL = 242 UNITS
242 UNITS / 2.327 ac = 104.0 UPA

AGE FRIENDLY AMENITY AREA (A.F.A.A.):
REQUIRED: 242 UNITS x 4 m² = 968 m²
PROVIDED: 1,650 m²

ADAPTABLE UNITS:
REQUIRED: 242 UNITS x 10% = 24.2 UNITS
PROVIDED: BUILDING 1 = 13 UNITS
BUILDING 2 = 12 UNITS
TOTAL = 25 UNITS

PARKING:
REQUIRED:
11 STUDIO UNITS x 1/UNIT = 11.0 STALLS
231 1+BED UNITS x 1.5/UNIT = 346.5 STALLS
TOTAL (INCL. VISITORS) 357.5 STALLS
VISITORS: 10% x 357.5 = 35.8 STALLS
RESIDENTIAL: 357.5 - 35.8 = 321.7 STALLS

EV CHARGING: 242 UNITS x 1 PER UNIT = 242 REQ'D.
242 EV CHARGING STALLS PROVIDED

BICYCLES: 242 UNITS x 1.2 PER UNIT = 290.4 = 290 REQ'D.
296 PROVIDED

PROVIDED:
SURFACE VISITOR 2 STALLS
LEVEL P1 VISITOR 38 STALLS (INCL. 1 H/C)
40 STALLS (INCL. 1 H/C)

LEVEL P1 RESIDENTIAL 134 STALLS (INCL. 8 H/C)
LEVEL P2 RESIDENTIAL 192 STALLS (INCL. 17 H/C)
326 STALLS (INCL. 25 H/C)

APARTMENT UNIT SUMMARY

UNIT TYPE	# of UNITS	FLOOR AREA		SITE TOTALS		ADAPTABLE
A | Studio	11	425 sq.ft.	39.48 m²	4,675 sq.ft.	434.32 m²	0
B | 1 Bed	48	550 sq.ft.	51.10 m²	26,400 sq.ft.	2,452.64 m²	0
B1 | 1 Bed	1	635 sq.ft.	58.99 m²	635 sq.ft.	58.99 m²	1
B2 | 1 Bed	3	635 sq.ft.	58.99 m²	1,905 sq.ft.	176.98 m²	0
B3 | 1 Bed+Den	12	634 sq.ft.	58.90 m²	7,608 sq.ft.	706.81 m²	10
B4 | 1 Bed	5	563 sq.ft.	52.30 m²	2,815 sq.ft.	261.52 m²	0
B5 | 1 Bed+Den	12	622 sq.ft.	57.79 m²	7,464 sq.ft.	693.43 m²	12
B6 | 1 Bed	2	706 sq.ft.	65.59 m²	1,412 sq.ft.	131.18 m²	0
B7 | 1 Bed+Den	6	666 sq.ft.	61.87 m²	3,996 sq.ft.	371.24 m²	0
C | 2 Bed/2 Ba	38	865 sq.ft.	80.36 m²	32,870 sq.ft.	3,053.72 m²	0
Ca | 2 Bed/2 Ba	6	855 sq.ft.	79.43 m²	5,130 sq.ft.	476.59 m²	0
C1 | 2 Bed/2 Ba	6	807 sq.ft.	74.97 m²	4,842 sq.ft.	449.84 m²	0
C1a | 2 Bed/2 Ba	6	798 sq.ft.	74.14 m²	4,788 sq.ft.	444.82 m²	0
C2 | 2 Bed/2 Ba	10	804 sq.ft.	74.69 m²	8,040 sq.ft.	746.94 m²	0
C3 | 2 Bed/2 Ba	6	809 sq.ft.	75.16 m²	4,854 sq.ft.	450.95 m²	0
C4 | 2 Bed/2 Ba	5	741 sq.ft.	68.84 m²	3,705 sq.ft.	344.21 m²	0
C4a | 2 Bed/2 Ba	1	606 sq.ft.	56.30 m²	606 sq.ft.	56.30 m²	0
C5 | 2 Bed/2 Ba	6	863 sq.ft.	80.18 m²	5,178 sq.ft.	481.05 m²	0
C6 | 2 Bed/2 Ba	6	863 sq.ft.	80.18 m²	5,178 sq.ft.	481.05 m²	0
D | 2 Bed/2 Ba	10	877 sq.ft.	81.48 m²	8,770 sq.ft.	814.76 m²	0
D1 | Bed/2 Ba	10	848 sq.ft.	78.78 m²	8,480 sq.ft.	787.82 m²	0
D2 | 2 Bed/2 Ba	12	868 sq.ft.	80.64 m²	10,416 sq.ft.	967.68 m²	0
D3 | 2 Bed/2 Ba	12	912 sq.ft.	84.73 m²	10,944 sq.ft.	1,016.73 m²	0
D4 | 2 Bed/2 Ba	5	869 sq.ft.	80.73 m²	4,345 sq.ft.	403.66 m²	0
E1 | 3 Bed	2	946 sq.ft.	87.89 m²	1,892 sq.ft.	175.77 m²	0
E2 | 3 Bed	1	949 sq.ft.	88.16 m²	949 sq.ft.	88.16 m²	0
TOTAL	242			177,897 sq.ft.	16,527.16 m²	23

BUILDING 1 APARTMENT UNIT BREAKDOWN

UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL	%
Studio	1	1	1	1	1	0	5	3.8%
1 Bed	10	8	8	8	8	8	50	38.5%
2 Bed	11	13	13	13	13	12	75	57.7%
TOTAL	22	22	22	22	22	20	130	

BUILDING 2 APARTMENT UNIT BREAKDOWN

UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL	%
Studio	1	1	1	1	1	1	6	5.4%
1 Bed	9	6	6	6	6	5	38	33.9%
2 Bed	9	12	12	12	12	11	68	60.7%
TOTAL	19	19	19	19	19	17	112	

SITE PLAN - LOT 3
SCALE: 1" = 20'-0"

NORTH

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Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

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2021-10-29	RZ/DP APPLICATION

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CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER 12 RESIDENTIAL DEVELOPMENT
7687-200 Street
LANGLEY, BC

DRAWING TITLE
SITE PLAN
LOT 3

DATE 2021.09.23 FILE NO.
DWN. RW
CHK. CH 2023

SCHEDULE A

LOT 3 I.7 DP-0.01



STREETSCAPE - EAST, 200 STREET
SCALE: 1" = 40'-0"



STREETSCAPE ENLARGED - EAST, 200 STREET
SCALE: 1" = 20'-0"

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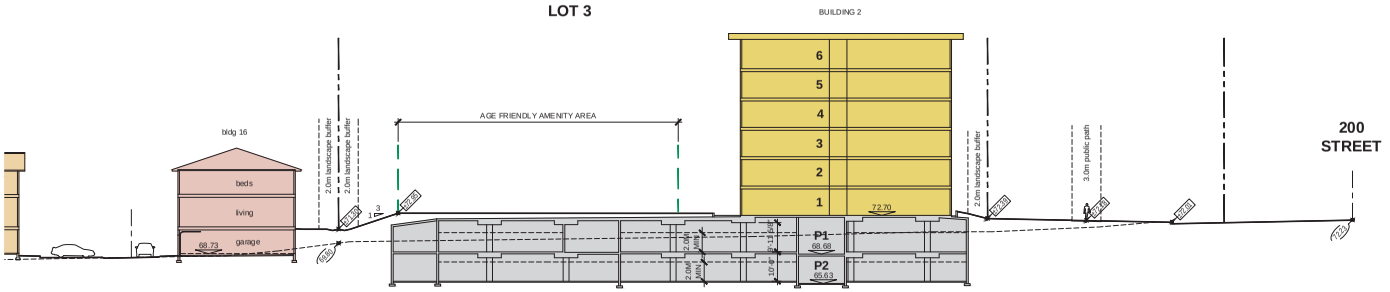
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DRAWING TITLE
STREETSCAPE

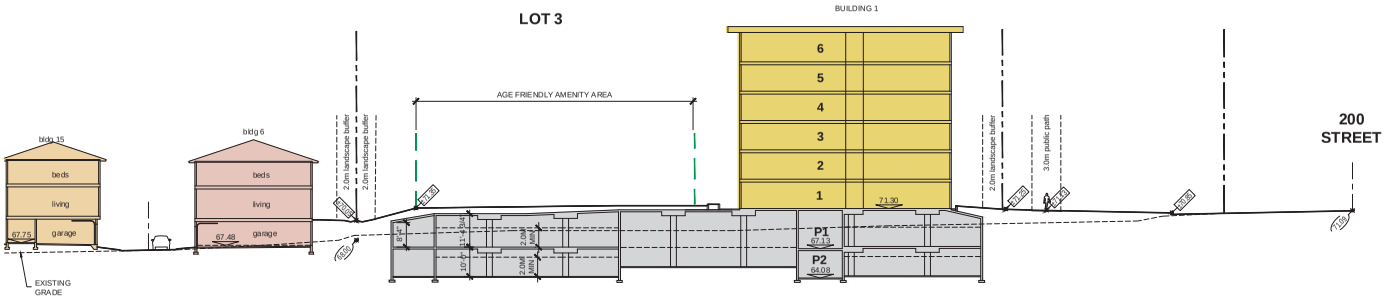
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CHK.	CH	

SEAL
SHEET NO. **DP-0.02**

LOT 3



1 SITE SECTION
SCALE: 1" = 20'-0"



2 SITE SECTION
SCALE: 1" = 20'-0"

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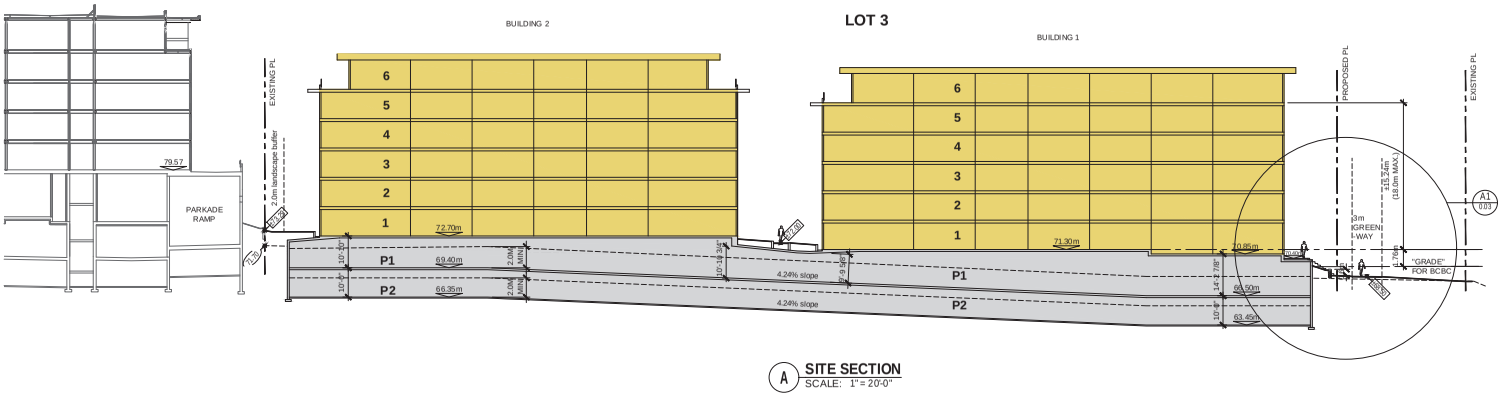
DRAWING TITLE
SITE SECTIONS

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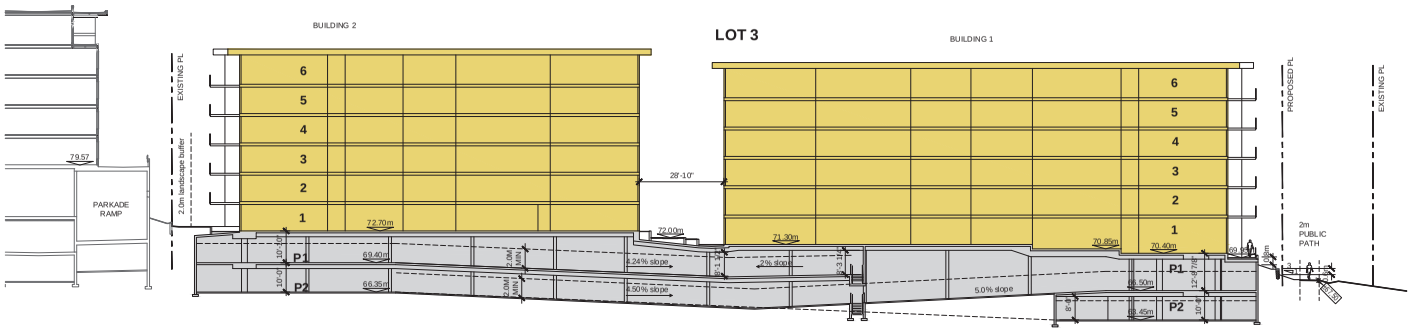
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SHEET NO.
DP-0.03

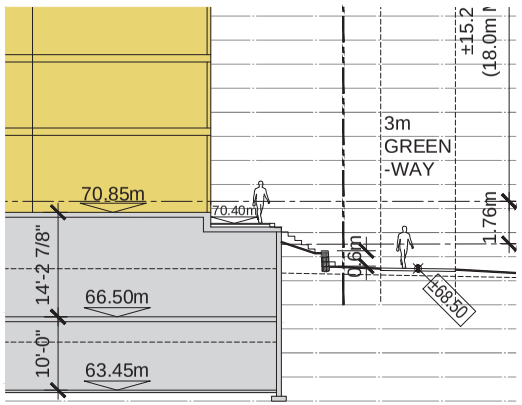
LOT 3



A SITE SECTION
SCALE: 1" = 20'-0"



B SITE SECTION
SCALE: 1" = 20'-0"



A1 DETAIL
SCALE: 1/8" = 1'-0"

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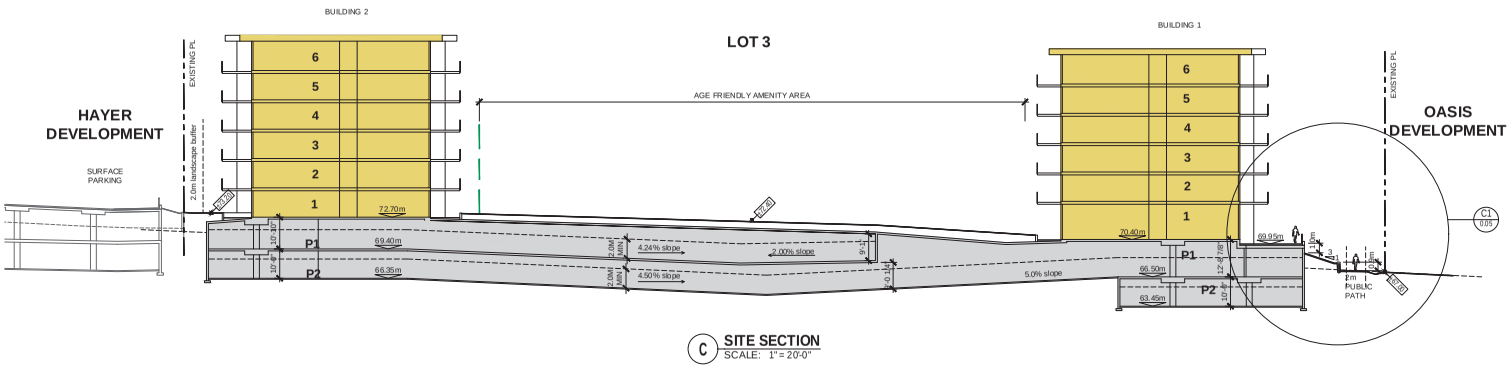
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SITE SECTIONS

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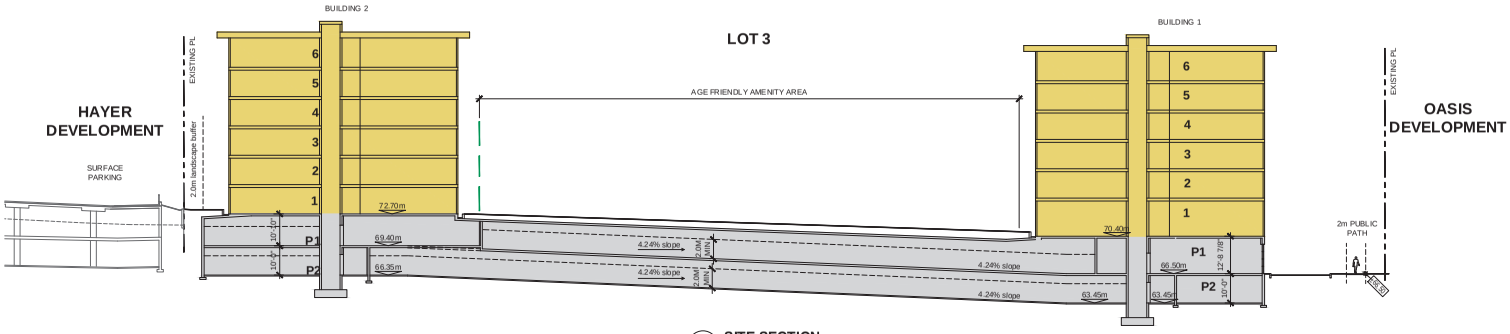
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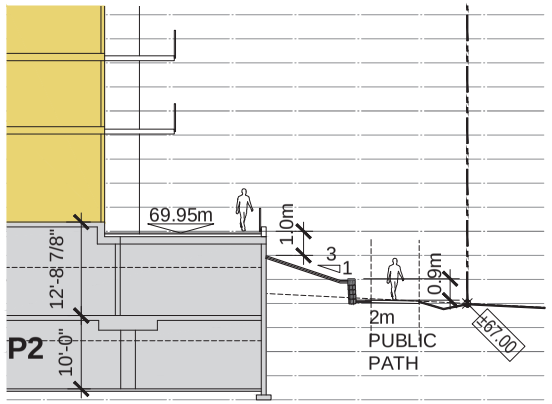
LOT 3



C SITE SECTION
SCALE: 1" = 20'-0"



D SITE SECTION
SCALE: 1" = 20'-0"



C1 DETAIL
SCALE: 1/8" = 1'-0"

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LOT 3



VIEW1- AERIAL VIEW- NORTH-EAST

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3D VIEWS

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DP-0.06

LOT 3

Plotted: September 27, 2022 at 8:21:33am by Kevin Lee



VIEW2- AERIAL VIEW- SOUTH-EAST



VIEW3- AERIAL VIEW- NORTH-WEST

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3D VIEWS

DATE **2021.09.23** FILE NO.
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LOT 3 **DP-0.07**

I:\2020 projects\2023 - zoning - 7687 200 street\dp drawings\dp 3 - sp\2023 3D Views Lot 3.dwg - Layout: DP-0.07



VIEW4 - BUILDING2,1 - SOUTH-EAST

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3D VIEWS

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VIEW5 - BUILDING1,2 - NORTH-EAST

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VIEW6 - BUILDING1 - LOBBY

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VIEW7 - BUILDING2 -LOBBY

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3D VIEWS

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VIEW8 - BUILDING2 - NORTH

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DRAWING TITLE

3D VIEWS

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CHK.	CH		

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SHEET NO. DP-0.12

LOT 3



VIEW9 - BUILDING2 -LOBBY/PARKADE



VIEW10 - BUILDING1- AERIAL VIEW-SOUTH-WEST

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t 604.853.5222 f 604.853.5442
e info@focusai.ca

2022-09-26	PLANNING RESPONSES
2021-10-29	RZ/DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER 12 RESIDENTIAL DEVELOPMENT

7687-200 Street
LANGLEY, BC

DRAWING TITLE
3D VIEWS

DATE 2021.09.23 FILE NO.
DWN. RW
CHK. CH 2023

SEAL

SHEET NO. DP-0.13

LOT 3



VIEW11 - WEST VIEW



VIEW12 - BUILDING2- AERIAL VIEW-SOUTH-WEST

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DRAWING TITLE
3D VIEWS

DATE 2021.09.23 FILE NO.
DWN. RW
CHK. CH 2023

SEAL

SHEET NO. DP-0.14

LOT 3



BUILDING 1 - EAST ELEVATION (200 STREET)
SCALE: 1" = 10'-0"



BUILDING 1 - NORTH ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM OR EQUIVALENT ALUMINUM REVEALS
2. CEMENT BOARD WOOD GRAIN TEXTURE 7" EXPOSURE HORIZONTAL SIDING
3. BRICK VENEER
4. 2'x8" PROJECTING WINDOW BOX
5. PAINTED CONCRETE
6. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
7. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
8. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
9. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
10. SEALED DOUBLE GLAZED P.V.C. WINDOW
11. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
12. PAINTED STEEL DOOR AND FRAME
13. GLASS AND STEEL CANOPY
14. WOOD COLUMN WITH CLADDING
15. GLASS AND METAL RAILING
16. METAL PRIVACY SCREEN PARTITION W/ TEMPERED FROSTED GLASS
17. PARKADE ENTRY SECURITY GRILLE DOOR
18. ROLLUP O.H. DOOR
19. METAL ENTRY PORTAL

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7687-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING1 ELEVATIONS

DATE 2021.09.23 FILE NO.
DWN. RW
CHK. CH 2023

SEAL

SHEET NO. DP-2.01

LOT 3



BUILDING 1 - WEST ELEVATION
SCALE: 1" = 10'-0"



BUILDING 1 - SOUTH ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. CEMENT BOARD WOOD GRAIN TEXTURE 7" EXPOSURE HORIZONTAL SIDING
3. BRICK VENEER
4. 2"x8" PROJECTING WINDOW BOX
5. PAINTED CONCRETE
6. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
7. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
8. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
9. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
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13. GLASS AND STEEL CANOPY
14. WOOD COLUMN WITH CLADDING
15. GLASS AND METAL RAILING
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LATIMER 12 RESIDENTIAL DEVELOPMENT
7687-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 1 ELEVATIONS

DATE 2021.09.23 FILE NO.
DWN. RW
CHK. CH 2023

SEAL

SHEET NO. DP-2.02

LOT 3



MATERIAL FINISHES LEGEND

A1 Brick
Mutual Materials 'Ebony Mission' with through-wall flashing Westform Metals 'Black Coffee'

A2 Brick Soldier Course
Palmetto Brick
'Whitestone Wirecut'
with White mortar

B1 Horizontal Lap Siding
James Hardie
'Pearl Gray'

B2 Horizontal Lap Siding
James Hardie
'Rich Espresso'
(on facades facing outdoor amenity)

C1 Panel Siding
James Hardie 'Aged Pewter'
Easy Trim reveals to be same colour as panel

C2 Panel Siding
James Hardie 'Pearl Gray'
Easy Trim reveals to be same colour as panel

C3 Panel Siding
James Hardie 'Arctic White'
Easy Trim reveals to be same colour as panel, install with butt joints at fascias

D1 Soffits
Westform Metals 'Light Pine'

D2 Soffits
Westform Metals 'Polar White'

D3 Soffits
Westform Metals 'Charcoal Grey'

E Balcony Trim, Posts
James Hardie 'Aged Pewter'
Install with butt joints at fascias and posts

K Sill Flashing
Westform Metals
'Polar White'

L Metal Entry Portal
Benjamin Moore
2119-10 'Space Black'

M Metal Flat Bar
Benjamin Moore
CC-334 'Great Plains'

H Window Frames, Sliding Glass Doors, Patio Doors
Black

J 2" x 8" Projecting Window Box
Benjamin Moore
2140-70 'Winter White'

F Metal Railing & Privacy Screens
Black

G Window Trim
James Hardie
'Arctic White'

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2021-10-29 RZ/DP APPLICATION
REVISIONS
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PROJECT
LATIMER 12 RESIDENTIAL DEVELOPMENT
7687-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 1 ELEVATIONS COLOUR SCHEME

DATE 2021.09.23 FILE NO.
DWN. RW
CHK. CH 2023

SEAL

SHEET NO. DP-2.03

LOT 3



BUILDING 2 - EAST ELEVATION (200 STREET)

SCALE: 1" = 10'-0"



BUILDING 2 - SOUTH ELEVATION

SCALE: 1" = 10'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. CEMENT BOARD WOOD GRAIN TEXTURE 7" EXPOSURE HORIZONTAL SIDING
3. BRICK VENEER
4. 2"x8" PROJECTING WINDOW BOX
5. PAINTED CONCRETE
6. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
7. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
8. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
9. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
10. SEALED DOUBLE GLAZED P.V.C. WINDOW
11. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
12. PAINTED STEEL DOOR AND FRAME
13. GLASS AND STEEL CANOPY
14. WOOD COLUMN WITH CLADDING
15. GLASS AND METAL RAILING
16. METAL PRIVACY SCREEN PARTITION W/ TEMPERED FROSTED GLASS
17. PARKADE ENTRY SECURITY GRILLE DOOR
18. ROLLUP O.H. DOOR
19. METAL ENTRY PORTAL

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2021-10-29	RZ/DP APPLICATION

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PROJECT

LATIMER 12 RESIDENTIAL DEVELOPMENT

7687-200 Street
LANGLEY, BC

DRAWING TITLE

BUILDING 2 ELEVATIONS

DATE 2021.09.23 FILE NO.
DWN. RW
CHK. CH 2023

SEAL

SHEET NO. DP-3.01

LOT 3



BUILDING 1

BUILDING 2 - WEST ELEVATION
SCALE: 1" = 10'-0"



BUILDING 2 - NORTH ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM OR EQUIVALENT ALUMINUM REVEALS
2. CEMENT BOARD WOOD GRAIN TEXTURE 7" EXPOSURE HORIZONTAL SIDING
3. BRICK VENEER
4. PREFINISHED ALUMINUM SIDING LONGBOARD 6" V GROOVE- OR APPROVED EQUAL
5. PREFINISHED ALUMINUM PANEL SYSTEM
6. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
7. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
8. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
9. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
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LATIMER 12 RESIDENTIAL DEVELOPMENT
7687-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 2 ELEVATIONS

DATE 2021.09.23 FILE NO.
DWN. RW
CHK. CH 2023

SEAL

SHEET NO. DP-3.02

LOT 3



MATERIAL FINISHES LEGEND

A1 Brick Soldier Course
Mutual Materials 'Ebony Mission'

A2 Brick
Palmetto Brick
'Whitestone Wirecut' with White mortar & through-wall flashing Westform Metals 'Polar White'

B3 Horizontal Lap Siding
James Hardie 'Gray Slate'

B4 Horizontal Lap Siding
James Hardie 'Arctic White'

C1 Panel Siding
James Hardie 'Aged Pewter'
Easy Trim reveals to be same colour as panel

C3 Panel Siding
James Hardie 'Arctic White'
Easy Trim reveals to be same colour as panel, install with butt joints at fascias

C4 Panel Siding
James Hardie 'Iron Gray'
Easy Trim reveals to be same colour as panel, install with butt joints at fascias

D1 Soffits
Westform Metals 'Light Pine'

D3 Soffits
Westform Metals 'Charcoal Grey'

E Balcony Trim, Posts
James Hardie 'Aged Pewter'
Install with butt joints at fascias and posts

K Sill Flashing
Westform Metals
'Charcoal Grey

L Metal Entry Portal
Benjamin Moore
2119-10 'Space Black'

M Metal Flat Bar
Benjamin Moore
CC-334 'Great Plains'

H Window Frames, Sliding Glass Doors, Patio Doors
Black

J 2" x 8" Projecting Window Box
Benjamin Moore
2124-10 'Wrought Iron"

F Metal Railing & Privacy Screens
Black

G Window Trim
James Hardie
'Iron Gray'

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Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2022-09-26 PLANNING RESPONSES
2021-10-29 RZ/DP APPLICATION
REVISIONS
CONSULTANT

CLIENT
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PROJECT
LATIMER 12 RESIDENTIAL DEVELOPMENT
7687-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING 2 ELEVATIONS COLOUR SCHEME

DATE 2021.09.23 FILE NO.
DWN. RW
CHK. CH 2023

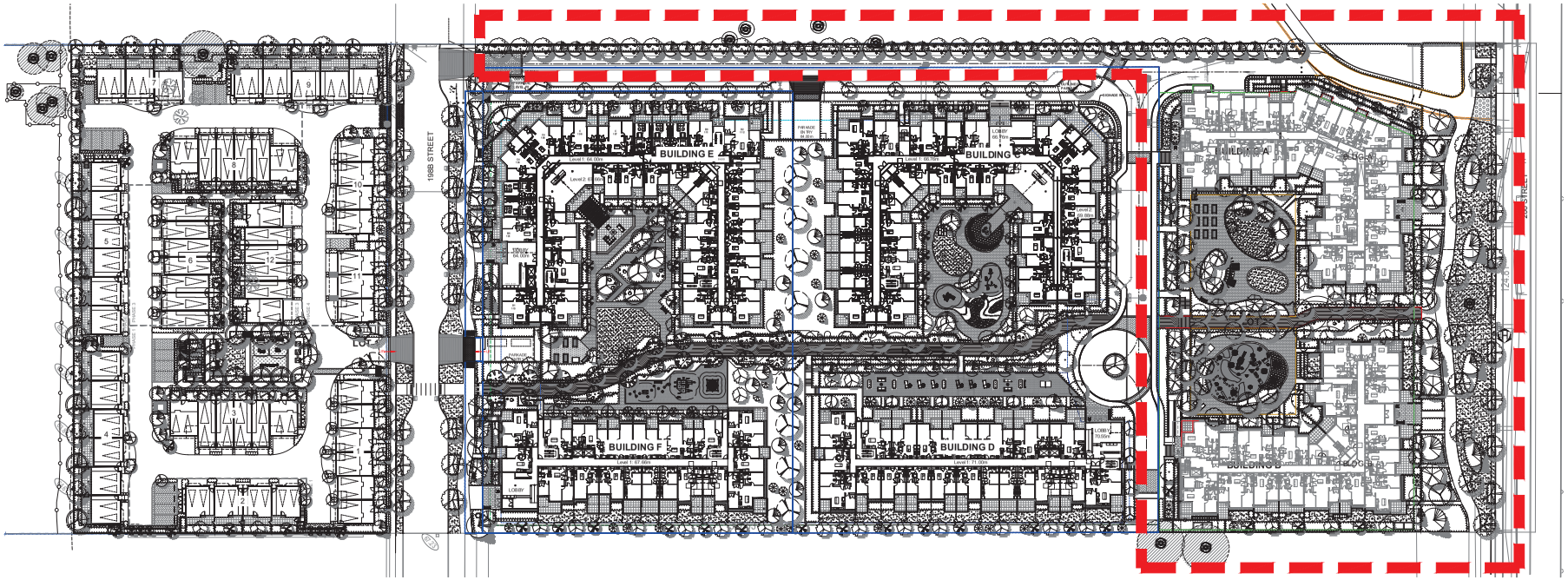
SEAL

SHEET NO. DP-3.03

LOT 3

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LOT 2

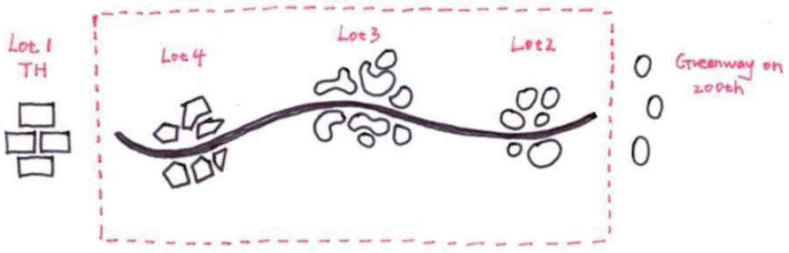


0 20 40 100 200ft

KEY PLAN 3/128"=1'-0"

OVERALL DESIGN CONCEPT





INITIAL SETTLEMENT OF THE WILLOUGHBY AREA IS TRACED BACK TO THE FIRST NATIONS PEOPLE NOW KNOWN AS THE STO:LO - WILLOUGHBY NEIGHBOURHOOD PLAN. THE WORD STO:LO MEANS RIVER.

INSPIRED BY THIS, THE PROPOSED PATHWAY SYMBOLIZES THE 'RIVER', AND OUTDOOR SPACES SYMBOLIZES THE 'ISLAND', WHICH PROMOS THE LANGLEY'S LOCAL CULTURE IN THIS ZENTERRA PROJECT.

THIS 'RIVER & ISLANDS' OUTDOOR SPACE WILL BRING A SMOOTH TRANSITION AND STRONG CONNECTION FROM 200ST GREENWAY TO LOT 1 TOWNHOUSE.

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

	PROPERTY LINE
	PARKADE LINE
	CANOPY ABOVE

NO.	DATE	REVISION DESCRIPTION	DR.
8	2024/JAN/19	DP RESUBMISSION	RJB/YR
7	2023/SEP/25	DP RESUBMISSION	YR
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUL/08	CITY COMMENTS/NEW ARCH PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:
LATIMER WALK - LOT 2
TOL# 08-22-0106
7687-200 STREET LANGLEY, BC

DRAWING TITLE:
KEY PLAN

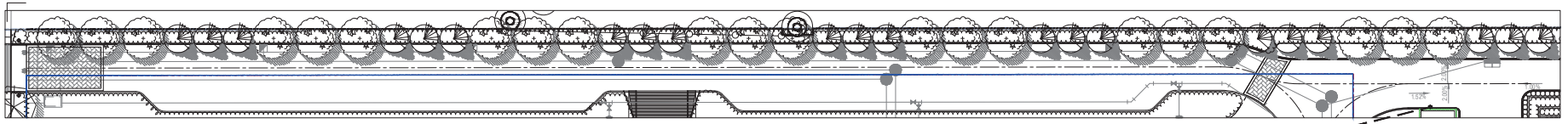
SCHEDULE B

DATE: 21.MAR.16
SCALE: 3/128"=1'-0"
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L7 OF 12

20138-5.ZIP

PMG PROJECT NUMBER: **20-138**



LANDSCAPE PLAN 3/64"=1'-0"
(LOT 2 ACCESS)

PLANT SCHEDULE

PMG PROJECT NUMBER: 20-138

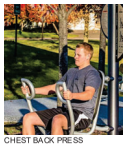
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	24	ABIES FRASERI	FRASER FIR	3M HT; B&B
	5	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	6CM CAL; B&B
	14	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6CM CAL; 2M STD; B&B
	4	CERCIS OCCIDENTALIS	WESTERN REDBUD	6CM CAL; B&B
	23	CORNUS FLORIDA	FLOWERING DOGWOOD	6CM CAL; B&B
	3	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	6CM CAL; B&B
	12	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL; 1.8M STD; B&B
	15	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	19	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	3M HT; B&B
	16	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	6CM CAL; 1.4M STD; B&B
	4	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.8M STD; B&B
	11	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL 1.5M STD;B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTES: ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM; INSTALLATION TO I.I.A.BC STANDRADS, LATEST EDITION.


PLAY TUNNEL WITH RIVER DESIGN


KOMPAN PCM100131 PLAY TOWER


CHEST BACK PRESS


SQUAT PRESS


CARDIO STEPPER

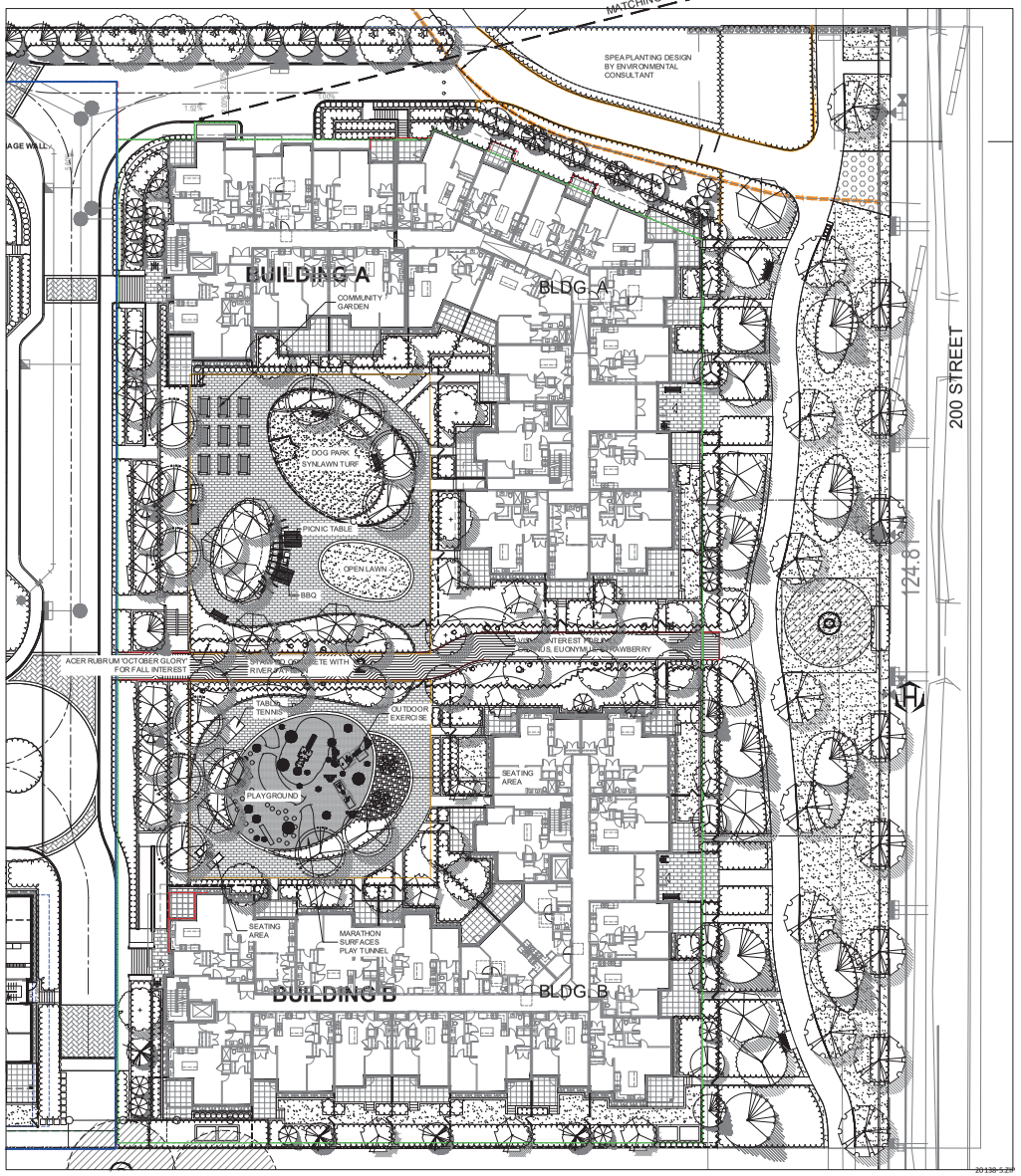

MAGLIN FORO TABLE & CHARIS


MAGLIN MLB870 BENCH SERIES


HEALTHBEAT HAND CYCLER


ROW - STAMPED CONCRETE WITH RIVER PATTERN


ACER RUBRUM



0 10 20 50 100ft

LANDSCAPE PLAN 3/64"=1'-0"

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CLIENT:

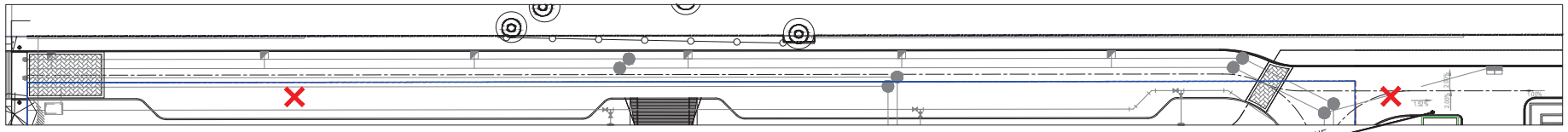
PROJECT:
LATIMER WALK
- LOT 2
TOL# 08-22-0106
7687-200 STREET
LANGLEY, BC

DRAWING TITLE:
LANDSCAPE PLAN

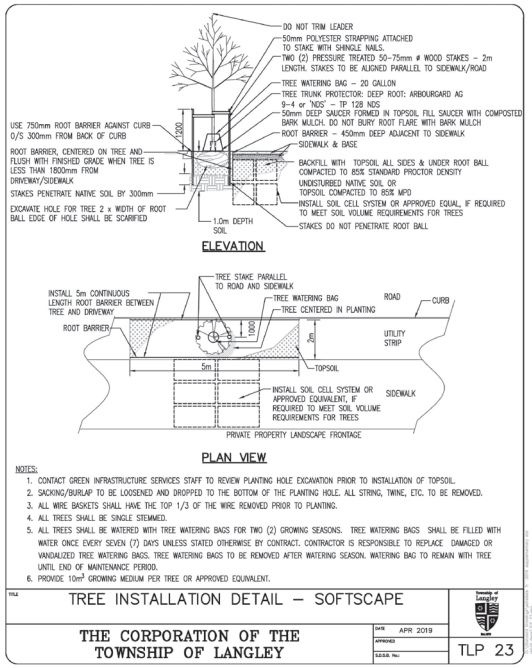
DATE: 21.MAR.16
SCALE: 3/64"=1'-0"
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L7
OF 12

PMG PROJECT NUMBER: 20-138



LANDSCAPE PLAN 3/64"=1'-0"
(LOT 2 ACCESS)



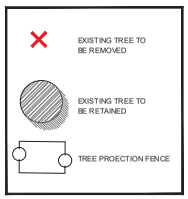
NOTES:
1. CONTACT GREEN INFRASTRUCTURE SERVICES STAFF TO REVIEW PLANTING HOLE EXCAVATION PRIOR TO INSTALLATION OF TOPSOIL.
2. SACKING/BURLAP TO BE LOOSENED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC. TO BE REMOVED.
3. ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.
4. ALL TREES SHALL BE SINGLE STEMMED.
5. ALL TREES SHALL BE WATERED WITH TREE WATERING BAGS FOR TWO (2) GROWING SEASONS. TREE WATERING BAGS SHALL BE FILLED WITH WATER ONCE EVERY SEVEN (7) DAYS UNLESS STATED OTHERWISE BY CONTRACT. CONTRACTOR IS RESPONSIBLE TO REPLACE DAMAGED OR VANDALIZED TREE WATERING BAGS. TREE WATERING BAGS TO BE REMOVED AFTER WATERING SEASON. WATERING BAG TO REMAIN WITH TREE UNTIL END OF MAINTENANCE PERIOD.
6. PROVIDE 10m³ GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT.

TREE INSTALLATION DETAIL - SOFTSCAPE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE APR 2019
APPROVED
D.B.B.B. No.:

TLP 23



NOTE: WHEN PLANTING IN TREE PROTECTION AREA PLEASE CALL THE ARBORIST: JORI PORTER (MCELHANNEY LTD. 604-424-4868)

PLANT SCHEDULE - LOT 2 REPLACEMENT TREE

PMG PROJECT NUMBER: 20-138

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	24	ABIES FRASERI	FRASER FIR	3M HT; B&B
	5	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	6CM CAL; B&B
	23	CORNUS FLORIDA	FLOWERING DOGWOOD	6CM CAL; B&B
	19	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	3M HT; B&B
	11	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL 1.5M STD;B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

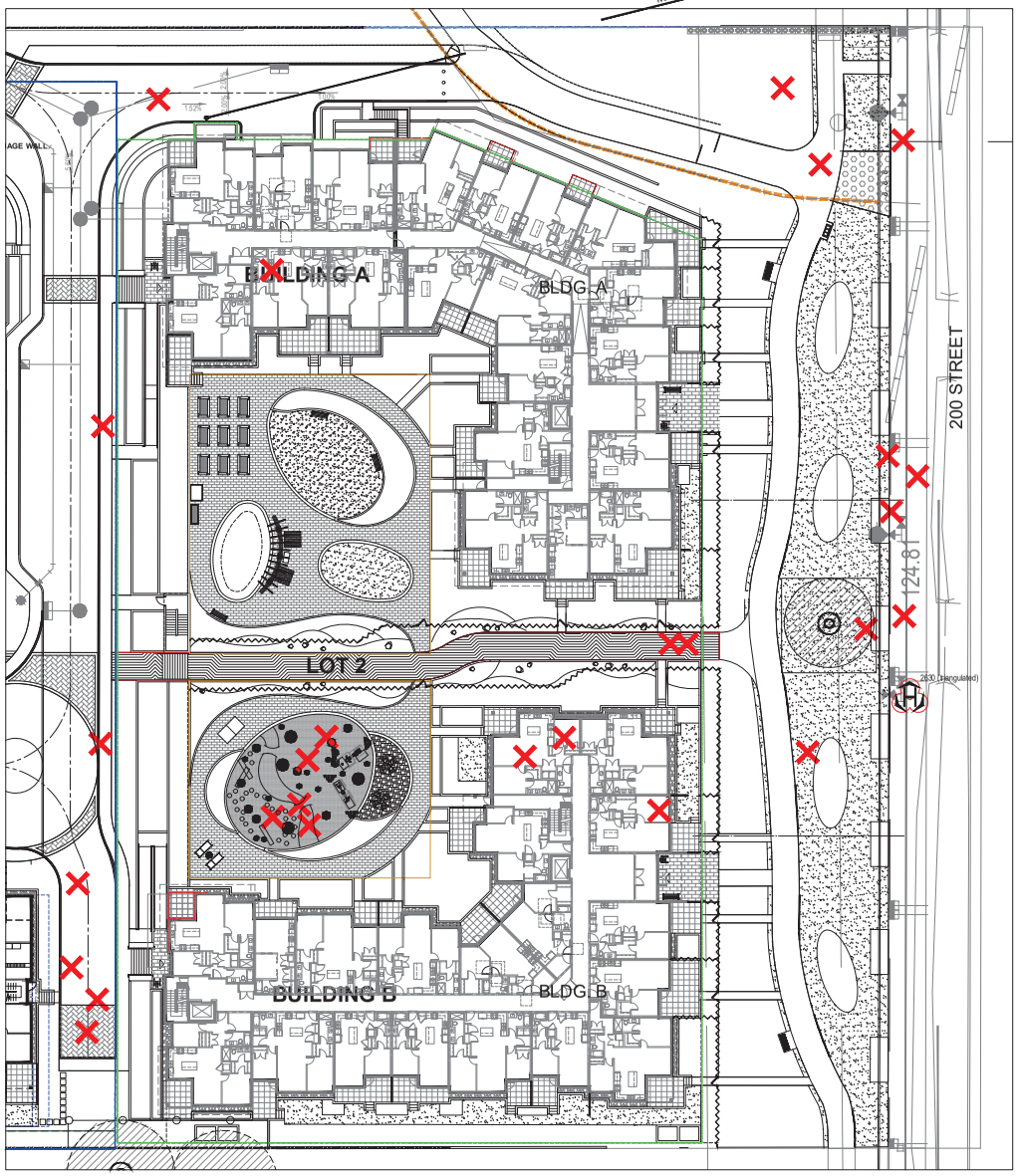
REQUIRED REPLACEMENT TREE (LOT1 + LOT2 + LOT3 + LOT4): 282
REQUIRED DECIDUOUS REPLACEMENT TREE(LOT1 + LOT2 + LOT3 + LOT4): 141
REQUIRED CONIFEROUS REPLACEMENT TREE(LOT1 + LOT2 + LOT3 + LOT4): 141

PROVIDED DECIDUOUS REPLACEMENT TREE(LOT1 + LOT2 + LOT3 + LOT4): 141
PROVIDED CONIFEROUS REPLACEMENT TREE(LOT1 + LOT2 + LOT3 + LOT4): 141

PROVIDED DECIDUOUS REPLACEMENT TREE(LOT2): 39
PROVIDED CONIFEROUS REPLACEMENT TREE(LOT2): 43

0 10 50 100ft

LANDSCAPE PLAN 3/64"=1'-0"



20138-5.ZIP

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p: 604 294-0011 ; f: 604 294-0022

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	PARKADE LINE
	CANOPY ABOVE

NO.	DATE	REVISION DESCRIPTION	DR.
8	2024/JAN/19	DP RESUBMISSION	RJ&YR
7	2023/SEP/25	DP RESUBMISSION	YR
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUL/08	CITY COMMENTS/NEW ARCH PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENTS COMMENT/NEW CIVIL PLAN	YR

CLIENT:

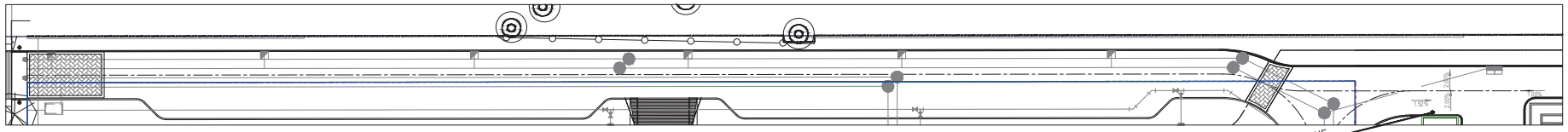
PROJECT:
LATIMER WALK
- LOT 2
TOL# 08-22-0106
7687-200 STREET
LANGLEY, BC

DRAWING TITLE:
TREE MANAGEMENT PLAN

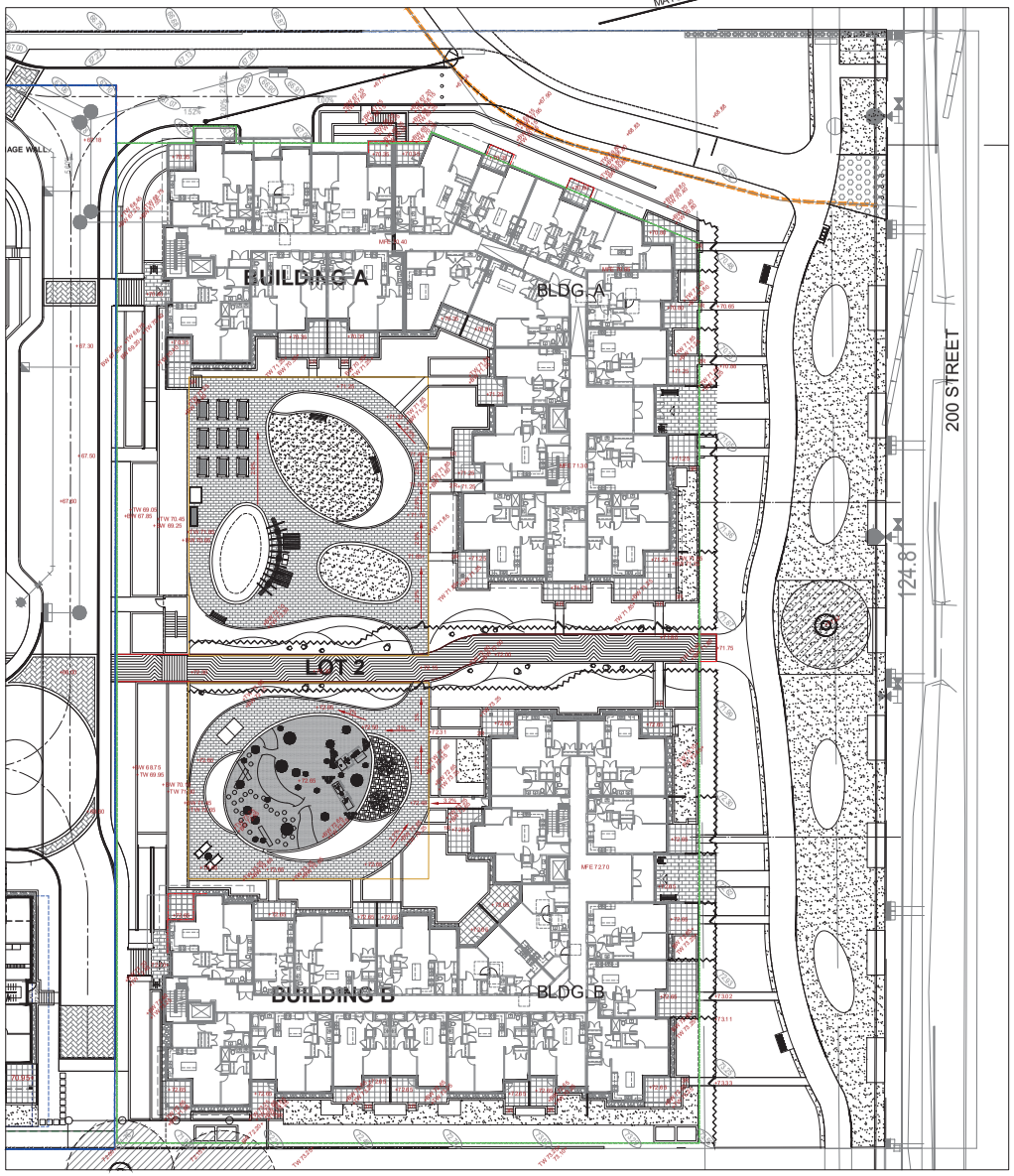
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SCALE: 3/64"=1'-0"
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L7
OF 12

PMG PROJECT NUMBER: 20-138



GRADING PLAN 3/64"=1'-0"
(LOT 2 ACCESS)



0 10 50 100ft

GRADING PLAN 3/64"=1'-0"

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CLIENT:

PROJECT:
LATIMER WALK
- LOT 2
TOL# 08-22-0106
7687-200 STREET
LANGLEY, BC

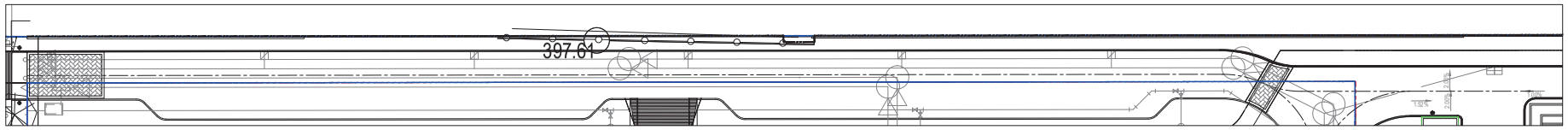
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DATE:	21.MAR.16
SCALE:	3/64"=1'-0"
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CHK'D:	PCM

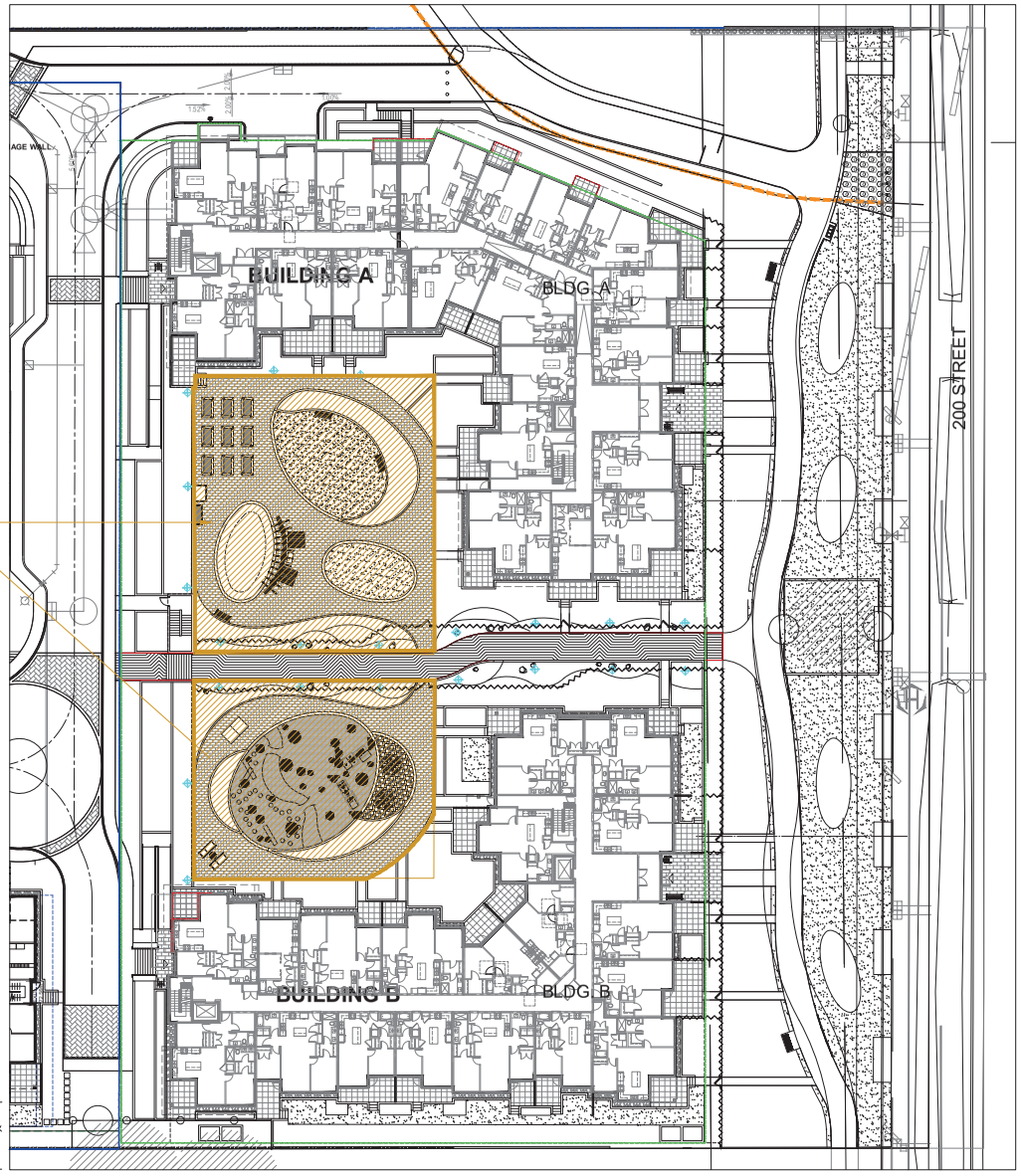
DRAWING NUMBER: **L4** OF 12

PMG PROJECT NUMBER: **20-138**

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LANDSCAPE PLAN 3/64"=1'-0"
(LOT 2 ACCESS)



AFAA
1,421 SQUARE METERS

TOTAL AFAA REQUIRED: 920 SQUARE METERS
TOTAL AFAA PROPOSED: 1,421 SQUARE METERS

0 10 50 100ft

LANDSCAPE PLAN 3/64"=1'-0"

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CLIENT:

PROJECT:
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- LOT 2
TOL#08-22-0106

7687-200 STREET
LANGLEY, BC

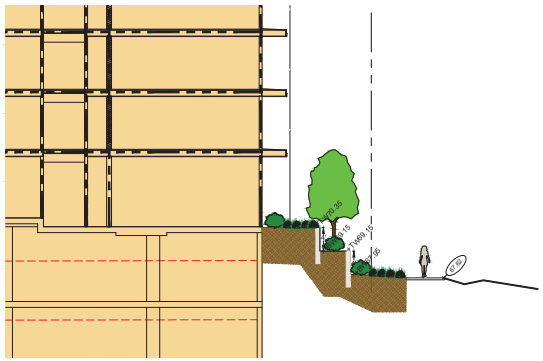
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AFAA

DATE: 21.MAR.16
SCALE: 3/64"=1'-0"
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DESIGN: YR
CHK'D: PCM

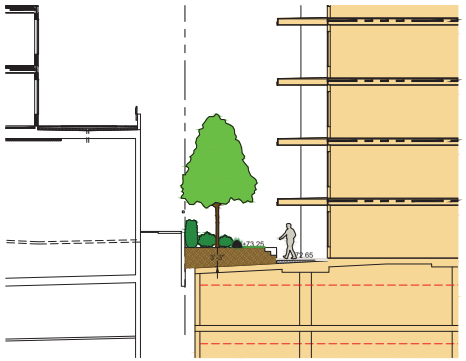
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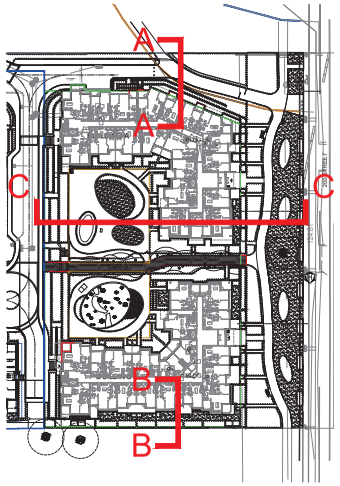
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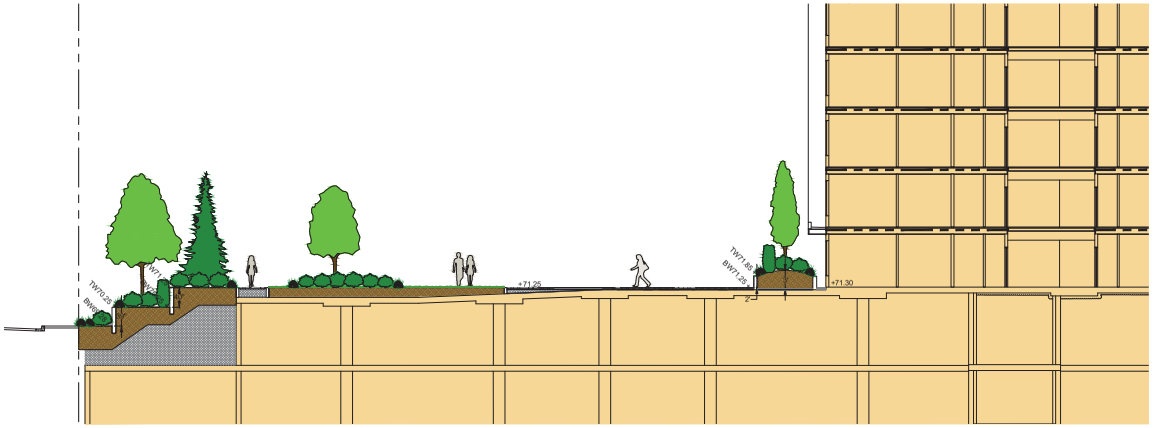


A-A SECTION 1"=10'-0"



B-B SECTION 1"=10'-0"





C-C SECTION 1"=10'-0"

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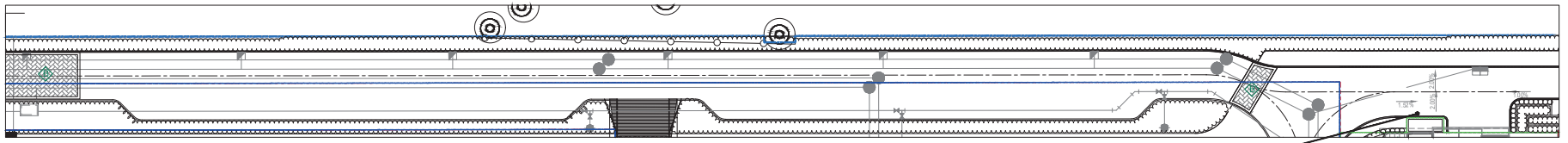
PROJECT:
LATIMER WALK
- LOT 2
TOL# 08-22-0106
7687-200 STREET
LANGLEY, BC

DRAWING TITLE:
SECTIONS

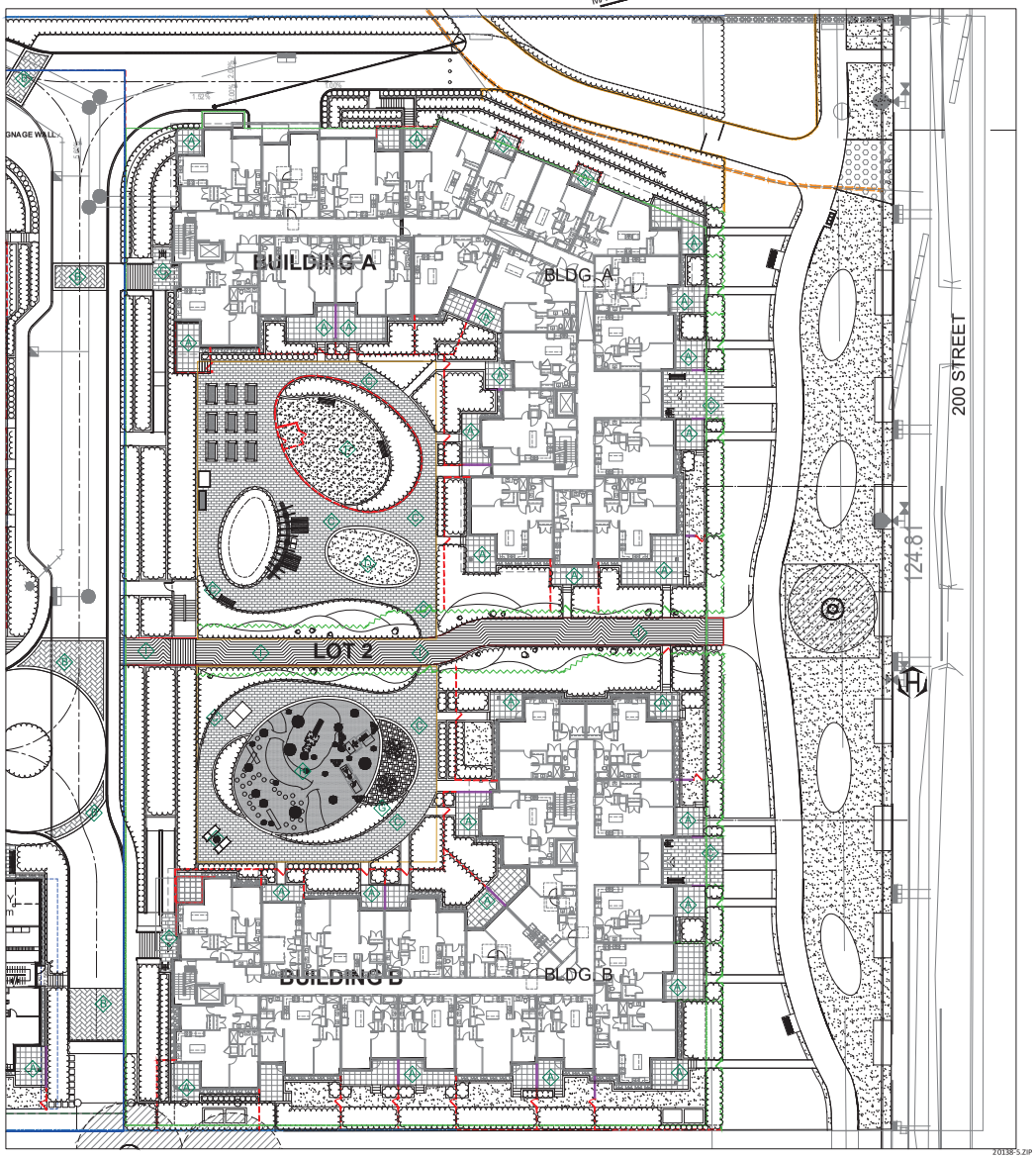
DATE:	21.MAR.16	DRAWING NUMBER:
SCALE:	AS NOTED	
DRAWN:	YR	
DESIGN:	YR	
CHK'D:	PCM	OF 12

20138-5.ZIP

PMG PROJECT NUMBER: **20-138**



LANDSCAPE PLAN 3/64"=1'-0"
(LOT 2 ACCESS)



MATERIAL KEYS:

- A — PAVER: BELGARD CORTEZ SLAB 24 x 24 x 2" COLOUR: GRANITE
- B — STAMPED CONCRETE PATTERN: HERRINGBONE
- C — PAVER: BELGARD HOLLAND STONE 4 x 8 x 2.4" COLOUR: CHARCOAL
- D — PAVER: BELGARD NOON 11.73 x 47.17 x 3/4" COLOUR: DAYLIGHT COLOUR
- E — MULCH
- F — SYNLAWN ARTIFICIAL TURF
- G — PAVER: BELGARD QUADRAL SLAB COLOUR: EARTH BLEND
- H — PIP RUBBER
- I — STAMPED CONCRETE WITH RIVER PATTERN

- 42" WOOD RENCE
- 6' WOOD PRIVATE FENCE
- GREENWAY FENCE PER TLP08

NOTE:
MAXIMUM FENCE + WALL HEIGHT AS PER ZONING BYLAW NO. 2500 SECTION 111.6:

2.0M INTERIOR SIDE AND REAR LOT LINE
1.0M FRONT LOT LINE

0 10 20 50 100ft

LANDSCAPE PLAN 3/64"=1'-0"

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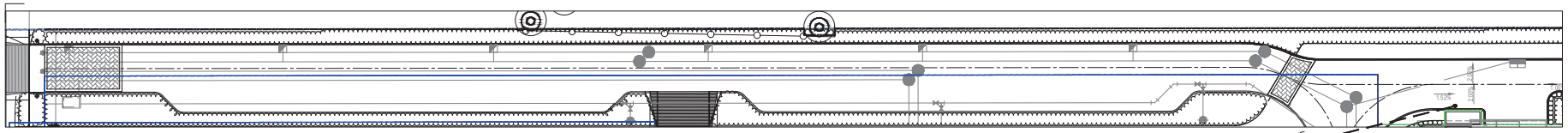
CLIENT:

PROJECT:
LATIMER WALK
- LOT 2
TOL# 08-22-0106
7687-200 STREET
LANGLEY, BC

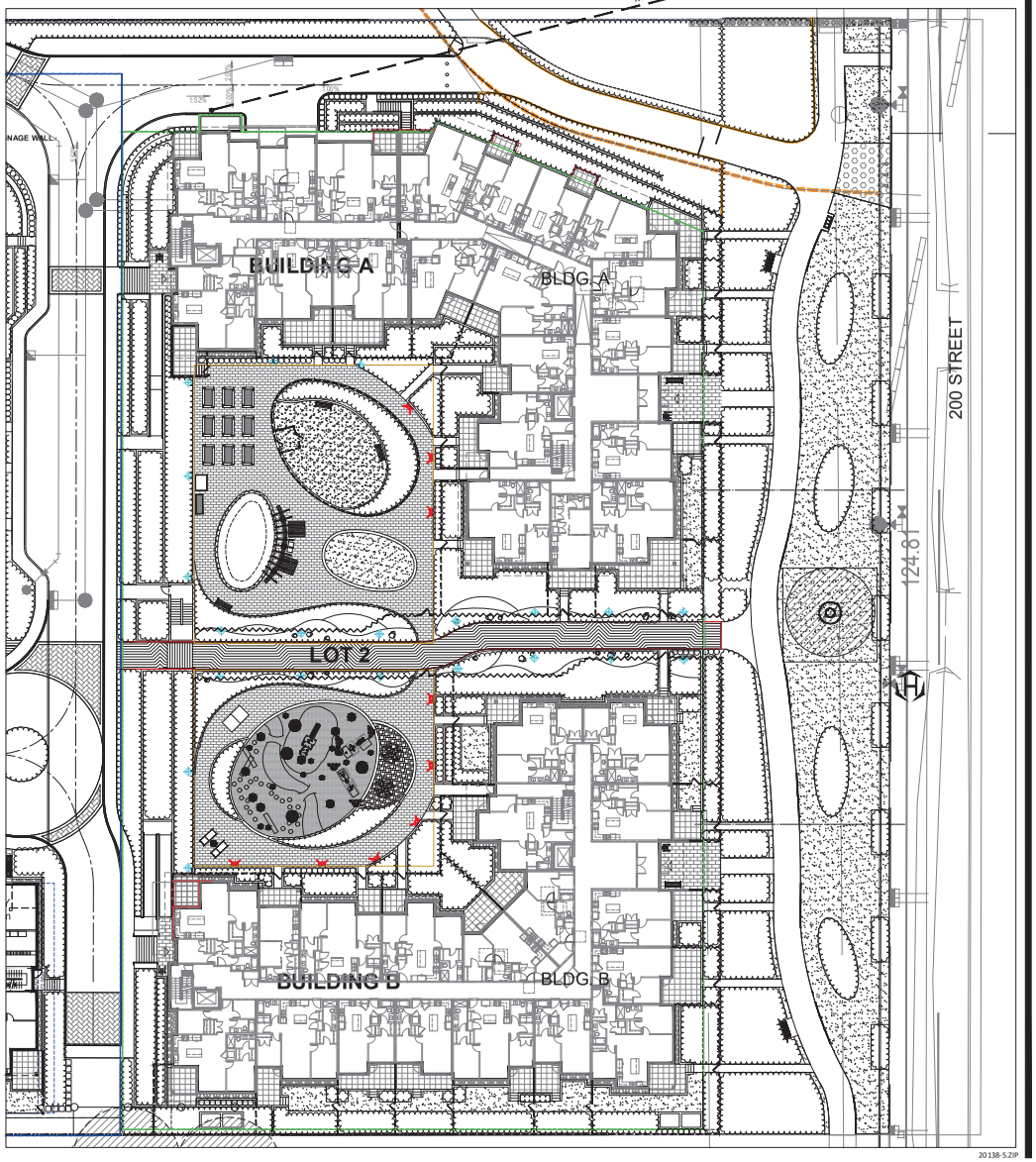
DRAWING TITLE:
MATERIAL & FENCE PLAN

DATE: 21.MAR.16
SCALE: 3/64"=1'-0"
DRAWN: YR
DESIGN: YR
CHK'D: PCM
DRAWING NUMBER: L7 OF 12

PMG PROJECT NUMBER: 20-138



LANDSCAPE PLAN 3/64"=1'-0"
(LOT 2 ACCESS)



LIGHT LEGEND

	BOLLARD LIGHT; LIGMAN; LBX BOLLARD; MATT SILVER
	STEP LIGHT & WALL LIGHT; LIGMAN; RADO 3; MATT SILVER

NOTE: LIGHTING SPECS/LOCATION PER ELECTRICAL DWG.

FURNITURE KEYS:

- KOMPAN PCM100131 PLAY TOWER
- LANDSCAPE STRUCTURES HEALTHBEAT OUTDOOR EXERCISE EQUIPMENT
- CEDARSHED POTTING BENCH
- MAGLIN MLB870 BENCH SERIES MLB870-PC(X)
- WISHBONE BAYVIEW PICNIC TABLE
- WOOD LOGS AND STEPS
- LIFESPACE PLANTERS
- CEDARSHED BAYSIDE LEAN TO GARDEN SHED 6X3 CEDAR ROOF
- TRELLIS
- MAGLIN FORO TABLE & CHAIRS

NOTE:
ANY SUBSTITUTE OF PLAY EQUIPMENT OR FURNITURE NEEDS TO BE REVIEWED/APPROVED BY LANDSCAPE ARCHITECT.

0 10 20 50 100ft

LANDSCAPE PLAN 3/64"=1'-0"

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1	2021/OCT/27	CLIENTS COMMENT/NEW CIVIL PLAN	YR

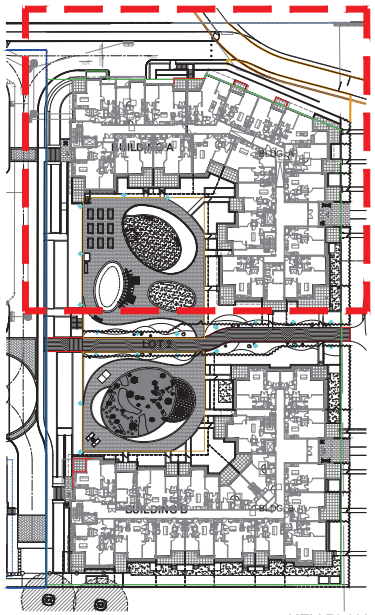
CLIENT:

PROJECT:
LATIMER WALK
- LOT 2
TOL# 08-22-0106
7687-200 STREET
LANGLEY, BC

DRAWING TITLE:
LIGHTING & FURNITURE PLAN

DATE:	21.MAR.16	DRAWING NUMBER:	L7
SCALE:	3/64"=1'-0"		
DRAWN:	YR		
DESIGN:	YR		
CHK'D:	PCM		OF 12

PMG PROJECT NUMBER: **20-138**



KEY PLAN

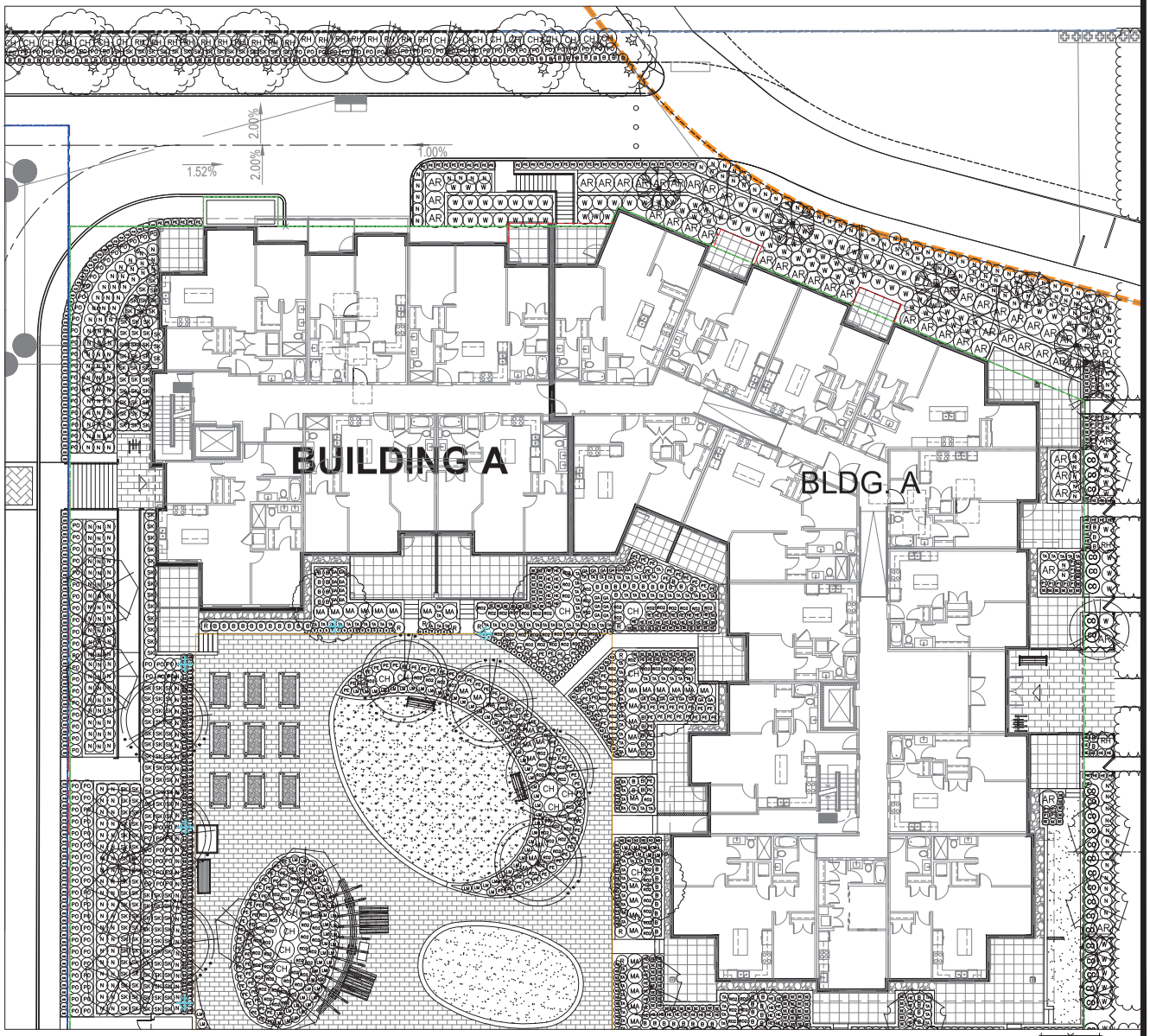
PLANT SCHEDULE

PMG PROJECT NUMBER: 20-138

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AR	78	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
BOX	264	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CH	83	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
CS	144	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM
CO	16	COTINUS COGGYGRIA 'GOLDEN SPIRIT'	GOLDEN SMOKE BUSH	#3 POT; 80CM
EA	45	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
HQ	19	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
NA	556	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
NG	473	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
RD	22	RHODODENDRON 'BOW BELLS'	RHODODENDRON	#3 POT; 50CM
RM	101	RHODODENDRON 'MRS. FURNIVAL'	RHODODENDRON; ROSE PINK; MAY	#3 POT; 50CM
RP	26	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE-E. MAY	#3 POT; 50CM
RR	306	ROSA MEIDILAND ROSE; RED	MEIDILAND ROSE; RED	#2 POT; 40CM
SJ	394	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
TX	374	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
VP	48	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY	#3 POT; 60CM
VB	56	VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY	#2 POT; 50CM
WF	110	WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#3 POT; 60CM
GRASS				
CE	171	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
MG	50	MISCANTHUS SINENSIS 'YAKU JIMA'	MAIDEN GRASS	#2 POT
PA	516	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PO	120	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
GO	115	GALIUM ODORATUM	SWEET WOODRUFF	9 M POT
HC	219	HEMEROCALLIS 'WHITE TEMPATION'	DAYLILY; WHITE	#1 POT; 20CM
HP	49	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
LA	327	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
SE	204	SEDUM 'AUTUMN JOY'	STONECROP	#1 POT
G				
FRA	161	FRAGARIA x ANNASSA	GARDEN STRAWBERRY	9CM POT
GS	60	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
PM	513	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY - AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTES: ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM; INSTALLATION TO U.A.B.C STANDRADS, LATEST EDITION.



LOT 2 SHRUB PLAN 3/32"=1'-0"

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5	2022/AUG/08	ISSUED FOR DP	JR
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3	2022/JUL/08	CITY COMMENTS/NEW ARCH PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

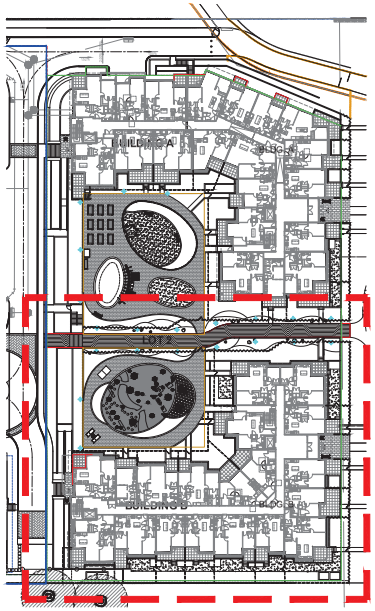
PROJECT:
LATIMER WALK
- LOT 2
TOL# 08-22-0106
7687-200 STREET
LANGLEY, BC

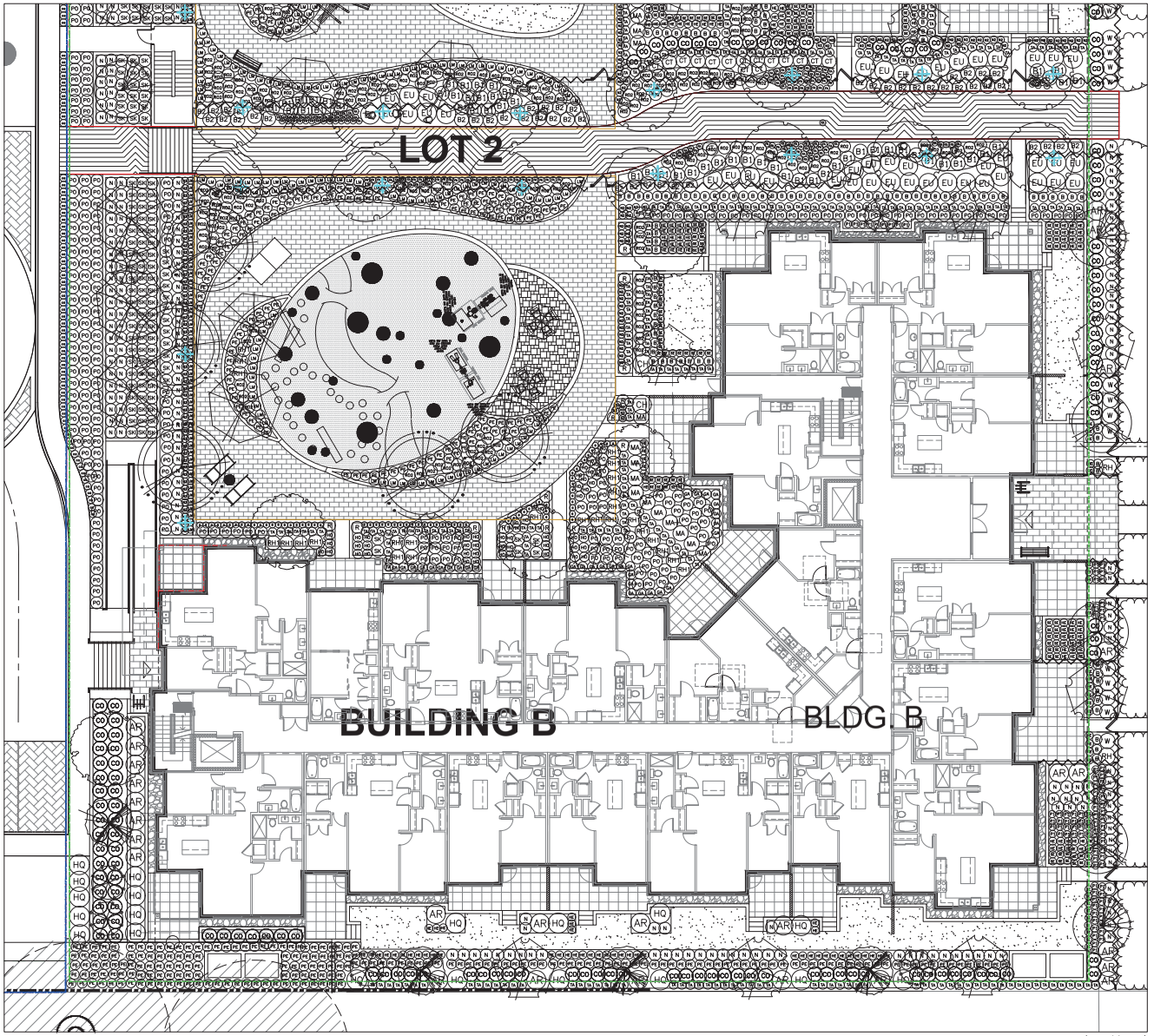
DRAWING TITLE:
SHRUB PLAN

DATE: 21.MAR.16
SCALE: 3/32"=1'-0"
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L7
OF 12

PMG PROJECT NUMBER: 20-138





LOT 2 SHRUB PLAN 3/32"=1'-0"

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

	PROPERTY LINE
	PARKADE LINE
	CANOPY ABOVE

NO.	DATE	REVISION DESCRIPTION	DR.
8	2024/MAY/19	DP RESUBMISSION	RJ&YR
7	2023/SEP/25	DP RESUBMISSION	YR
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
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1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

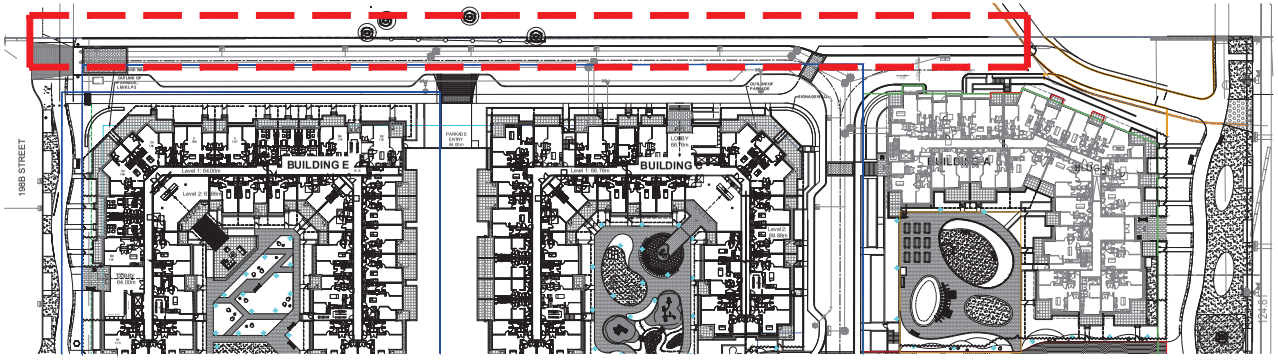
PROJECT:
LATIMER WALK
- LOT 2
TOL# 08-22-0106
7687-200 STREET
LANGLEY, BC

DRAWING TITLE:
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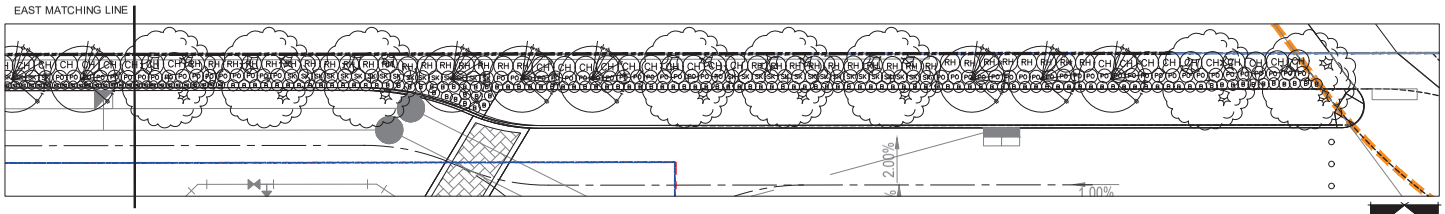
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DRAWN:	YR	
DESIGN:	YR	OF 12
CHK'D:	PCM	

20138-5.ZIP

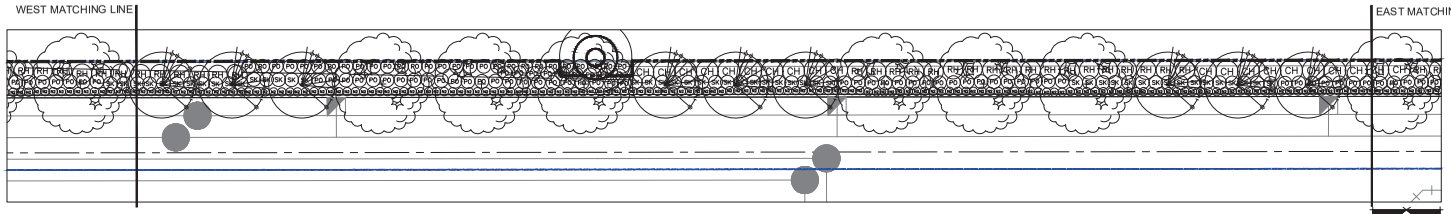
PMG PROJECT NUMBER: **20-138**



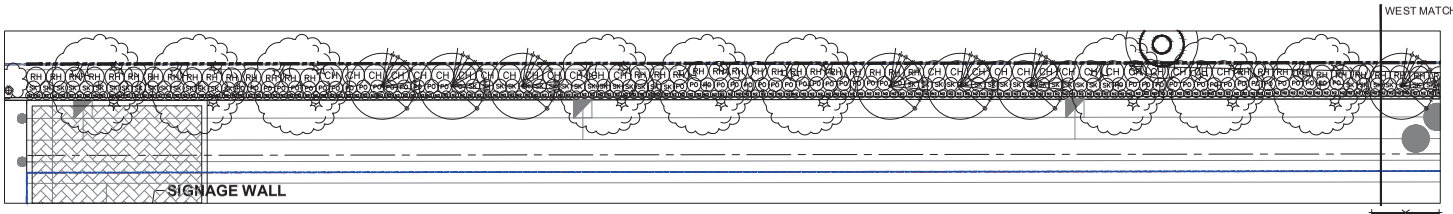
KEY PLAN



LOT 2 SHRUB PLAN 3/32"=1'-0"
(EAST PART)



LOT 2 SHRUB PLAN 3/32"=1'-0"
(MIDDLE PART)



LOT 2 SHRUB PLAN 3/32"=1'-0"
(WEST PART)

0 10 20 50 100ft

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SEAL:

	PROPERTY LINE
	PARKADE LINE
	CANOPY ABOVE

NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

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- LOT 2
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LANGLEY, BC

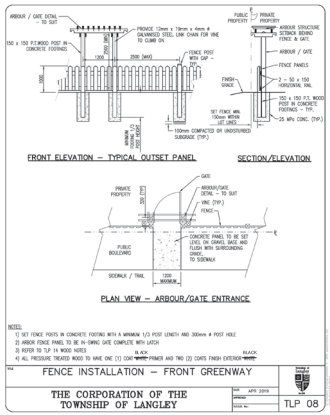
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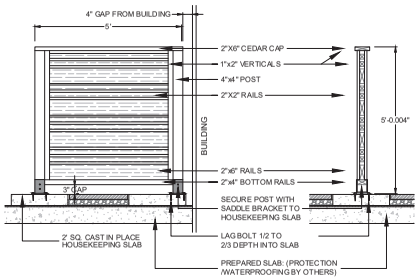
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SCALE:	3/32"=1'-0"
DRAWN:	YR
DESIGN:	YR
CHK'D:	PCM

DRAWING NUMBER: L-1 OF 12

20138-5.ZIP

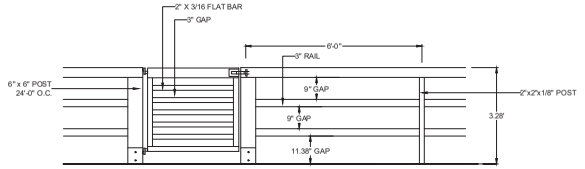
PMG PROJECT NUMBER: **20-138**





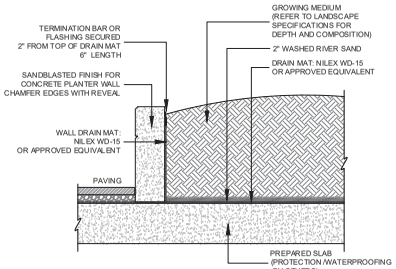
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

2 PATIO SCREEN ON SLAB
1/2" = 1'-0"

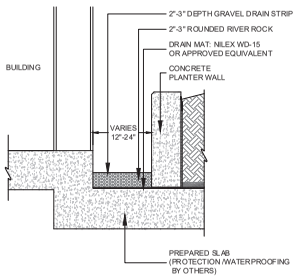


NOTE:
ALL POSTS AND BARGES TO BE PRESSURE TREATED. ALL OTHER CEDAR. ALL TREAT TWO COATS STAIN

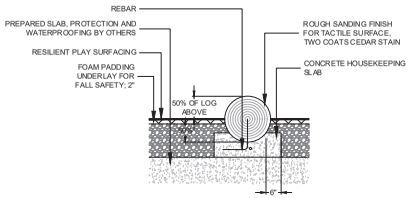
3 3.28' (1M) WOOD FENCE
1/2" = 1'-0"



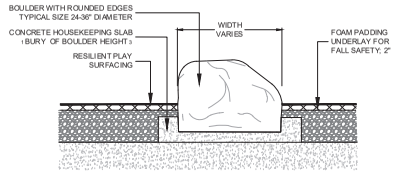
5 PLANTER WALL ON SLAB
1/2" = 1'-0"



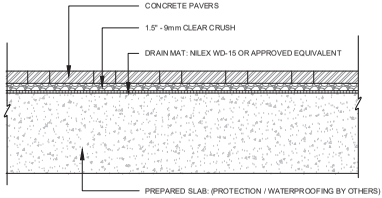
6 DRAIN ROCK STRIP AT BUILDING ON SLAB
1/2" = 1'-0"



7 BALANCE LOG OVER SLAB
1/2" = 1'-0"

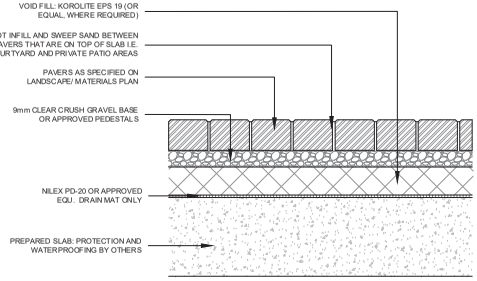


8 BOULDER ON SLAB
1/2" = 1'-0"



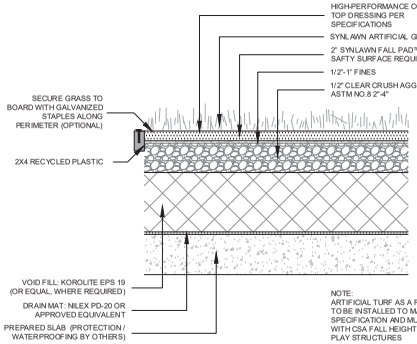
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVER LIPPAGE 1/8" BETWEEN SURFACES
FLATNESS TOLERANCE: 3/8" OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

9 PAVERS ON SLAB
1" = 1'-0"



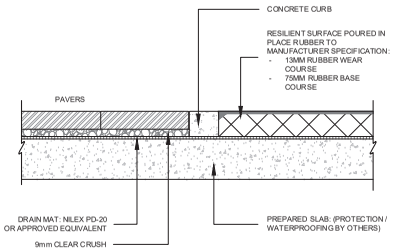
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVER LIPPAGE 1/8" BETWEEN SURFACES
FLATNESS TOLERANCE: 3/8" OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

9 PAVERS ON SLAB WITH VOID FILL
1" = 1'-0"



NOTE:
ARTIFICIAL TURF AS A RESILIENT SURFACE IS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND MUST BE IN COMPLIANCE WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES

10 ARTIFICIAL TURF ON SLAB
1"=1'-0"



NOTE: RESILIENT SURFACE TO BE INSTALLED TO MANUFACTURERS SPECIFICATION AND MUST BE IN COMPLIANCE WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES

11 POURED IN PLACE RUBBER PLAY SURFACE EDGE
1" = 1'-0"

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	2024/MAY/19	DP RESUBMISSION	RJS/YR
7	2023/SEP/25	DP RESUBMISSION	YR
6	2022/OCT/13	DP RESUBMISSION	JR
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3	2022/JUL/08	CITY COMMENTS/NEW ARCH PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:
LATIMER WALK - LOT 2
TOL# 08-22-0106
7687-200 STREET LANGLEY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 21.MAR.16
SCALE: N/A
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L42 OF 12

20138-5.ZIP

PMG PROJECT NUMBER: 20-138

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 18, 2021 - REGULAR MEETING	**REPORT:**	21-119
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-25-0098
SUBJECT:	DCC FRONTENDING AGREEMENT (MITCHELL WILLIAMS POND DWA INC.)		

RECOMMENDATION:

That Council authorize staff to execute the Drainage Development Cost Charges (DCC) Frontending Agreement with Mitchell Williams Pond DWA Inc. in the substantial form of a document presented as Attachment A, for the provision of drainage infrastructure for the area of Williams in the Willoughby Community Plan.

EXECUTIVE SUMMARY:

A rezoning application was received by the Township from Mitchell Group (the "Developer") on September 4, 2015 to rezone 21 ha (51 ac) of land located in the Williams Neighbourhood Plan area to Comprehensive Development Zone CD-183 to accommodate a film studio, warehousing, offices, and a community stormwater management facility) for lands located north of 80 Avenue, west of 216 Street, south of Highway No. 1 and east of 212 Street.

Mitchell Group has satisfied one of the requirements for rezoning approval, which is the execution of a Servicing Agreement to secure the works and services for a community stormwater detention facility necessary to support the proposed development, at no cost to the Township, and wish to proceed to Council in advance of receiving fourth/final reading at their own risk.

The proposed Drainage DCC Frontending Agreement provides the developer with a cost recovery mechanism to offset some of the upfront costs associated with the construction of a community stormwater detention facility, required to facilitate the development of the Williams Neighbourhood Plan area, in the Willoughby Community Plan.

Staff support the developer's proposal and recommend Council authorize execution of the subject DCC Frontending Agreement, prepared pursuant to provisions of provincial legislation.

PURPOSE:

The purpose of this report is to obtain Council's approval to execute a Drainage DCC Frontending Agreement with Mitchell Williams Pond DWA Inc.

BACKGROUND/HISTORY:

On September 4, 2015, the Township received a rezoning application from Mitchell Group to rezone approximately 21 ha (51 ac) of land in the Williams Neighbourhood Plan area to facilitate the development of a film studio campus, warehousing, offices, and a community stormwater detention facility.

At its meeting of July 12, 2021, Council gave first and second readings to Rezoning Bylaw 2021 No. 5729 for the proposed development and third reading was granted on July 26, 2021.

One of the development prerequisites set by Council prior to consideration of final reading of Rezoning Bylaw No. 5729 is the execution of a Servicing Agreement to secure the works and services, including a community stormwater detention facility necessary to support the proposed development, at no cost to the Township. The developer has satisfied the requirement to provide a community stormwater detention facility and wish to proceed to Council in advance of receiving fourth/final reading at their own risk.

A subdivision application (Township Project No. 08-25-0106) was received by the Township from Mitchell Group on February 1, 2019 for a six (6) lot industrial/commercial subdivision including an adequately sized “utility” lot to accommodate a community stormwater detention facility. The applicant satisfied the requirements to support the subdivision, as outlined in the Approving Officer’s letter dated August 14, 2019.

The Township supports the Developer’s proposal to apply for a DCC Frontending Agreement. The attached Drainage DCC Frontending Agreement provides the Developer a cost recovery mechanism to compensate them for the upfront costs associated with the construction of the community stormwater detention facility required to facilitate the development of the Williams Neighbourhood Plan area of the Willoughby Community Plan.

DISCUSSION/ANALYSIS:

The DCC Frontending Agreement (the “Agreement”) proposed by the developer is a cost recovery mechanism, similar in concept to a Development Works Agreement (DWA) in that the cost of the proposed infrastructure is to be allocated to new growth within a specified benefiting area with no cost to the Township. Where the proposed Agreement differs from a DWA is in the following areas:

- The recovery of the costs is limited to DCCs that will be collected from development within the benefiting area over the term of the Agreement and does not include an additional charge;
- There is no requirement for a bylaw approval process; and
- The petition process, which is a mandatory requirement for a DWA, is not required subject to provisions outlined in the Community Charter.

The proposed DCC Frontending Agreement is for land and drainage works only. These drainage works are identified in the current 2020 DCC program and scheduled for construction within the next 25 years. The works have been estimated to have a total design and construction cost of approximately $34 million. The Agreement is intended to have a term of 15 years, over which DCCs collected from the specified benefiting area shall be forwarded to the developer, up to a maximum cost as prescribed in the DCC Bylaw.

APPLICABLE POLICIES:

Other existing Township bylaws and policies relevant to the attached Development Cost Charge Frontending Agreement are Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended; Latecomer Policy No. 07-353; and Neighbourhood Plan Policy No. 07-220.

FINANCIAL IMPLICATIONS:

There are not expected to be any financial implications to the Township as the works are financed by the developer. The municipal processing and administration costs are borne by the developer, at a rate of $7,500.

Respectfully submitted,

Dave Anderson
MANAGER, DEVELOPMENT ENGINEERING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A DCC Frontending Agreement

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGES (DCC) FRONTENDING AGREEMENT

Project No. 08-25-0098 (Drainage)

THIS AGREEMENT dated for reference the _____ day of _____, 2021.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation under the Municipal Act of the Province of British Columbia and having its offices at 20338 – 65 Avenue, Langley, BC V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

MITCHELL WILLIAMS POND DWA INC. a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at Unit 200, 17650 - 66A Avenue, Surrey, BC V3S 4S4

(the "Developer")

OF THE SECOND PART

a) WHEREAS real property within the specified benefiting area is identified in the column entitled “Legal Description” in Schedule "A", attached hereto.

b) AND WHEREAS the real property within the Benefiting Area is illustrated in Schedule “B”, attached hereto.

c) AND WHEREAS a community stormwater detention facility as described in Schedule “C” are required to be constructed.

d) AND WHEREAS the Developer has undertaken the performance of its obligations required to be made pursuant to this Agreement.

e) AND WHEREAS the Works are not currently scheduled for construction by the Township, but are contained within the Township’s Engineering Servicing Plan

f) AND WHEREAS the Developer has requested that the Township advance the construction of the Drainage Works and has agreed to facilitate such construction for the development of the Benefiting Area.

g) AND WHEREAS Council has entered into a separate Development Works Agreement with the Developer for the provision of the Works in accordance with Section 570 of *the Local Government Act*, RSBC 2015, c. 1 and amendments thereto (the *"Act"*).

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of TEN ($10) DOLLARS of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

1. DEFINITIONS

In this Agreement and in the recital above:

"**Act**" means the *Local Government Act*, RSBC 2015, c. 1, as revised, re-enacted or consolidated from time to time and any successor statute;

"**Agreement**" means this agreement and all Schedules attached hereto, which form part of the agreement;

"**Benefiting Area**" means the real property shown in Schedule "B" of the Agreement;

"**Benefitting Parcel**" means the real property within the Benefiting Area as described in Schedule "A" of the Agreement;

"Capital Cost" means actual costs incurred by the Developer to construct the Drainage Works. Costs are estimated at $34,403,842.19;

"Council" means the elected Council of the Township;

"**Developer**" means Mitchell Williams Pond DWA Inc.;

"**Development Cost Charge**" and "**DCC**" means a charge imposed pursuant to the Township's Development Cost Charge Bylaw;

"**Development Cost Charge Bylaw**" means the Development Cost Charge Bylaw 2020 No.5555, enacted by the Township under the *Act* as revised, re-enacted or consolidated from time to time and any successor bylaws;

"**General Manager of Engineering**" means the General Manager of Engineering for the Township or their designate;

"**Subdivision and Development Servicing Bylaw**" means the Township Subdivision and Development Servicing Bylaw 2019 No. 5382, enacted by the Township under the *Act* as such Bylaw is amended or replaced from time to time;

"**Term**" means the period of time the Agreement is in effect as specified in Section 4;

"**Township**" means the Corporation of the Township of Langley having its municipal office located at 20338 - 65 Avenue, Langley, British Columbia, V2Y 3J1; and

"**Works**" means Drainage Works and related appurtenances substantially as described in Schedule "C".

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this agreement.

3. CREDIT FOR WORKS

a) The Township agrees to credit the Developer the Drainage Development Cost Charge collected within the Benefiting Area, not exceeding $7,146,365.49 without interest.

b) In the event of the assignment or transfer of the rights of the Developer voluntarily, or by operation of law, the General Manager of Engineering shall pay any benefits accruing hereunder, after notice, to such successor of the Developer as the General Manager of Engineering, in their judgment deems entitled to such benefits; and in the event of conflicting demands being made upon the Township for benefits accruing under this Agreement, then the Township may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the Township believes to be necessary or proper, and the Township shall be discharged from further liability upon paying the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the Township shall be entitled to recover its legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this Agreement.

c) The Township is not responsible for financing any of the costs of the Works.

d) In consideration of the completion of the Works by the Developer to the satisfaction of the General Manager of Engineering, the Township shall pay to the Developer upon Substantial Completion, then on an annual basis, Development Cost Charges for Drainage works to the extent the Drainage component of the Development Cost Charges have been collected and are received by the Township under the Development Cost Charge Bylaw, until the total Capital Cost of the Works is paid to the Developer, without interest.

e) Any payment made by the Township under this Agreement will be paid to the Developer at the address of the Developer set out in this Agreement or at such other address as the Developer shall provide in writing. If the said payments are returned to the Township unclaimed by the Developer and if the Township is unable to locate the Developer after all reasonable efforts, then the Township shall hold all monies collected until the expiry of this Agreement. After the expiry of this Agreement, the Township shall forever retain all such unclaimed funds.

4. TERM

a) The term of this Agreement shall commence upon the execution date by the Township and shall expire no later than fifteen (15) years after that date.

b) In the event that the Developer fails to complete the Works within twenty-four (24) months after the Agreement execution date, the Agreement shall lapse; provided, however, that the Developer may request to extend the period of this Agreement on such terms and conditions that the Township may deem reasonable. Any extension of the Agreement is at the sole discretion of the Township. This Agreement shall terminate prior to the expiry of the Term in the event the Developer has been credited with the maximum recoverable sum of $7,146,365.49 without interest.

5. INDEMNITY

The Developer covenants and agrees to indemnify and save harmless the Township against:

a) All actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction, installation, maintenance or repair of the Works; and

b) All expenses and costs which may be incurred by reason of the construction, installation, maintenance or repair of the Works.

6. TOWNSHIP'S COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee equivalent to $7,500 for the preparation, registration and administration of this Agreement.

7. NOTICES

a) Any notice, demand, acceptance or request required to be given hereunder in writing shall be deemed to be given if either personally delivered or mailed by registered mail, postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to the Developer as follows:

Mitchell Williams Pond DWA Inc.
Unit 200, 17650 - 66A Avenue
Surrey, BC V3S 4S4

or such change of address as the Developer has, by written notification, forwarded to the Township, and to the Township as follows:

The Corporation of the Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1

Attention: Manager of Development Engineering

or such change of address as the Township has, by written notification, forwarded to the Developer.

b) Any notice shall be deemed to have been given to and received by the party to which it is addressed:

i. if delivered, on the date of delivery; or
ii. if mailed, then on the fifth (5^{th}) day after the mailing thereof.

8. BINDING ON SUCCESSORS

a) It is hereby agreed by and between the parties hereto that this Agreement shall be enforceable by and against the parties, their successors and assigns.

b) The Developer shall not assign or transfer its interest in this Agreement without the prior written consent of the Township, which consent shall not be unreasonably withheld.

9. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any prior agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

10. LAWS OF BRITISH COLUMBIA

This Agreement shall be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

11. SCHEDULES

The Schedules attached hereto, which form part of this Agreement, are as follows:

a) Schedule "A" – Benefiting Parcels
b) Schedule "B" – Benefiting Area
c) Schedule “C” – Description of the Works

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

FOR CORPORATE BODY

SIGNED BY:)
)
_____)
)
In the presence of:)
(witness):)
Signature _____)
Name _____)
Address _____)
Occupation _____)

FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SIGNED BY GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT For and on behalf of THE CORPORATION OF THE TOWNSHIP OF LANGLEY)

_____

GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT

SIGNED BY TOWNSHIP CLERK For and on behalf of THE CORPORATION OF THE TOWNSHIP OF LANGLEY)

_____

TOWNSHIP CLERK

In the presence of:
(as to both Township signatures)

_____

Name:
Address:
Occupation:

SCHEDULE "A"
BENEFITING PARCELS

Map ID	PID	Civic	Short Legal	Net Dev Ha.
1	027-538-516	21305 83 AVENUE	LT 17, SEC 25, TWP 8, NWD, PL BCP36639	0.68
2	001-801-350	21341 83 AVENUE	LT 12, SEC 25, TWP 8, NWD, PL NWPNWP2758	0.86
3	009-275-622	21373 83 AVENUE	SEC 25, TWP 8, NWD, PL NWP23602	0.68
4	015-022-366	21427 83 AVENUE	LT V, SEC 25, TWP 8, NWD, PL NWP23602	0.49
5	002-412-110	21443 83 AVENUE	LT W, SEC 25, TWP 8, NWD, PL NWP23602	0.33
6	010-733-159	21476 83 AVENUE	SEC 25, TWP 8, NWD, PL NWPNWP2758	1.01
7	010-733-191	21422 83 AVENUE	SEC 25, TWP 8, NWD, PL NWPNWP2758	1.01
8	031-144-721	N/A	LT 3, SEC 25, TWP 8, NWD, PL EPP86150	13.85
9	031-144-713	N/A	LT 2, SEC 25, TWP 8, NWD, PL EPP86150	1.68
10	031-144-756	N/A	LT 5, SEC 25, TWP 8, NWD, PL EPP86150	2.30
11	031-144-730	N/A	LT 4, SEC 25, TWP 8, NWD, PL EPP86150	8.51
12	011-971-762	7993 216 STREET	SEC 24, TWP 8, NWD, PL NWP1098	0.88
13	011-971-771	21536 80 AVENUE	SEC 24, TWP 8, NWD, PL NWP1098	0.93
14	011-826-771	7941 216 STREET	SEC 24, TWP 8, NWD, PL NWP1098	0.91
15	011-971-801	7913 216 STREET	SEC 24, TWP 8, NWD, PL NWP1098	0.91
16	011-971-746	21480 80 AVENUE	SEC 24, TWP 8, NWD, PL NWP1098	0.93
17	011-971-738	21456 80 AVENUE	SEC 24, TWP 8, NWD, PL NWP1098	0.94
18	011-971-720	21446 80 AVENUE	SEC 24, TWP 8, NWD, PL NWP1098	0.94
19	011-971-690	21406 80 AVENUE	SEC 24, TWP 8, NWD, PL NWP1098	0.94
20	018-450-245	21392 80 AVENUE	LT A, SEC 24, TWP 8, NWD, PL LMP12423	0.85
21	018-450-253	21350 80 AVENUE	LT B, SEC 24, TWP 8, NWD, PL LMP12423	0.92
22	004-989-376	21314 80 AVENUE	SEC 24, TWP 8, NWD, PL NWP12105	1.87

Map ID	PID	Civic	Short Legal	Net Dev Ha.
23	004-399-501	21264 80 AVENUE	SEC 24, TWP 8, NWD, PL NWP12105	1.87
24	006-154-492	21216 80 AVENUE	LT 1, SEC 24, TWP 8, NWD, PL NWP1098	0.55
25	011-992-867	21247 78 AVENUE	SEC 24, TWP 8, NWD, PL NWP1098	2.18
26	011-992-875	21277 78 AVENUE	LT 15, SEC 24, TWP 8, NWD, PL NWP1098	0.46
27	002-618-249	21321 78 AVENUE	LT 14, SEC 24, TWP 8, NWD, PL NWP1098	0.28
28	031-144-764	N/A	LT 6, SEC 25, TWP 8, NWD, PL EPP86150	N/A
29	031-144-705	N/A	LT 1, SEC 25, TWP 8, NWD, PL EPP86150	4.18
30	000-655-112	21214 82 AVENUE	LT 24, SEC 25, TWP 8, NWD, PL NWP68078	1.01

SCHEDULE "B"
BENEFITING AREA



BENEFITING AREAS

AREA	ADDRESS	NET DEVELOPABLE AREA (Ha)
1	21305 83 Avenue	0.68
2	21341 83 Avenue	0.86
3	21373 83 Avenue	0.68
4	21427 83 Avenue	0.49
5	21443 83 Avenue	0.33
6	21476 83 Avenue	1.01
7	21422 83 Avenue	1.01
8	031-144-721	13.85
9	031-144-713	1.68
10	031-144-756	2.30
11	031-144-730	8.51
12	7993 216 Street	0.88
13	21536 80 Avenue	0.93
14	7941 216 Street	0.91
15	7913 216 Street	0.91
16	21480 80 Avenue	0.93
17	21456 80 Avenue	0.94
18	21446 80 Avenue	0.94
19	21406 80 Avenue	0.94
20	21392 80 Avenue	0.85
21	21350 80 Avenue	0.92
22	21314 80 Avenue	1.87
23	21264 80 Avenue	1.87
24	21216 80 Avenue	0.55
25	21247 78 Avenue	2.18
26	21277 78 Avenue	0.46
27	21321 78 Avenue	0.28
28	POND	2.90
29	031-144-705	4.18
30	21214 82 Avenue	1.01
SUB-TOTALS		55.85

DCCFEA CATCHMENT AREAS

LEGEND

- CATCHMENT BOUNDARY
- EXCLUDED LANDS (GREENWAY, ETC)
- FRONT ENDER'S LANDS
- BENEFITING LANDS

McElhanney
SUITE 2300 - CENTRAL CITY TOWER
13450 102 AVENUE, SURREY, BC
V3T 5X3
P: 604-596-0391
F: 604-584-5050

This drawing and design is the property of McElhanney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhanney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.

Scale: 1:5000
Date: Oct. 07, 2021
Job No.: 2111-03116-02
TOL Project No.: 08-25-0098

SCHEDULE "C"
DESCRIPTION OF THE WORKS

Construction of a community stormwater detention facility of approximately 34,000 m^3 over a lot area of approximately 2.9 ha., with related stormwater mains, manholes, and other appurtenances, including a 3.6 m x 3.6 m concrete box flow control chamber, having an estimate cost of approx. $34 million (including land), all in accordance with the Township of Langley Subdivision and Development Servicing Bylaw, per design drawings numbered:

- 2111-03116; sheets 1 to 8 inclusive, prepared by McElhanney Consultants Ltd. dated October 2019.

- 19-163 sheets L1 to L6 inclusive, prepared by PMG Landscape Architects dated February 11, 2021

Applicable DCC Project ID Number from Development Cost Charge Bylaw 2020 No. 5555 related to the works is as follows:

DCC Project ID Number	Description
18 D 049	Detention Pond

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRAINAGE DEVELOPMENT WORKS AGREEMENT

(MITCHELL WILLIAMS POND DWA INC.)

BYLAW 2021 NO. 5624

EXPLANATORY NOTE

Bylaw 2021 No. 5624 authorizes the execution of a Development Works Agreement between the Township of Langley and Mitchell Williams Pond DWA Inc. for the provision of Drainage Works in the Williams Neighbourhood Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRAINAGE DEVELOPMENT WORKS AGREEMENT

(MITCHELL WILLIAMS POND DWA INC.)

BYLAW 2021 NO. 5624

A Bylaw to enter into a development works agreement;

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Drainage Development Works Agreement (Mitchell Williams Pond DWA Inc.) Bylaw 2021 No. 5624".

2. Appendix "A" is a copy of the Development Works Agreement.

3. If any section, subsection, sentence, clause or phrase of the Bylaw is for any reason held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the holding invalidity shall not affect the validity of the remainder of the Bylaw.

4. The Township enters into, and Mayor and Corporate Officer are authorized to, execute that certain form of development works agreement attached to and forming part of this bylaw as Appendix "A".

5. This Bylaw is repealed 15 years after the date of its adoption.

READ A FIRST TIME the	18	day of	October	, 2021
READ A SECOND TIME the	18	day of	October	, 2021
READ A THIRD TIME the	18	day of	October	, 2021
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

APPENDIX "A" TO
BYLAW 2021 NO. 5624

DEVELOPMENT WORKS AGREEMENT
FOR DRAINAGE WORKS

Project No. 08-25-0098

THIS AGREEMENT dated for reference the _____ day of _____, 2021

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation under the Municipal Act of the Province of British Columbia and having its offices at 20338 – 65 Avenue, Langley, BC V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

MITCHELL WILLIAMS POND DWA INC. a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at Suite 200 – 17650 66 Avenue, Surrey, BC V3S 4S4

(the "Developer")

OF THE SECOND PART

A. WHEREAS real property within a drainage catchment area of the Williams Neighbourhood Plan is identified in Schedules "A" and "B" attached hereto.

B. AND WHEREAS a storm sewer and related appurtenances as described in Schedule "C" attached hereto is required to be constructed for the development of lands owned by the Developer within the Benefiting Area.

C. AND WHEREAS the Works are not currently scheduled for construction by the Township.

D. AND WHEREAS certain portions of the Works are included within the Township's Development Cost Charge program.

E. AND WHEREAS the Developer has agreed to construct the Works.

F. AND WHEREAS the Works may benefit the development of other lands within the Benefiting Area.

G. AND WHEREAS Section 570 of the Act authorizes the Township to enter into an agreement with the Developer for the provision of the Works and the allocation of all or part of the cost to construct the Works amongst lands within the Benefiting Area.

H. AND WHEREAS Section 565 of the Act states:

"(3) "Despite a development cost charge bylaw, if a work required to be provided under a development works agreement under section 570 (2) [municipal agreements with private developers] is included in the calculations used to determine the amount of a development cost charge, the applicable amount calculated under subsection (4) or (5) is to be deducted from the development cost charge that would otherwise be payable for that class of work."

(4) For a development cost charge payable by a developer for a work provided by the developer under the agreement, the amount deducted under subsection (3) is to be calculated as

(a) the cost of the work

less

(b) the amount to be paid by the municipality to the developer under section 570 (3) (b), other than an amount that is an interest portion under section 570 (6) (c).

(5) For a development cost charge payable by a person other than the developer referred to in subsection (4), the amount deducted under subsection (3) is to be calculated as

(a) the amount charged under section 570 (2) (b) to the owner of the property

less

(b) any interest portion of that charge under section 570 (6) (c)."

I. AND WHEREAS the Township and the Developer have entered into this Agreement to provide for the construction of the Works, the allocation of the costs thereof throughout the Benefiting Area and the collection and remittance of the Specified Charges imposed pursuant to the Development Works Agreement Bylaw.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of ONE $1.00 DOLLAR of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

1. DEFINITIONS

In this Agreement and in the recital above:

"**Act**" means the Local Government Act, R.S.B.C. 2015, Chapter 1, as revised, re-enacted or consolidated from time to time and any successor statute;

"**Actual Capital Cost of the Works**" means the actual Capital Cost of the Works as described in Section 4(d);

"**Agreement**" means this agreement and all Schedules attached hereto, which form part of the agreement;

"**Benefiting Area**" means the real property described in Schedule "A" attached hereto;

"**Benefiting Parcel**" means the parcels of land situated in the Benefiting Area as of the date of this Agreement and described in Schedule "A" and any subdivided portion thereof;

"**Capital Cost**" means the cost to design, engineer and construct the Works excluding Goods and Services Tax;

"**Council**" means the elected Council of the Township;

"**DCC Drainage**" means that portion of the Works which is included in the Township's DCC program ($7,146,365.49);

"**Developer**" means Mitchell Williams Pond DWA Inc;

"**Development Cost Charge**" and "**DCC**" means a charge imposed pursuant to the Township's Development Cost Charge Bylaw;

"**Development Cost Charge Bylaw**" means the Township's Development Cost Charge Bylaw 2020, No. 5555, enacted by the Township under the Act as revised, re-enacted or consolidated from time to time and any successor bylaws;

"**Development Works Agreement Bylaw**" means Bylaw 2021 No. 5624 enacted by the Township under the Act as such bylaw is revised, re-enacted or consolidated from time to time;

"**Estimated Cost of the Works**" means the estimated Capital Cost of the entire Works. The Estimated Cost of the Works for Bylaw 2021 No. 5624 is $34,403,842.19;

"**General Manager of Engineering**" means the General Manager of Engineering for the Township or his designate;

"**Owner**" and "**Owners**" means each of the registered owners from time to time of a Benefiting Parcel;

"**Servicing Agreement**" means a servicing agreement in form and substance acceptable to the General Manager of Engineering executed by the Developer with respect to the construction and provision of the Works;

"**Specified Charge**" means $566,255.41 per Net Developable Hectare for each Benefiting Parcel located within the Benefiting Area, plus interest calculated in accordance with Section 5;

"**Term**" means the period of time that this Agreement is in effect as specified in Section 6;

"**Works**" means the Drainage Works including the DCC portion and related appurtenances described in Schedule "C".

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this Agreement

3. CONSTRUCTION OF DRAINAGE

The Developer shall, at its sole cost and expense, construct and provide the Works in accordance with the Servicing Agreement.

4. DRAINAGE COSTS

(a) Upon development of a Benefiting Parcel during the Term, the Owner of that Benefiting Parcel shall pay to the Township the Specified Charge payable with respect to that development;

(b) The Specified Charge shall be payable to Township in accordance with the terms of the Development Works Agreement Bylaw;

(c) If a Specified Charge is payable, Council, an Approving Officer, a building inspector or other municipal authority may, but is not obligated to, approve a subdivision plan, strata plan, building permit, development permit, development variance permit or zoning bylaw necessary for the development of a Benefiting Parcel, or do any other thing necessary for the development of a Benefiting Parcel until the Specified Charge has been paid;

(d) After completion of the construction of the Works and in accordance with the Servicing Agreement and to the satisfaction of the General Manager of Engineering, the Developer's engineer or an engineer appointed by the Township shall calculate and submit to the General Manager of Engineering for approval, the Actual Capital Cost of the Works.

(e) The Township is not responsible for financing any part of the design or construction of the Works;

(f) In consideration of the satisfactory completion of the construction of the Works by the Developer, to the acceptance of the General Manager of Engineering without incurring any cost to the Township, the Township agrees to collect from each Owner of a Benefiting Parcel the Specified Charges levied in accordance with the terms of the Development

Works Agreement Bylaw;

(g) Subsequent to the completion of the construction of the Works in accordance with the Servicing Agreement to the acceptance of the General Manager of Engineering and the approval of the Actual Capital Cost of the Works, the Township shall pay to the Developer, at the beginning of the next calendar year and each calendar year thereafter, the Specified Charges collected from the previous year in respect of the development of Benefiting Parcels. The Township, at its sole discretion, may make partial payments at any time during a calendar year. The Township shall have no further obligation to the Developer to make any other payment pursuant to this Agreement. The Developer agrees that any interest earned by the Township on Specified Charges from the date of their collection to the date of their payment to the Developer shall be retained by the Township in consideration of the Township costs of administering this Agreement. If the said payments are returned to the Township unclaimed by the Developer and if the Township is unable to locate the Developer after all reasonable efforts, then the Township shall hold all monies collected until the expiry of this Agreement. After the expiry of this Agreement, all such unclaimed funds shall be retained forever by the Township; and

(h) In the event of the assignment or transfer of the rights of the Developer under Section 4(g), the Township shall pay any benefits accruing thereunder, after notice, to such successor of the Developer as the Township, in its judgment, deems entitled to such benefits; and in the event of conflicting demands being made upon the Township for benefits accruing under this Agreement, then the Township may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the Township believes to be necessary or proper, and the Township shall be discharged from further liability upon payment to the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the Township shall be entitled to recover its legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this Agreement.

5. INTEREST

(a) Interest will be calculated from the later of the date the construction of the Works is completed and one year after the adoption of this bylaw to the date the Specified Charge is paid at a rate of 3.95% per annum calculated annually in advance.

6. TERM

(a) The term of this Agreement shall commence upon the adoption of the Development Works Agreement Bylaw and shall expire on the earlier of:

i) fifteen (15) years from the date of the adoption of the Development Works Agreement Bylaw; and
ii) upon the Developer receiving the maximum Specified Charges imposed upon the Benefiting Area pursuant to the Development Works Agreement Bylaw;

(b) The Developer covenants and agrees that no Specified Charges shall be due and payable to the Developer subsequent to the expiration of the Term.

The benefits and obligations of this Agreement shall come into force upon the adoption of the Development Works Agreement Bylaw.

7. LATECOMER CHARGES

(a) The Developer covenants and agrees that it will not apply for nor enter into any latecomer agreements with the Township with respect to the Works and the Developer hereby releases and discharges the Township, its officers, employees, servants and agents and covenants and agrees to indemnify and save harmless the Township, its officers, employees, servants and agents from and against all damages, losses, costs, actions, causes of action, claims, demands and expenses (including legal fees and litigation) which may arise or accrue to any person, firm or corporation against the Township, its officers, employees, servants and agents for which the Township, its officers, employees, servants and agents may pay, incur, sustain or be put to by reason of the application of Section 507 of the Local Government Act as amended from time to time to the Works.

8. INDEMNITY

The Developer covenants and agrees to indemnify and save harmless the Township against:

(a) all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction, installation, maintenance or repair of the Works; and

(b) all expenses and costs which may be incurred by reason of the construction, installation, maintenance or repair of the Works.

9. MUNICIPAL COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee of $15,000 for the preparation, registration and administration of this Agreement.

10. NOTICES

(a) Any notice, demand, acceptance or request required to be given hereunder in writing shall be deemed to be given if either personally delivered or mailed by registered mail, postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to the Developer at the following address:

Mitchell Williams Pond DWA Inc.
Suite 200 – 17650 66 Avenue
Surrey, BC V3S 4S4

and to the Township as follows:

The Corporation of the Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1
Attention: Manager of Development Engineering

Or such change of address as the Township has, by written notification, forwarded to the other parties.

(b) Any notice shall be deemed to have been given to and received by the party to which it is addressed:

i) if delivered, on the date of delivery; or
ii) if mailed, then on the fifth (5^{th}) day after the mailing thereof.

11. BINDING ON SUCCESSORS

(a) It is hereby agreed by and between the parties hereto that this Agreement shall be enforceable by and against the parties, their successors and assigns.

(b) The Developer shall not assign or transfer their interest in this Agreement without the prior written consent of the Township which consent may be arbitrarily withheld.

12. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any prior Agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

13. LAWS OF BRITISH COLUMBIA

This Agreement shall be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

14. SCHEDULES

The Schedules attached hereto, which form part of this Agreement, are as follows:

(a) Schedule "A" – List of Benefiting Parcels;
(b) Schedule "B" – Map of Benefiting Area;
(c) Schedule “C” – Description of the Works;

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

FOR CORPORATE BODY	SIGNED BY:	)
		)
	_____	)
		)
	In the presence of:	)
	(witness):	)
	Signature _____	)
	Name _____	)
	Address _____	)
	Occupation _____	)
FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY	SIGNED BY GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT For and on behalf of THE CORPORATION OF THE TOWNSHIP OF LANGLEY	))))))
	_____	)
	GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT	))
		)
	SIGNED BY TOWNSHIP CLERK For and on behalf of THE CORPORATION OF THE TOWNSHIP OF LANGLEY	))))))
	_____	)
	TOWNSHIP CLERK	)
		)
	In the presence of: (as to both Township signatures)	)))
	_____	)
	Name: Address: Occupation:	)))

SCHEDULE "A"
LIST OF BENEFITING PARCELS

Map ID	PID	Civic	Short Legal	Net Dev Ha.
1	027-538-516	21305 83 AVENUE	LT 17, SEC 25, TWP 8, NWD, PL BCP36639	0.68
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30	000-655-112	21214 82 AVENUE	LT 24, SEC 25, TWP 8, NWD, PL NWP68078	1.01

SCHEDULE "B"
MAP OF BENEFITING AREA



BENEFITING AREAS

AREA	ADDRESS	NET DEVELOPABLE AREA (Ha)
1	21305 83 Avenue	0.68
2	21341 83 Avenue	0.86
3	21373 83 Avenue	0.68
4	21427 83 Avenue	0.49
5	21443 83 Avenue	0.33
6	21476 83 Avenue	1.01
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15	7913 216 Street	0.91
16	21480 80 Avenue	0.93
17	21456 80 Avenue	0.94
18	21446 80 Avenue	0.94
19	21406 80 Avenue	0.94
20	21392 80 Avenue	0.85
21	21350 80 Avenue	0.92
22	21314 80 Avenue	1.87
23	21264 80 Avenue	1.87
24	21216 80 Avenue	0.55
25	21247 78 Avenue	2.18
26	21277 78 Avenue	0.46
27	21321 78 Avenue	0.28
28	POND	2.90
29	031-144-705	4.18
30	21214 82 Avenue	1.01
SUB-TOTALS		55.85

DWA CATCHMENT AREAS

LEGEND
- CATCHMENT BOUNDARY
- EXCLUDED LANDS (GREENWAY, ETC)
- FRONT ENDER'S LANDS
- BENEFITING LANDS

McElhanney
SUITE 2300 - CENTRAL CITY TOWER
13450 102 AVENUE, SURREY, BC
V3T 5X3
P: 604-596-0391
F: 604-584-5050

This drawing and design is the property of McElhanney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhanney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.

Scale: 1:5000
Date: Oct. 07, 2021
Job No.: 2111-03116-02
TOL Project No.: 08-25-0098

SCHEDULE "C"
DESCRIPTION OF THE WORKS

Construction of a community stormwater detention facility of approximately 34,000 m^3 over a lot area of approximately 2.9 ha., with related stormwater mains, manholes, and other appurtenances, including a 3.6 m x 3.6 m concrete box flow control chamber, having an estimated cost of approx. $34 million (including land), all in accordance with the Township of Langley Subdivision and Development Servicing Bylaw, per design drawings numbered

- 2111-03116; sheets 1 to 8 inclusive, prepared by McElhanney Consultants Ltd. dated October 2019.

- 19-163 sheets L1 to L6 inclusive, prepared by PMG Landscape Architects dated February 11, 2021.

Applicable DCC Project ID Number from Development Cost Charge Bylaw 2020 No. 5555 related to the works is as follows:

DCC Project ID Number	Description
18 D 049	Detention Pond

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	APRIL 08, 2024
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE NO:**	4520-20
SUBJECT:	REOCCURRING FILMING OF TV SERIES “FIRE COUNTRY”		

The purpose of this memorandum is to provide information for Mayor and Council regarding the ongoing filming of the CBS television series *Fire Country*.

The series began filming in July 2022, and a second season was recently completed. *Fire Country* has been renewed for a third season and filming is anticipated to commence in late Spring or early Summer 2024.

The production has utilized a variety of properties within the Township, including two adjacent properties covering forty-five (45) acres in the Salmon River area which are being used on a reoccurring basis. During season one, ten (10) film permits were issued for a total of sixteen (16) film shoot days, and season two saw seven (7) film permits for a total of thirteen (13) film shoot days. In 2023, these properties received approval from the Agricultural Land Commission to participate in the *Filming in the ALR Pilot Program*. Consequently, filming has been permitted as a temporary non-farm use for up to sixty (60) days per calendar year until May 2025.

To assess community support for filming activities, Township staff conduct neighborhood polls periodically to gather feedback from area residents where filming and associated parking has taken place. At the end of the first season, surveys were sent to 68 properties, with a 38% response rate. While the majority of responses were supportive, four properties expressed non-support for filming at this location. Season two polls were recently sent out.

Staff have maintained an ongoing dialog with residents of two properties both in person and via email regarding increased traffic volume concerns and general disruption to the neighbourhood. A variety of mitigations have been completed to address concerns including restricting filming hours, ensuring appropriate parking arrangements are in place, and requiring shuttle services to the site. To reduce traffic concerns, the installation of a secondary driveway access from a different road frontage was considered. However, due to the existence of the Salmon River on the property and the steep terrain along the south and east property lines, an alternate access was not feasible.

As season three filming begins, staff will continue to work closely with production to coordinate filming activities and monitor impact to the area. This will include the conduction of regular site inspections to ensure compliance with film permit conditions. Additionally, communication with residents will be maintained.

Township of Langley

Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

March 13, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
G. Abreo, Community Co-Chair
Councillor T. Baillie, Council Co-Chair)

S. Cook, D. Kang, G. Sarhan, and T. Taylor

Staff:
R. Stare, Director, Recreation
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

G. Abreo acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – March 13, 2024

Moved by G. Sarhan,
Seconded by S. Cook,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the March 13, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – February 14, 2024

Moved by S. Cook,
Seconded by T. Taylor,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the February 14, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chairperson's Report

G. Abreo commented on some of the special events that were recently approved by Council, including a drone light show on Canada Day. He further noted that Council has deferred any decision about Christmas in Williams Park until May, and that Thunderbird Show Park has asked Council for funding to put on a holiday event, which was referred to staff.

Councillor Baillie reported that a 14,000 pound anvil has been placed outside of the BC Farm Museum in Fort Langley as a piece of art. The anvil was originally located in Vancouver.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Terms of Reference Review

Committee members reviewed the Terms of Reference, and the following comments were provided:

- Can the RCPAC re-instate having a rep on the Langley Walk Task Force?
- Is it possible for committee members to be more involved in community events as helpers/volunteers?
- Members would like to participate in the pool and ice allocation groups.
- Perhaps a sub-committee could be created to help plan community events.
- It was suggested to invite a TOL Events staff member to an RCPAC meeting to talk about upcoming events.

The committee was asked to further review the Terms of Reference and to bring back any other suggestions for discussion at the next meeting.

2. BCRPA Symposium
May 1 & 2, 2024 – Penticton, BC

Staff noted that it was possible to send one delegate from the committee to the BCRPA Conference taking place May 1 & 2, 2024 in Penticton. D. Kang will attend the conference and provide a report to the committee.

3. Firefighters vs. RCMP Water Battle

T. Taylor reported that he will be meeting with Events staff to review the budget from last year and start preparing for this year. He is looking at having local businesses donate some of the things needed, such as fencing.

F. WORK PROGRAM

4. Langley Awards

G. Abreo reported that he, S. Cook, and T. Taylor met with staff to review the submissions. They appreciated that the submissions were sent to them ahead of time which allowed more time for review.

There was a suggestion to recognize a youth volunteer once per month as there are so many students who deserve recognition. This would need to be coordinated with the School District.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Update on salishan Place by the River

It was noted that Council approved the committee receiving an update on Salishan Place by the River. Staff noted that a memo will go to Council first, and then be forwarded to the committee.

I. NEXT MEETING

Date: April 10, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by T. Taylor,
Seconded by D. Kang,
That the meeting terminate at 7:58pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, March 20, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
Councillor S. Ferguson, Council Co-Chair
S. Baker, Community Co-Chair

S. Bennett, P. Chhina, S. Hedao, K. Ludlam, A. Nierop, S. Tingley

Fraser Health Representative:
C. Chandra, Fraser Health

Guest:
M. Larson, Consultant

Staff:
M. Gunn, Planner
C. Quin, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

S. Baker acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – March 20, 2024

Moved by S. Bennett,
Seconded by S. Hedao,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the March 20, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – February 21, 2024

Moved by S. Bennett,
Seconded by S. Tingley,
That the Senior Advisory Committee adopt the minutes of the February 21, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Council Co-Chair Report

Council Ferguson reported an update from Metro Vancouver who continue to build and strengthen relations with local First Nations, together with all levels of government and other organizations.

Community Co-Chair Report

S. Baker welcomed everyone, and SAC members were introduced.

S. Baker announced the Road Safety Strategy Stakeholder Meeting. SAC members are welcome to attend and offer feedback at next meeting.

- Thursday, March 21 at 9:00-11:30am
- Langley Airport, 3rd Floor Presentation Room

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2024 Work Plan Discussion

M. Larson, Gerontologist, B.A. PBD, facilitated a Planning Workshop with SAC members. Presentation was provided on table.

SAC members were tasked with identifying what is important and prioritize specific ideas to the following questions.

Individual Priority – Solo Reflection.

Which priority action item is **most** important to YOU? Why?
- Direct and/or indirect experience?
- Scale or urgency of concerns?

What **specific action(s)** did you have in mind to address the priority item?
- Start a high-level to-do list for the next 3 months.

F. WORK PROGRAM

Group discussion comments were as follows:

- Belonging – start with survey and ask seniors what their needs are.
- Housing and Homelessness – housing is a basic need for people, lots of people cannot afford today's rental market, indirect experience via work and hearing about clients.
- Specific Action – identify areas of need for housing, advocate for funding, work with developers for accessible housing (wheelchair, hand bars, etc.).
- Transportation – lack of, impacts loneliness and seclusion.
- High Level Actions – piggy-back on Road Safety Strategy to move it along, includes physical and personal safety.
- More Transportation Actions – get SAC members to notice and share ways to improve existing infrastructure, to poll family/friends/contacts.
- Housing and Homeless – it is becoming worse, and the lower mainland is becoming unlivable due to affordability, urgent across all generations, especially seniors and developmental disabilities, minimum accessibility requirements for new buildings (design and adoptability, initiatives like Happiad (house matching), aging in place supports).
- Housing and Homelessness – indirect experience, extremely urgent, find statistics on the number of subsidized units for seniors, identify possible EWR locations and operators.
- Transportation – ask to increase the number of handicap parking stalls where seniors drive to the most, medical buildings/hospitals, drug stores, grocery stores.
- Belonging – aging in place.
- Healthy Living – Community Resources.
- Action – engage with partners for housing – financial, health, suggestion Chamber of Commerce.
- Business – engage with health agencies, food services (Meals on Wheels)
- Financial - unable to afford to retire, many seniors are not in a good financial situation.
- Age Friendly – community resources, IT education, work with partners to offer in person support.

Discussions ensued determining that there are many, many concerns that need to be addressed. A few common concerns were, Belonging, Transportation and Community Awareness. The next steps to think about would be who will take the lead and what is needed to move forward? What can SAC recommend to Council to address these common concerns?

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. 2021 Census Data

M. Gunn provided on table for SAC members to review and A. Jensen or M. Gunn are available to answer any questions.

2. SAC Photo

SAC photo to be taken at next meeting.

3. Accessibility Committee

M. Gunn reported on the new Accessibility Committee, and it is now open for applications until April 15, 2024 on the Township of Langley website.

I. NEXT MEETING

Date: Wednesday, April 17, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by P. Chhina,
Seconded by S. Hedao,
That the meeting terminate at 9:00pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, March 27, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair

C. Allison, A. Hamer, R. Ross, O. Smid, A. Smith and J. Walker

Staff:
S. Mikicich, Manager, Community Planning and Major Projects
M. Gunn, Planner
K. Stepto, Recording Secretary

Guests:
C. Paulson, Director, Langley Sustainable Agriculture Foundation
M. Sachse, President, Langley Sustainable Agriculture Foundation

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

J. Caldarella acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – March 27, 2024

Moved by A. Smith,
Seconded by R. Ross,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the March 27, 2024 meeting, as amended.
CARRIED

Clerk's Note: Item G.2 was added to the agenda.

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – February 28, 2024

Moved by C. Allison,
Seconded by A. Smith,
That the Agricultural Advisory Committee adopt the minutes of the February 28, 2024 meeting, as amended.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Langley Sustainable Agriculture Foundation (LSAF)

M. Sachse and C. Paulson provided a presentation with an overview of LSAF and its current activities. LSAF was established in 2011 and is a volunteer organization with up to 17 directors. Its purpose is to build agriculture capacity and knowledge in Langley. Its current activities include the following:

Grant Program:

- Established in 2022.
- Requirements for the grant include:
    - The project is undertaken on a Langley farm;
    - The project can be replicated;
    - The recipients present their project to a workshop in November to share their experiences.
- Several grants of up to $2,000 each have been awarded since 2022.
- Grant recipients and their projects include:
    - Bill's Honey House installed a mandala-shaped bee foraging garden;
    - Sage and Solace installed an aerator in a pond;
    - Fraser Valley Conservancy demonstrated how barn owls control rodents;
    - Van Hulsentops built a hedgerow using 10 native and 4 non-native species;
    - Composting at the Fraser Valley Cider Company;
    - Locality Brewing demonstrated heap composting;
    - Sage and solace explained Vermicomposting.

Education:

- Many workshops have been held over the last decade aimed at building agriculture capacity and knowledge.
- The most recent workshop in 2023, "Small Lot Living: explore composting and make connections", was co-hosted by the Agricultural Advisory and Economic Enhancement Committee.
- The Langley Learning Farm was established in 2016 after LSAF identified food needs for both schools and the community.
- In December 2019, LSAF received Council approval to develop multiple activities on seven sites within the Derek Doubleday Arboretum and signed a 5-year licence agreement.

C. DELEGATIONS AND PRESENTATIONS

- The Langley Environmental Partners Society (LEPS) had taken on managing the Learning Farm.
- The Langley Learning Farm worked intensely with the Science Department at Langley Senior Secondary and LEPS to establish an Environmental Sciences 11/12 course in 2020. LEPS provides on-site teaching and manages the day-to-day operation.
- Produce that is grown is given back to the school or the Food Bank.
- A similar program is also now at Aldergrove Community Secondary School.
- A mini food-forest has been planted at the beginning of the pathway at the Arboretum, utilizing grants received by LEPS for the Learning Farm.

LSAF would like the AAC to co-sponsor its fall workshop on November 2, 2024, "Building Community Connections".

D. REPORTS

1. Co-Chair Reports

No report.

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2024 Work Program

M. Gunn presented the revised 2024 Work Plan based on feedback from the February meeting. She noted that a presentation from the Ministry of Agriculture and Food was added.

MOTION
Moved by A. Hamer,
Seconded by C. Allison,
That the Agricultural Advisory Committee endorse the draft 2024 Work Plan, as presented.
CARRIED

COUNCIL
Moved by C. Allison,
Seconded by J. Caldarella,
That the Agricultural Advisory Committee recommends that Council approve the Agricultural Advisory Committee 2024 Work Plan, presented as Attachment A.
CARRIED

F. WORK PROGRAM

2. 2024 Farm Tour

M. Gunn provided an overview of the Farm Tour. She noted that it is held annually, usually in June or September, and involves visiting two or three farms with lunch and guest speakers. Each year, there is a different theme for the tour. The committee was asked to brainstorm suggestions for the theme for this year.

The following ideas were provided:

- Sheep farms
- Community in agriculture
- Flower farms
- Commodity farms – large scale blueberry, dairy, chicken
- Greenhouses that have received a grant
- Bevo – owner as a guest speaker
- Agri food sources
- Dairy farming and new technology
- Ministry of Agriculture and Food as a guest speaker
- Hazelnut farms
- Krause and/or Driediger Farms

The following members volunteered to be part of the working group to plan the tour:

- J. Caldarella
- A. Smith
- A. Hamer
- J. Walker
- C. Allison

G. COUNCIL REFERRALS

The following motion was referred to the Agricultural Advisory Committee at the December 4, 2023 Regular Council Meeting:

1. ***Agricultural Advisory and Economic Enhancement Committee Recommended Motion***
File 0540-20

That Council directs staff to include an agricultural/rural community outreach campaign as part of the Agricultural Advisory Committee's 2024 work program considering the recommendations from the Agricultural Advisory and Economic Enhancement Committee's Building Agricultural/Rural Connections Task Force.

REFERRAL
That Council refer this motion to the new Agriculture Advisory Committee to be considered within Q1 of 2024.
CARRIED

Staff noted that this item is included in the 2024 AAC work plan.

G. COUNCIL REFERRALS

2. Migrant Agricultural Worker Accommodation Farm Bylaw

M. Gunn noted that this bylaw received first and second reading at the March 25, 2024 Regular Council Meeting and was referred to the AAC for comment. The report was provided on table for the committee to review and the bylaw will be discussed at the April meeting.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: Wednesday, April 24, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by J. Walker,
Seconded by C. Allison,
That the meeting terminate at 8:53pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Agricultural Advisory Committee
2024 Work Program

The Agricultural Advisory Committee proposes to undertake the following work in 2024 consistent with the Committee's purpose and mandate. Calendar months show the time and duration of the work.

Project & Associated Tasks	J	F	M	A	M	J	J	A	S	O	N	D
Agricultural Viability Strategy (AVS) Provide advice, support, input and direction in the implementation of the AVS.			√	√	√	√			√	√	√	√
2.1.2 *Prepare an Agriculture Profile* Based on data from 2021 Census of Agriculture and Ministry of Agriculture Land Use Inventory.					O	O			O	O	O	O
2.1.3 *Support partnerships with other organizations* Invite a 4-H Club to make a presentation to the committee. Invite Langley Sustainable Agriculture Foundation to make a presentation to the committee. Invite Langley farmers' market organizations to make a presentation to the committee. Invite Langley Animal Protection Society and/or a Conservation Officer to make a presentation on deterring predators.			√	√	√	√			√	√	√	
2.1.4 *Promotion of Agriculture* Recommendation of the Building Agricultural/Rural Connections Task Force: Develop an agricultural outreach campaign. Invite TOL Transportation Engineering to make a presentation on road safety for agritourism. Invite Ministry of Agriculture and Food to make a presentation on current outreach initiatives.			√	√	√	√			√	√	√	
2.2.1 *Water Use and Monitoring* Invite the Ministry of Water, Land and Resource Stewardship to discuss drought mitigation.				√	√	√			√	√	√	
Farm Tour Plan and host the Annual Farm Tour; scheduled in late spring or early fall.			√	√	√	√			√			
Consider or inquire into matters as requested by Council Respond to on-going requests as they arise.		√	√	√	√	√			√	√	√	√

Key:

√ = Committee-led, Council initiative
O = On-going initiative, based on staff work programs and respective strategies

DRAFT

Township of Langley
Est. 1873

MAYOR'S TASK FORCE ON THE LANGLEY REGIONAL AIRPORT

April 2, 2024 at 4:00pm
Salmon River Meeting Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
Mayor E. Woodward, Chair
Councillor T. Baillie
Councillor M. Pratt
J. Gerein
G. Guest
R. Reynolds

Staff:
C. Kooner, Director, Bylaw, Legal, and Strategic Implementation
C. Madill, Airport Manager
P. Sihota, Assistant Airport Manager
J. Crees, Airport Business Coordinator
C. Quin, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Mayor's Task Force on the Langley Regional Airport – April 2, 2024

Moved by Councillor T. Baillie,
Seconded by Councillor M. Pratt,
That the Mayor's Task Force on the Langley Regional Airport approve the agenda and receive the agenda items of the April 2, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Mayor's Task Force on the Langley Regional Airport – March 12, 2024

Moved by Councillor M. Pratt,
Seconded by Councillor T. Baillie,
That the Mayor's Task Force on the Langley Regional Airport approve the minutes and receive the minutes items of the March 12, 2024 meeting.
CARRIED

C. AGENDA ITEMS

1. Presentation on the Langley Regional Airport

C. Madill, P. Sihota, and J. Crees provided a presentation regarding Mayor's Task Force – YNJ Overview. Attachment A.

Discussions, questions, and answers ensued during the presentation, such as:
- Asset / Infrastructure Assessment
- Capital Priorities Plan
- General Municipal Funding Sources
- 2024 Airport Budget
- Leasing (background, current overview, challenges, and leasing models)

Mayor Woodward reported that the next meeting is an open meeting and will focus on Leasing at the Langley Regional Airport.

2. 2024 Work Plan

Mayor Woodward reviewed the 2024 Work Plan and task force members approved the finalized 2024 Work Plan. Attachment B.

MOTION
Moved by Councillor M. Pratt,
Seconded by Councillor T. Baillie,
That the Mayor's Task Force on the Langley Regional Airport endorsed the 2024 Work Plan, as presented.
CARRIED

C. COUNCIL REFERRALS

E. NEXT MEETING

Date: April 30, 2024
Location: Salmon River Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 4:00pm

F. TERMINATE

Moved by Councillor M. Pratt,
Seconded by Councillor T. Baillie,
That the meeting terminate at 5:45pm.
CARRIED

CERTIFIED CORRECT:

_____
Chair, Mayor Woodward



Mayor's Task Force - YNJ Overview

April 2, 2024

tol.ca/ynj

Airport History

- Originally built by the federal Department of Transport (DOT) in 1938, the Langley Regional Airport (Airport) was controlled by the Department of National Defence and enhanced for the Royal Canadian Air Force for use as a relief field in the early 1940s.
- After the Second World War, the DOT resumed ownership and leased the Airport to the Township of Langley (Township). In 1954, the facility was licensed to operate as a municipal airport and in 1967 it was purchased by the Township for $24,300 with a reverter clause if not operated as a public airport.
- From 1991-2013, YNJ was managed by a contractor, with a focus on building out the Airport.
- The Airport started the transition from contractor to Township management in 2013. Two employees were brought into Township employment from the contractor, one as an airport manager and one as airport operations.

Township of Langley | Langley Regional Airport, CYNJ

Airport Management Transition to the Township

- In 2015, staffing was increased to a total of 3 Township employees.
- In early 2018, the airport manager left Township employment.
- Fall 2018 a temporary .75 admin support person was added, and then 2 airport maintenance workers (AMW) were introduced, allowing the Airport to bring jet fueling in house, as well as offering 7 day a week coverage onsite, and to improve regulatory compliance.
- In Spring 2019 the airport operations person left Township employment.
- All of these changes require significate regulator updates.

The Township Managed

- In 2019 to present there has been high staff turnover.
- Fall 2022, a business position was introduced because of revenue increase after acquiring an airport building. This employee has a legal background and is responsible for the leases.

Challenges

- Retaining staff with required skills, knowledge and experience in a highly regulatory environment.
- Maintaining regulatory compliance while short staffed.
- Lack of funds for maintenance and capital projects.

Current 2024 Staffing Level



Township of Langley | Langley Regional Airport, CYNJ

Airport Regulatory Requirements

- Aviation is a heavily regulated industry
- As an airport operator, we must comply with:
  - *Canadian Aviation Regulations*
    - *Advisory Circulars*
    - *Transport Publications*
    - *International Civil Aviation Organization Annexes*
  - *TP312 Standards and Recommended Practices*
  - *B836 Fuel Standards*
  - *Transportation of Dangerous Goods Act*

Township of Langley | Langley Regional Airport, CYNJ

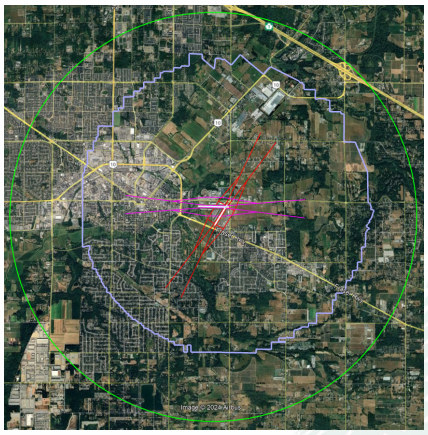
How do we achieve compliance?

- *We break down regulatory requirements into the following program areas:*
  - *Airport Operations*
  - *Safety Management Systems*
  - *Aviation Security*
  - *Emergency Response*
  - *Wildlife Management*
  - *Airside Vehicle Operators Permit*
  - *Fuel Management*

Airport Operations Manual

- Over 320+ regulations we must comply with regarding our Airport Operations Manual
- Most important manual out of all, essentially is the foundation for all other manuals.
- Contains all technical information and overview of the airport's services.
- Must be reviewed annually as per Canadian Aviation Regulations (CARs)
  - *Obligation to maintain this manual on an ongoing basis, as it is a 'living document'*

AZR - Airport Zoning Regulation

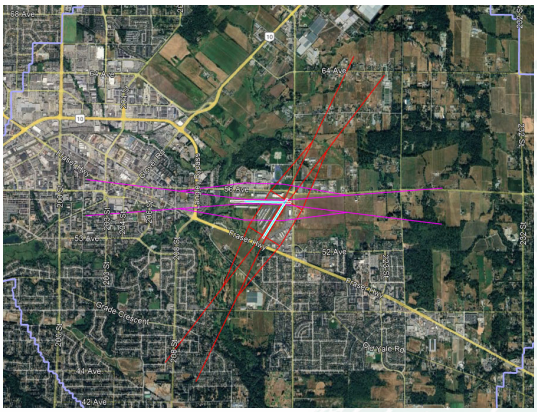


Green – **YNJ Control Zone**, this is Class C airspace for aircraft from the ground up to 1900' that is controlled by Nav Canada

Mauve – **YNJ AZR**, is an area that is protected under the Federal Airport Zoning Regulations (AZR) for the Langley Regional Airport. Restricted to 150 feet above the ground, which is deemed to be 177 feet above sea level, based on the airport being 27 feet above sea level.

Township of Langley | Langley Regional Airport, CYNJ

OLS – Obstacle Limitation Surface



Obstacle Limitation Surface – OLS, area that limits the extent to which objects may project into airport airspaces. These heights are based on divergence for both the Transitional and Outer surface. Ground up to the AZR of 150 feet

Red – RWY 01/19 OLS

Pink – RWY 07/25 OLS

White – actual paved surface of Runways

Township of Langley | Langley Regional Airport, CYNJ

Safety Management System (SMS)

- Over 87 regulations specific to safety management for airports
- A holistic approach to mitigating safety hazards utilizing risk assessments
- Transport Canada will typically audit this program as the program should be engrained in all other programs
- Quality Assurance auditing must be done by airport on each program once every 3 years

Security Program

- As a certified airport, we must secure the airfield from any potential security breaches
- Over 40+ regulations specific to maintaining security on the airfield
- Typical security issues we see at the airport include:
  - Vulnerable population looking for shelter airside
  - Theft
  - Vandalism
  - Security Breaches
    - Unsecure Locations/Unauthorized Access

Emergency Response Program

- Over 130 regulations specific to emergency response protocols for an airport of our size
- Annual requirements include:
  - Testing of emergency response plans via exercises
  - Conducting regular stakeholder communications and committee meetings
  - Testing of emergency response equipment
- Response for one incident can take up to one month to complete. (i.e., 2023 aircraft crash-on)

Wildlife Management Program

- Over 80 regulations for wildlife management
- Airport must have a functioning wildlife management program that mitigates risk proactively
- Daily inspections, monthly inspections, and seasonal inspections
- Over 727 wildlife observations logged last year
- Retention Pond S of Fraser Hwy took significant amount of time to conduct risk assessment and analysis
- Work Order Map

AVOP - Airside Vehicle Operators Program

- Over 90 regulations and recommended practices to comply with
- Currently, 286 AVOP holders at YNJ
- Program review is underway due to a significant event that occurred on January 2, 2024.
  - Program review, renewals, testing, administrative works requires a significant amount of time and effort to maintain the program
- YNJ-specific AVOP program is unique due to the airport's layout

Fuel Management Program

- As a fuel provider to end users, we must maintain this equipment to ensure quality control
- Inspections are done on a daily, weekly, monthly and annual basis
- Canadian Standards Association B836 and Transportation of Dangerous Goods regulations provide the regulatory context
- Maintenance of system requires significant attention due to the aging infrastructure
- 2023 – Fuel Issues

Maintaining Certification

- Overall, if we do not deal with any of these program areas as required by CARs, we ultimately risk our airport certification and potential monetary penalties and fines
- The intangible risk associated with not following regulatory requirements and our own airport standards results in increased liability
- To achieve regulatory compliance and excellence, organizational restructuring can create better efficiencies

Current Status = Maintaining our basic requirements

Asset/Infrastructure Assessment

Fuel System Overview

Current Risk Level - ***Moderate to High***

- Airport has 2 self-serve fuel pumps, 2 fuel tanks, and a fuel truck.
  - AvGas is self-serve pumps
  - Jet A is delivered via jet fuel truck by AMWs
- 29 incidents last year that resulted in down time
  - Ability to get them back up and running fairly quickly
  - However, infrastructure has exceeded reasonable service life

Asset/Infrastructure Assessment

Fuel System Condition Assessment

Current Risk Level - ***Moderate to High***

- AvGas Pumps are over 30 years old, and replacement parts are no longer made
  - Contractors have noted that there could be significant downtimes, to either replace or source parts if they break
    - Cost to replace is approximately $150,000 (2023)
- Jet A Truck is 20 years old and should be replaced within the next 10 years.

Asset/Infrastructure Assessment

Pavement Overview

Current Risk Level - ***Specific to each area***

- Did some significant repairs last year, however, crack-sealing program is our main maintenance activity annually
  - *Conducted typically in Spring*
  - *Logged over 152 specific cracks last year*
    - *Map of cracking – 2023*
- Runway pavement issues pose the highest risk and liability to aircraft safety
- Long-term capital plan should be developed for anticipated pavement improvements within next 10 years

Asset/Infrastructure Assessment

Pavement Condition Assessment

- Runway 01/19 (***Risk = High***)
  - Significant cracking, deteriorating rapidly over the years.
- Runway 07/25 (***Risk = Low***)
  - Can maintain this runway with annual crack-sealing for another 10 years
- *Taxiways – 10 total (**Risk = Low – Moderate**)*
  - Fixed major asphalt issues associated with Taxiway Echo and on westside taxilanes

Asset/Infrastructure Assessment

Pavement Condition Assessment (Continued)

- Apron 1 (***Risk = Low***)
  - Some specific areas are seeing significant cracking already, resurfaced in 2020/21
- *Apron 2 (**Risk = Low/Moderate**)*
  - Taxilanes are in good shape, however, some of the tenant or separate apron spaces are in poor shape
- *Apron 3 (**Risk = Low**)*
  - Cracking is prevalent, but crack-sealing program can maintain the surface

Asset/Infrastructure Assessment

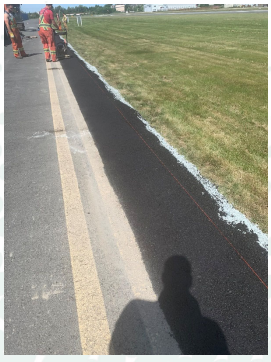
Pavement Condition Assessment (Continued)

- Westside Area (***Risk – Moderate***)
  - Did some repairs on fairly severe pavement issues last year
    - *Prioritized based off the amount of Foreign Object Debris (FOD) and speed of deterioration/degradation*
  - Still a number of areas that are degrading rapidly and require upkeep

Asset/Infrastructure Assessment







Asset/Infrastructure Assessment

Electrical Overview

Current Risk Level - ***Moderate - High***

- Recently, brought an electrical contractor designated to work on airfield electrical and a preventative maintenance plan
- Over the years, sourcing parts has become more difficult for these fixtures – lead time for some parts can be up to 3 months
- Issues with the electrical could lead to reductions in level of service (operating hours)

Asset/Infrastructure Assessment

Electrical Condition Assessment

Current Risk Level - ***Moderate to High***

- Runway lighting has exceeded expected service life, manufacturer no longer makes the fixtures or associated parts
  - Currently, have two fully built out fixtures for replacement, handful of parts - odds and ends
    - *Most airports have upgraded or are in the midst of upgrading, reaching out to them to buy their old fixtures*
  - Example: Runway end light (2.5 months so far waiting)

Asset/Infrastructure Assessment

Electrical Condition Assessment

Current Risk Level - ***Moderate to High***

- Backlit airfield signage
  - The backlit airfield signage is a very simple electrical system, however, the electrical equipment within the sign is prone to overheating, burnt fuses, and aging circuit boards and transformers
    - Our most recent issue with the backlit sign, took over 3 months to rectify.
      - *Contractor had to build out a new circuit board from scratch to fix the issue.*

Asset/Infrastructure Assessment

Electrical Condition Assessment

Current Risk Level - ***Moderate to High***

- *Field Electrical Center (FEC)*
  - The FEC houses all critical airfield electrical equipment
    - Building is in great condition
  - A recent study from an electrical engineer, had a handful of recommendations to rectify deficiencies during his inspection
    - One aspect is the shared power for our main access gate to the Westside, with street lighting, and hangars.

Asset/Infrastructure Assessment

Drainage Overview

Current Risk Level - ***Moderate***

- An investigation was conducted on the current drainage assets associated with Runway 01-19.
  - Runway 01-19's main culvert taking water from the runway to the meadow areas was completely plugged or collapsed.
    - As-built drawings are not available which made assessing the system more difficult
- Based on findings, annual catch basin cleaning is recommended, and investigation on all other drainage assets to determine overall condition

Runway 01-19 Rehabilitation

- Runway 01-19 was last resurfaced in the early 1980s
- Average life cycle for a runway with good maintenance is about 30 years
- Consultants hired to do condition assessment and found moderate to severe cracking in numerous locations
- Due to the requirements of SMS, there is a risk of significant hazards resulting in long-term closures, reduced level of service or displaced thresholds
- Consultants brought back to conduct a detailed design:
  - Geotechnical investigation
  - Drainage condition assessments






Runway 01-19 Rehabilitation

What did they find and recommend?

- Some cracks ranged in depth beyond 60mm, however, recommend 60mm mill and pave
  - *Other option was 100mm mill and pave*
- Main drainage culvert underneath the runway has collapsed and is providing 20-30% capacity currently
  - *New drainage design developed with new culvert to take water more effectively off-site*
- Electrical system upgrade critically required due to aged airfield lighting, and backlit signage (Convert to LED)
  - *Includes new installation of taxiway edge lighting on all taxiways and a Precision Approach Path Indicator (PAPI) unit for Runway 07-25*

Runway 01-19 Rehabilitation

Costs, Phasing, and Government Funding

- 100% Design ('Class A' engineer cost estimate) for all works:
  - ***$5,725,387***
- Worked with the engineers to configure a phased approach:
  - Phase 1: Pavement and drainage upgrades ***($2,814,637)***
  - Phase 2: Airfield electrical upgrades ***($2,910,750)***
- Two government funds for BC Regional Airports:
  - British Columbia Air Access Program (BCAAP) – Up to 2 million dollars maximum
  - Airports Capital Assistance Program (ACAP) – YNJ not eligible due to lack of scheduled service – Up to 100% funding for projects; very competitive

Runway 01-19 Rehabilitation

Pros & Cons of Phased Approach, Full Meal Deal, and Deferring

Options	Pros	Cons
Complete all improvements	Avoids unexpected closures due to runway condition or airfield lighting failure	Highest cost option and funding required all at once
Phased completion of the project	Spreads the cost out, making it more financially viable Individual phases would be eligible for BCAAP funding up to 2 million dollars	Most disruptive to airport operations, impact to fuel sales and tenants No guarantee of receiving funding from BCAAP 2 years consecutively
Defer all improvements	Avoids any capital expenditures	Increased risk of further pavement deterioration resulting in runway service level reduction Additional funding still required for annual runway repairs (temporary fixes) Waiting to conduct the work will result in higher costs for project

Capital Priorities Plan

	Critical	High	Medium	Low
RWY 01-19 Pavement and Drainage	$2,814,637 (2023)			
RWY 01-19 Airfield Electrical Upgrades		$2,910,750 (2023)		
Fuel System Upgrade (With Relocation)	$150,000 (2023) ($200,000 for relocation)			
YNJ Emergency Generator Project	$250,000 (Ongoing)			
Security Enhancements Cont'd (CCTV and Fencing)		$650,000* (Remaining Works; High Level Estimate)		
Westside Drainage and Paving			$900,000 (2021)	
Automated Weather Observation System (Dependent on LoS study)				$800,000 (Estimate)
Winter Maintenance Equipment & Attachments			$225,000 (Estimate)	
Apron 2 Redevelopment Parallel Taxiway				$2,500,000 (Estimate) $1,519,850
Re-Keying of Airport Gates and Locks			$30,000 (Estimate)	
TOTAL:	$3,264,637	$3,560,750	$1,155,000	$4,819,850

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Operational Highlights - 2023

- **739** inspections conducted of the airfield
- **106** escorts conducted for either contractors or tenants
- **659** wildlife observations logged
- **198** preventative maintenance duties conducted
- **2,443** work orders created and completed
- **200+** hours of mowing activities conducted
- **229** safety incidents documented, and risk mitigated
- **1** major aircraft emergency dealt with and received exemption from Transport Canada for full-scale exercise
- **2** full-time AMWs hired and fully trained, **3** new auxiliary AMWs hired and partially trained
- **10** internal SMS meetings conducted for the year
- Redevelopment of AOM, SMS, ERP and WMP to better align with regulations.

Township of Langley | Langley Regional Airport, CYNJ

General Municipal Funding Sources

1. Property tax
2. Development sources
   - Community Amenity Contributions (CACs)
   - Development Cost Charges (DCCs), etc.
3. Fees and charges, land leases etc.

Langley Regional Airport YNJ funding sources:

- Obtains operating revenue from leases and fuel sales etc.
- Is not eligible for CAC/DCC like other community amenities.
- Capital projects would need to be funded by property taxes or increased fees and charges, land lease etc.

2024 Airport Budget

645,000	Land leases, 45 Lots
260,000	TOL Leased Buildings, Lots 4, 5, & 17 (65k previously as land lease)
200,000	Fuel Net Sales *
40,000	Tie downs parking
5,000	Misc. mailbox rental, access cards etc.
1,150,000	**Revenue**
750,000	Employees
250,000	Fixed Costs (electrical, office, vehicles, Vortex, insurance)
150,000	Maintenance (crack sealing, painting, grounds keeping, supplies) fencing, signage, training etc.
1,150,000	**Expense**

* amounts can vary dependant on weather/smoke/COVID etc
remaining balance, positive or negative, at the end of the year is reconciled from the airport reserve. The airport reserve is YNJ's source for capital funding

Leasing

Background

There has never been someone that is qualified or solely responsible for leasing at the Airport. For this reason, leasing fell behind and in some cases was not documented.

- Initial leasing structure
  - The land lease arrangement started in 1967 when the Township took possession from the federal government
  - The Township recognized that development of airport lands would be more cost-effective to have the lessee responsible for the improvements.
  - The intention of this arrangement was to allow for development of the area.
- Improvements
  - Over time further land leases were granted or renewals given as improvements were done to the structures.

Leasing

Current Overview

- The Airport has 48 leasable lots (3 lots are managed by the Township – 4, 5 & 17), and approximately 38 tiedown spots
- Leases are a combination of:
  - Commercial (business - perimeter)
    - Land rate of .4910/sq.ft.
  - General Aviation (private - westside)
    - Land rate of .3166/sq.ft. for unserviced lots
    - Land rate of .4038/sq.ft. for serviced lots
- Rental increase
  - rent is increased by the Consumer Price Index every year, and airport policy allows for a rate review every 5-7 years
- Redevelopment plan
  - Involves lots 2, 2a, 3, 4 and 5 due to old age and deteriorating infrastructure
  - Possible new commercial building and aviation museum

Leasing

Challenges

- Communication with tenants
  - Obtaining information from tenants has been difficult, some refuse to provide us with information the Township has a contractual right to, or we receive no response.
  - Tenants are also not always providing us with up-to-date information when there are changes in ownership or subtenancy
- Tenants misunderstanding their leases
  - Several tenants believe the structures on the lots are theirs indefinitely and they would be granted a land lease in perpetuity. However, the Township is the registered owner of the lands and premises as per the Land Title Office, and the premises includes the buildings. That is general law.
  - The general aviation leaseholds are for personal use only, not commercial use. It is known that some tenants are using their hangar space to generate income; however, pursuant to the Local Government Act, the Township is prohibited from providing certain financial assistance.

Leasing

Leasing Models

The current land lease approach is limiting the amount of revenue the Township generates. The Township needs to consider a revised leasing model to increase revenues to fund capital infrastructure projects that can become self funding.

Current Land Lease Model:

Commercial Tenant "A":	20,000 sq.ft. lot at .4910/sq.ft. =	**$9,820/year**
General Aviation Tenant "B":	20,000 sq.ft. lot at .3166/sq.ft. =	**$6,332/year**

Potential Land and Building Lease Model:

Commercial Tenant "A":	15,000 sq.ft. building at $10/sq.ft. =	**$150,000/year**
	15,000 sq.ft. building at $14/sq.ft.=	**$210,000/year**
General Aviation Tenant "B":	10 bays at $300/month/bay =	**$42,000/year**
	10 bays at $450/month/bay =	**$54,000/year**

- ***Additional Potential Airport Revenue:***
  - It was found that most comparable airports are charging (or looking at charging) an airport maintenance charge ("AMC") to help with payment of operating costs. Currently YNJ does not charge an AMC. If we started charging an AMC we could set a rate of .2*/sq. ft. for each lot, which would amount to approximately $27,000 annually.

    *this rate could be higher

Lower Mainland Airport Governance Models

CZBB (Boundary Bay)
- Alpha Aviation (private) assumed management and acquired through a 99-Year lease with Corporation of Delta
- Provide FBO services as well as general management of facility

CYPK (Pitt Meadows)
- Owned and Operated through Pitt Meadows Airport Society (private) and receive no public funding
- Airport Manager is considered the Accountable Executive (CAO) and governed by Board of Directors with reps from Pitt Meadows and Maple Ridge

CYXX (Abbotsford)
- Municipally managed, governed through M&C approvals
- Larger airport with scheduled service, and more land to develop

CYCW (Chilliwack)
- Entered into a Public-Private Partnership (P3) with Magnum Management (MM) for 50-year term
- Magnum is responsible for the provision of assets and delivery of services

Potential Future Opportunities

Emergence of vertical take-off and landing aircraft (VTOL) pose a significant opportunity for YNJ to capitalize on

- Currently, there is significant investment being put into EVTOL aircraft via INSAT (Initiative for Sustainable Aviation Technology)
  - BC Helicopter Company has already stated interest in developing this out at YNJ
  - Airports within Lower Mainland (LMD) and Fraser Valley not focused on this
  - Increase accessibility and mobility within LMD
  - Runway length does not play a factor
  - Regulator and Canadian Advanced Air Mobility (CAAM) working to launch VTOL operations by 2028

Potential Future Opportunities

Many different options available for the Meadow to expand airport facilities

- The Meadow is a very attractive opportunity for innovative aviation companies to set up shop
- However, the biggest deterrence right now is access, and servicing.
- By making this area shovel ready, finding an anchor tenant for this area could increase revenue significantly

Potential Future Opportunities

Looking at the options for off-airport development

- The Township owned properties around the airport
- There are options to utilize this land for more ideal purposes that also fits into the Township's vision, mission and values
    - Opportunities are restricted to height concerns, however some options may include:
        - Car charging facilities, aviation parts stores, long-term parking facilities, potential helicopter operations?

Potential Future Opportunities

Attracting a smaller airline that can provide the community a year-round service

- Ideal partner would be a helicopter company, as our runways are not ideal for long-term fixed wing feasibility
- Seasonal routes or year-round routes based on the community's needs could be established
- Experience *in-house* to work on this with an air carrier
- As the airports around us continue to expand, the need for interconnectivity between airports will be of vital importance (i.e., Ontario – Air Canada Landline)

Closing Thoughts…

Essentially the Airport is a highly regulated business that offers a tremendous community benefit:

- Most importantly emergency services, RCMP, Medevac, Fire fighting, flood relief etc.
- Economic spin off the tenant employees that are high-paying, skilled jobs.
- Training for future pilots – Ongoing pilot shortage.
- Maintenance for companies that offer the services above.
- Growth opportunity for the Airport, being a connector airport within the LMD (Connection point from LMD – FV).

Thank you!

Questions?

Langley Regional Airport
ynjairport@tol.ca



tol.ca/ynj

Mayor's Task Force on the Langley Regional Airport 2024 Work Plan

PRIORITY AREAS:

The Task Force is focused on economic viability leading to the longevity of the Airport including governance structure, leasing models and fixed-and-rotary wing aircraft as well as educational and employment opportunities.

TASK FORCE OUTCOMES:

The Task Force will provide recommendations to Council potentially including but not limited to:

1. A sustainable, economically viable long-term plan for CYNJ; and
2. Future leasing models, land-use plans, and capital renewal strategies.

TIMELINE (SUBJECT TO CHANGE):

- **Tuesday April 2 – Current State of the Airport**
  - Presentation from Airport Staff (and CPP staff) on the current state of the airport, including but not limited to, the AZR, leasing models, repair and replacement needs, opportunities for growth, financial challenges, upcoming (~5-year) capital needs.
  - Q&A and Discussion.

Task Force to provide input to consultant.

- **Tuesday April 30 – Leasing at the Langley Regional Airport**
  - Leasing review.
  - Q&A and Discussion.
  - Provide Consultant with report scope and direction.

Staff to liaise with consultant.

- **Thursday May 23 – Report Formulation**
  - Review and formulate report.
  - Identify solutions and recommendations on the priority areas: long-term planning, land-use planning, and service delivery.

Consultant to draft report.

- **Thursday June 20 – Recommendations**
  - Discuss, amend and/or approve draft report provided by consultant.
  - Move recommendations to Council for the July 15 meeting.

Township of Langley

Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, April 3, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
R. Ardron, Community Co-Chair
Councillor M. Kunst, Council Co-Chair
Councillor B. Martens, Council Co-Chair

R. Genberg, B. Mason, F. Pepin, T. Quiring, and T. Taylor

Staff
S. Mikicich, Manager, Community Planning and Major Projects
A. Reeve, Planner
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

R. Ardron acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
April 3, 2024

Moved by T. Quiring,
Seconded by R. Genberg,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the April 3, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
March 6, 2024

Moved by R. Genberg,
Seconded by T. Taylor,
That the Heritage Advisory Committee adopt the minutes of the March 6, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Martens reported that she and Councillor Kunst attended the unveiling of the Anvil at the BC Farm Museum, and the 100th Anniversary of the Canadian Air Force at the Canadian Museum of Flight.

2. Report from Manager, Community Planning and Major Projects

A. Reeve reported that the Heritage Building Incentive Program (HBIP) has been re-launched with rolling intake of applications throughout the year. The Heritage Review Panel will be convened to review grant applications as they are received. She further noted that the heritage page on the Township website has been updated which was one of the action items from the Information, Education and Awareness Task Force.

S. Mikicich provided an update on 2023 grant recipients. Exterior work on the Murrayville Community Hall has been completed, and the approved grant has been processed. Proposed window replacement on the Shortreed Residence has not yet proceeded, and staff will provide a future update as to a possible extension of the grant deadline. Should that work not proceed, previously approved funding would be re-allocated to the 2024 grant program.

3. Heritage Curator's Report

Clerk's Note: Updates will be provided when available.

4. Heritage Review Panel

No report.

5. Pioneer Recognition Planning Committee Report

R. Genberg reported that the committee met recently and that a new logo has been developed that incorporates the year "1914", the first year in which Langley's pioneers were recognized This logo will be placed on small, individual flags for the pioneers to wave as their names are called for recognition.

The committee further discussed the term "pioneer" as requested by Council and determined that it is too late to change the name for the 2024 event, however, they will consider a name change for future events.

6. Museum Advisory Group Report

No report.

E. CORRESPONDENCE

F. 2024 WORK PROGRAM

1. Heritage Recognition and Protection

S. Mikicich provided a presentation regarding heritage protection as the committee has recently been discussing the vulnerability of heritage resources. The following information was provided:

Information Tools:

- Heritage Inventory
  - Starting point for understanding Langley's heritage resources
  - No legal status
  - Has been updated from time to time
  - Process for additions/deletions has involved Council (but not required)
- Historic Context Statement
  - A narrative document that explores the major geographical, political, and socio-economic factors and events that shaped the Township of Langley over time.
- Thematic Framework - Key themes for understanding Langley's built heritage
  - Habitation
  - Economies
  - Governance
  - Arts
  - Society

Formal Recognition:

- Community Heritage Register
- Statements of Significance
- Plaque Program

Continuing Heritage Protection:

- Heritage Conservation Areas
  - Designated within an Official Community Plan (Fort Langley and Murrayville)
- Heritage Covenants
- Heritage Revitalization Agreements
- Heritage Designation
- Heritage Alteration Permits

  Required for changes to "protected" heritage property

Archaeological Sites:

- Provincially protected under the Heritage Conservation Act

Discussion ensued and the committee had the following comments/questions:

- Are heritage buildings in the ALR being protected and potentially re-used?
- More commemorative signage is needed throughout the Township.

F. 2024 WORK PROGRAM

- What are the future plans for the former Langley Centennial Museum site?
- Are there plans for the Jacob Haldi house in Fort Langley?

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that the new roof for the Old Yale Barn will be installed next week. Exterior work will begin in another month or two, and they are looking at seismic upgrades for the barn.

He further commented on the lack of signage for the museums in Fort Langley. Staff noted that wayfinding will be addressed through an update of the streetscape plan for Fort Langley.

2. Alder Grove Heritage Society Update

T. Quiring reported that Blackpress Media donated 19 bounds books with the Aldergrove Star newspapers from 1997 – 2015. They also donated vintage cameras that were used by reporters in the past.

I. NEXT MEETING

Date: Wednesday, May 1, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by T. Taylor,
Seconded by T. Quiring,
That the meeting terminate at 8:21pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair