REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, November 4, 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 – November 4, 2024

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held November 4, 2024.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – October 21, 2024

That Council adopt the Minutes of the Regular Council meeting held October 21, 2024.

C. DELEGATIONS

1. Brad Hendy
File 0550-07

Request by Brad Hendy, to appear before Council to discuss a proposal for the use of the salishan by the River facility for their annual production of Bard in the Valley.

D. PRESENTATIONS

1. Langley Community Health & Hospital Foundation

Presentation by Heather Scott, Executive Director, Langley Community Health & Hospital Foundation, regarding the Foundation's rebrand, accomplishments and future campaigns.

Clerk's Note: Presentation was approved by Council at the October 21, 2024 Regular meeting.

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100460 (Lee / 6616 – 240 Street)
Report 24-218
File CD 11-15-0019

That Council advise the Agricultural Land Commission that the subdivision application on behalf of the owners of the property located at 6616 – 240 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Suburban Residential Zone SR-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

2. Health Canada Emergency Treatment Fund Grant Request
Report 24-216
File ENG 1855-35

That Council authorize an application to Health Canada's Emergency Treatment Fund for $850,000 for the Community Safety Engagement Unit Pilot: Mobile Outreach and Harm Reduction Initiative.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100287 (1104815 BC Ltd. / Paramorph Architecture Inc. / 6705 and 6731 Willowbrook Connector and 6785 – 208 Street)
Bylaw No. 6043
Bylaw No. 6044
Report 24-217
File CD 08-14-0166

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1104815 BC Ltd.) Bylaw No. 6044 rezoning 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

F. BYLAWS FOR FIRST AND SECOND READING

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, enhanced sidewalks, greenways, and necessary traffic improvements for 207 Street and Willowbrook Connector, including dedications and securing the provision and construction of 207 Street from the subject site to 67 Avenue or 68 Avenue, in accordance with the Township's Master Transportation Plan, 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. Dedication and construction of a 4.5 m (14.7 ft) wide street greenway on the west side of Willowbrook Connector and a 3.0 m (9.8 ft) wide recreational greenway at the south boundary of the site, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security.
6. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site and incorporating a Landmark Amenity in compliance with the Northeast Gordon Estate Neighbourhood Plan
    b. prohibiting vehicular access to Willowbrook Connector
    c. 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
    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. specifying the required building setback from the ALR for the townhouse buildings and prohibiting the removal of vegetation in the ALR buffer area
    h. notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities.

F. BYLAWS FOR FIRST AND SECOND READING

7. Registration of a reciprocal access easement over 6705 and 6731 Willowbrook Connector and 6785 – 208 Street for the purposes of access to 68 Avenue via land located to the north at 20792 – 68 Avenue.
8. Registration of a statutory right-of-way over 6705 and 6731 Willowbrook Connector and 6785 – 208 Street for the purposes of a shared pedestrian pathway from 207 Street to Willowbrook Connector.
9. Detailed design and construction of the Blue Link, including tree retention.
10. Registration of a statutory right-of-way over 6705 and 6731 Willowbrook Connector and 6785 – 208 Street for the purpose of accommodating the Blue Link.
11. Dedication, detailed design and construction of the south half of the Urban Green (approximately 606 m^2 (6,522 ft^2)) in coordination with adjacent development (ToL Project No. 08-14-0237).
12. Compliance with the Community Amenity Contributions Policy, the Willoughby Greenway Amenity Policy, and the 5% Neighbourhood Park Land Acquisition Policy.
13. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6043 and 6044.

Explanation – Bylaw No. 6043

Bylaw No. 6043 amends the Willoughby Community Plan by redesignating the properties located at 6705 and 6731 Willowbrook Connector from Suburban Residential to Multi Family. Bylaw No. 6043 also amends the Northeast Gordon Estate Neighbourhood Plan by redesignating the west portion of 6785 – 208 Street from Medium Density Apartment (1.9 FSR) to Townhouse (22 UPA).

F. BYLAWS FOR FIRST AND SECOND READING

Explanation – Bylaw No. 6044

Bylaw No. 6044 rezones approximately 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. **Highway Closure, Dedication Removal and Disposal (1358212 BC Ltd.)**
   Bylaw No. 6068
   Report C24-34
   File CA PM003206

   That Council give first, second and third reading to "Highway Closing and Dedication Removal (1358212 BC Ltd.) Bylaw No. 6068".

   Explanation – Bylaw No. 6068

   Bylaw No. 6068 authorizes the closure and highway dedication removal from a portion of 72 Avenue between Crush Crescent and Smith Crescent.

   Clerk's Note: No report is included in the Regular agenda package as this was dealt with as a property matter October 21, 2024.

2. **Council Procedure Bylaw Amendment**
   Bylaw No. 6071
   Report 24-214
   File LS 3900-25

   That Council give first, second and third reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6071".

   Explanation – Bylaw No. 6071

   Bylaw No. 6071 amends the Council Procedure Bylaw to expand the permitted use of electronic or other communication meeting attendance by Council members.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Official Community Plan Amendment and Rezoning Application No. 100237 and Development Permit No. 101350 (ML Emporio Project Management Ltd. / 20117 – 84 Avenue)
Bylaw No. 5974
Bylaw No. 5975
Report 24-03
File CD 08-26-0227

That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (ML Emporio) Bylaw No. 5974", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ML Emporio) Bylaw No. 5975".

Explanation – Bylaw No. 5974

Bylaw No. 5974 amends the Carvolth Neighbourhood Plan for 0.95 ha (2.3 ac) of land located at 20117 – 84 Avenue to increase the floor space ratio permitted in the Medium Density Apartment land use designation. The amendment is required to facilitate the development of two apartment buildings consisting of 273 apartment units.

Explanation – Bylaw No. 5975

Bylaw No. 5975 rezones 0.95 ha (2.3 ac) of land located at 20117 – 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-200 to accommodate the development of 273 apartment units.

Development Permit No. 101350

That Council authorize issuance of Development Permit No. 101350 (ML Emporio Project Management Ltd. / 20117 – 84 Avenue) in accordance with Attachment B subject to the following conditions:

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

I. BYLAWS FOR FINAL ADOPTION

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

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

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of January 15, 2024 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on January 29, 2024 with third reading given on January 29, 2024.

J. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the October 7, 2024 Public Hearing meeting:

1. Official Community Plan Amendment and Rezoning Application No. 100286 and Development Permit Application No. 101391 (Langley Properties / 20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue)
Bylaw No. 6055
Bylaw No. 6056
Report 24-192
File CD 08-14-0237

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Ferguson**,**
That Council defer third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055", and

J. ITEMS FROM PRIOR MEETINGS

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Langley Properties) Bylaw No. 6056" to the November 4, 2024 Regular Council Meeting.
CARRIED

Development Permit No. 101391

Running concurrently with this Bylaw is Development Permit No. 101391 (Langley Properties / 20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. 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 by compatible architectural treatments.
e. All refuse areas to be located in an enclosure and screened.

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

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

Clerk's Note: Please refer to the memorandum from the Community Development Division regarding the status of the timeline to construct a necessary school for the Willoughby slope, Item N.2.

J. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the October 21, 2024 Regular Council meeting:

2. Capital Request - Fraser Highway
Functional Design and Construction of
Fraser Highway 24300 to 24600 Block
Report 24-211
File ENG 5330-23-159

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council pre-approve in the 2025 Capital Budget the use of up to $2,900,000 from Water Capital Works Reserve for the ultimate watermain design along the Fraser Highway corridor (228 Street to 264 Street), along 240 Street (Fraser Highway to 52 Avenue) and along 248 Street (Fraser Highway to 44 Avenue).

That Council pre-approve in the 2025 Capital Budget the use of up to $1,000,000 from Sewer Capital Works Reserve for the ultimate sanitary trunk sewer design along the Fraser Highway corridor (252 Street to 236 Street).

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That this motion be deferred to the November 4, 2024 Regular Council Meeting.
CARRIED

Mayor Woodward has directed reconsideration of the following motion, as amended, from the October 21, 2024 Regular Meeting of Council in accordance with Section 131 of the Community Charter:

3. Business, Secondary Suite and
Liquor Licence Reform
Bylaw No. 5878
Bylaw No. 6047
Bylaw No. 6048
Bylaw No. 6049
Report 24-201
File PLI 4320-01

That Council give final reading to “Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6047”, as amended.

Explanation – Bylaw No. 6047

Bylaw No. 6047 amends the Fees and Charges Bylaw 2007 No. 4616 to add a fee to Schedule 5. Miscellaneous Corporate to impose an “Annual Secondary Suite Infrastructure Fee”.

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the October 21, 2024 Closed Council meeting for public information:

1. Recreation, Culture and Parks Advisory Committee

That Councillor Pratt be appointed as a Council representative to the Recreation, Culture and Parks Advisory Committee.
CARRIED

Section 90(1) (a) Personnel

N. FOR INFORMATION

1. **Agricultural Land Commission Decisions Third Quarter 2024 (July – September)**
   Memorandum – Community Development Division
   File 6635-01

2. **School District #35 Response regarding Timeline to Construct School for Willoughby Slope**
   Memorandum – Community Development Division
   File 08-14-0237

3. **2025 Collection Area Adjustments**
   Memorandum – Public Works Division
   File 5360-02-001

4. **Seniors Advisory Committee**
   Minutes – October 16, 2024
   File 0540-20

5. **Agricultural Advisory Committee**
   Minutes – October 23, 2024
   File 0540-20

O. MOTIONS ARISING FROM INFORMATION

P. OTHER BUSINESS

Mayor Woodward presented the following Notices of Motion within the deadlines according to Council's policy:

1. Township of Langley Development Cost Charges Bylaw Considerations

Whereas:

1. Township of Langley's Development Costs Charges program has been subject to ongoing significant increases due to higher costs, including for construction and land acquisitions, as well as other inflationary pressures;

2. The Township of Langley had not previously provided for smaller annual increases for its Development Cost Charges, in accordance with the applicable Provincial legislation, necessitating repeated, infrequent and much larger multi-year catchup increases that have in turn placed additional economic pressure on in-stream housing development in the Township of Langley;

Therefore be it resolved that Council directs staff to report to Council with options regarding Development Cost Charges Bylaw No. 5897 adopted on January 29, 2024, and amended on September 9, 2024, to implement a longer-term implementation, if possible.

2. Urban Road Upgrades for 228 Street

Be it resolved that Council directs staff to report to Council on the potential upgrade of 228 Street between Fraser Highway and 48 Avenue to an urban road standard applicable and appropriate for its adjacency to industrial, institutional and townhouse land uses.

3. Budget Process Streamlining and Refinements

Be it resolved that Council hereby rescinds and refers Council Policy 03-842 Budget Directives back to staff for improvements to achieve staff time reductions and process refinements that may be appropriate for Council to consider for the upcoming 2025 and 2026 Five Year Financial Plans.

P. OTHER BUSINESS

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

4. Veterans Memorial Crosswalk

Be it resolved that Council direct staff to report to Council on potential locations, designs and costs, in consultation with the Royal Canadian Legion, for the installation of a special crosswalk that honours our veterans, and to be considered for Remembrance Day 2025.

Q. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, October 21, 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

C. Kooner, S. Richardson, S. Ruff, A. Ruhl, and J. Winslade

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 – October 21, 2024

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held October 21, 2024.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – October 7, 2024

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held October 7, 2024.
CARRIED

2. Public Hearing Meeting – October 7, 2024

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,

B. ADOPTION OF MINUTES

That Council adopt the Minutes of the Public Hearing meeting held October 7, 2024.
CARRIED

C. DELEGATIONS

1. Ariadne Boutsakis
Stewardship Centre for BC
File 0550-07

Ariadne Boutsakis, Stewardship Centre for BC, and Tara White, C.A.R.E.S. Cat Shelter, appeared before Council to discuss cat control bylaws and policies. The Stewardship Centre of BC and its partners work together to make BC a safer place for cats, birds and other wildlife. They stated that there are approximately 20,000 to 30,000 roaming cats across the Langleys which can lead to bird mortality and the transfer of zoonotic diseases. The challenges faced by cat rescue organizations include funding, limited shelter space, staff capacity and resources and support. They asked Council for the following:

1. Sign a letter of support addressing the roaming cat issue.
2. Implement education and outreach programs.
3. Adopt policies and bylaws to prevent cats from roaming at large.
4. Help increase the impact of animal welfare organizations and shelters on local cat welfare and wildlife conservation.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Development Permit Application No. 101440
(Zenterra Latimer Ltd. / 7600 Block of 198B Street)
Report 24-209
File CD 08-22-0106

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council authorize issuance of Development Permit No. 101440 to Zenterra Latimer Ltd. for property located in the 7600 Block of 198B Street subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A”.
b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Age-Friendly Amenity

E. REPORTS TO COUNCIL

Area requirements 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. Registration of a cross access easement for the purpose of securing shared access of the parkade between Lots 3 and 4.
e. Registration of a restrictive covenant with respect to development sequencing to secure provision of parking.
f. Section 107.1(1) of the Township of Langley Zoning Bylaw No. 2500 being varied to permit 40 parking spaces required for Lot 4 to be located on Lot 3.
g. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
h. 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. 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. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
f. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a voluntary contribution of $14,006,804.20 based on current rates.
g. Discharge and/or amend as applicable restrictive covenants CB1297899 and CB1297901 restricting building until such time as CACs have been paid and a development permit has been issued.
h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

CARRIED

2. Development Permit Application No. 101346
(Lynterra Developments 4177 Ltd. / 4185 – 208 Street)
Report 24-207
File CD 07-35-0133

E. REPORTS TO COUNCIL

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council authorize issuance of Development Permit No. 101346 to Lynterra Developments 4177 Ltd. for property located at 4185 – 208 Street subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
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 signage being in substantial compliance with Schedule "A" and with the Township's Sign Bylaw.
e. Section 602.5 – Siting of Building and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the rear lot line setback from 3.0 m (9.8 ft) to 0 m (0 ft) as indicated in Schedule "A".
f. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum building height from 12.0 m (39.3 ft) to 15.2 m (49.8 ft) as indicated in Schedule "A".
g. Section 107.5 3) – Design Criteria of the Township of Langley Zoning Bylaw No. 2500 being varied to decrease the off-street parking area setback from a lot line common to the parking area from 1.5 m (4.9 ft) to 0.9 m (2.9 ft).
h. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the interior side lot line from 2.0 m (6.5 ft) to 0.9 m (2.9 ft) and along the rear lot line from 2.0 m (6.5 ft) to 1.5 m (4.9 ft) as indicated in Schedule "A".
i. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
j. 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. Off-site and on-site landscaping being secured by a letter of credit and landscaping plans finalized at the Building Permit stage.

E. REPORTS TO COUNCIL

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. Completion of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
e. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
f. Security of Highways Use Permits for all canopies and signage that project over municipal road dedications.
g. Confirmation that sanitary servicing works completed within the City of Langley have been completed to the satisfaction of the City of Langley.
h. Confirmation that any contamination on the site has been adequately addressed to the acceptance of the Province of British Columbia.
i. As proposed by applicant, provision of a 4.0 m (13.1 ft) wide road dedication along the full frontage of 208 Street and a 5.0 m (16.4 ft) corner truncation at 42 Avenue and 208 Street.
j. 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.
k. Payment of Development Cost Charges, supplemental development permit application fees, and building permit administration fees.

CARRIED

MOTION
Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That any tree planted as part of Development Permit Application No. 101346, be a coniferous tree.

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That the words "where possible and appropriate" be added to the end of the motion.
CARRIED

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

Clerk's Note:
For clarity, the motion now reads as follows:

That any tree planted as part of Development Permit Application No. 101346, be a coniferous tree, where possible and appropriate.

E. REPORTS TO COUNCIL

3. Development Permit Application No. 101438 (22652 Fraser Hwy Holdings Ltd. / 22652 Fraser Highway) Report 24-208

File CD 10-32-0111

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council authorize issuance of Development Permit No. 101438 to 22652 Fraser Hwy Holdings Ltd. for property located at 22652 Fraser Highway 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.
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 701.6 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from 10.0 m to 3.0 m for the side lot line setback for proposed Building A, as shown in Schedule “A”.
f. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act:
    a. restricting access to Fraser Highway to right in right out only movements.
    b. requiring front yard landscape installation as per the ultimate landscape design at time of frontage road construction.
g. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
h. All refuse areas to be located within buildings and / or in enclosures and screened.
i. Provision of an 8.0 m wide ALR buffer along relevant property lines to be secured by a restrictive covenant registered on title.

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. On-site landscaping and boulevard treatment being secured by a 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.

E. REPORTS TO COUNCIL

c. Submission of a site specific on-site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw.
d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
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.

CARRIED

4. Election Candidate - Financial Disclosure
Report 24-194
File CA 0530-03

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council hereby petition the Province of British Columbia to pass or amend legislation to establish rules regarding blind trusts or to require additional financial disclosure for candidates for mayor or council.
CARRIED

Councillors Kunst, Martens, and Richter opposed

5. TransLink 2025 Funding Requests
Report 24-206
File ENG 1855-60

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council authorize applications for $2,514,000 in TransLink cost sharing and preapprove Township of Langley cost sharing of $655,000, with $123,750 funded from Transportation Development Cost Charges and $531,250 from Capital Project Reserve in the 2025 Capital Budget.
CARRIED

6. Capital Request – Fort Langley Community Park Sewer Upgrades
Report 24-210
File FCP 0810-30

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize an increased budget allocation of $260,000 from Sewer Capital Works Reserve to complete the Fort Langley Community Park Sewer Upgrade project.
CARRIED

E. REPORTS TO COUNCIL

7. Capital Request - Old Yale Road Improvements
Report 24-204
File ENG 5330-23-078

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council pre-approve the use of $9,990,000 for the reconstruction of Old Yale Road in 2025, funded $1,600,000 from Water Capital Works Reserve, $1,500,000 from Sewer Capital Works Reserve, $1,320,000 from Canadian Community Building fund, $1,000,000 transfer from the Paving Operating Budget, $2,000,000 from prior year operating surplus and $2,570,000 from Capital Projects Reserve.

That Council authorize a Grant Application to the BC Vision Zero Road Safety Grant Program of $20,000 to implement traffic calming on Historic Old Yale Road.
CARRIED

8. Capital Request - Fraser Highway
Functional Design and Construction of
Fraser Highway 24300 to 24600 Block
Report 24-211
File ENG 5330-23-159

Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Council endorse the functional designs for the Fraser Highway corridor, as presented in Attachment A and B.

That Council pre-approve in the 2025 Capital Budget the use of up to $9,765,000 for the construction of Phase 2 (24300 Block to 24600 Block) widening of Fraser Highway, funded $6,895,350 from Transportation Development Cost Charges, $69,650 from Capital Projects Reserve and $2,800,000 from Water Capital Works Reserve.

That Council authorize applications to TransLink for $3,535,000 of cost sharing towards Phase 2 (24300 Block to 24600 Block) widening of Fraser Highway.

That Council authorize an application to the British Columbia Active Transportation Infrastructure Grant program for $500,000 of funding for Fraser Highway Multi Use Pathway (24300 Block to 24600 Block) on the northside.

E. REPORTS TO COUNCIL

That Council authorize an application to the British Columbia Active Transportation Infrastructure Grant program for $500,000 of funding for Fraser Highway Multi Use Pathway (24300 Block to 24600 Block) on the southside.
CARRIED

Councillor Richter opposed

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council pre-approve in the 2025 Capital Budget the use of up to $2,900,000 from Water Capital Works Reserve for the ultimate watermain design along the Fraser Highway corridor (228 Street to 264 Street), along 240 Street (Fraser Highway to 52 Avenue) and along 248 Street (Fraser Highway to 44 Avenue).

That Council pre-approve in the 2025 Capital Budget the use of up to $1,000,000 from Sewer Capital Works Reserve for the ultimate sanitary trunk sewer design along the Fraser Highway corridor (252 Street to 236 Street).

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That this motion be deferred to the November 4, 2024 Regular Council Meeting.
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council pre-approve in the 2025 Capital Budget $800,000 for the intersection design of Fraser Highway and 240 Street from $792,000 of Transportation Development Cost Charges and $8,000 Capital Projects Reserve.
CARRIED

Councillor Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100246 and Development Permit Application No. 101460 and Development Variance Permit Application No. 100156 (Qualico Communities / 20565, 20577, 20593, 20605 – 74B Avenue and 20560, 20572, 20596, 20608 - 76 Avenue)
Bylaw No. 5957
Bylaw No. 5958
Report 24-212
File CD 08-23-0220

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Communities) Bylaw No. 5957 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Communities) Bylaw No. 5958 rezoning 4.0 ha (9.88 ac) of land located at 20565, 20577, 20593, 20605 - 74B Avenue and 20560, 20572, 20596, 20608 - 76 Avenue to Comprehensive Development Zone CD-208, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) and Residential Zone R-1A to facilitate development of 52 lots (one townhouse lot with approximately 66 townhouse units, two single family lots, 17 rowhouse lots and 32 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedications for 206 Street, 74B Avenue, 75 Avenue, 76 Avenue, internal lanes, pedestrian pathways and greenway on the west side of 206 Street, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of 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 of the townhouse lot, semi-detached and rowhouse lots until a Development Permit is issued

F. BYLAWS FOR FIRST AND SECOND READING

b. identifying the units (5% of single family, townhouse and attached residential) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
c. prohibiting parking on internal strata roadways of townhouse development (other than in clearly identified parking spaces)
d. on lands zoned Comprehensive Development Zone CD-208, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) prohibiting development of secondary suites within individual units and prohibiting garages from being developed for purposes other than parking of vehicles
e. as proposed by the applicant, maintaining single family uses on proposed single family lots
f. protection of Streamside Protection and Enhancement Areas.

6. Acceptance of the streamside enhancement plans, fencing, signage and security.
7. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Communities) Bylaw No. 5957 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Bylaws No. 5957 and 5958 authorize the issuance of Streamside Protection Development Permit No.101460 in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on "Schedule B" to the acceptance of the Township.
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.

F. BYLAWS FOR FIRST AND SECOND READING

d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

That Council at the time of final reading of Bylaws No. 5957 and 5958 authorize the issuance of Development Variance Permit No. 100156 as follows:

a. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line setback requirement for a detached garage abutting a lane from 1.5 m to 1.2 m on proposed Lots 31 and 32, indicated on “Schedule A”.
b. Section 401.8 – Subdivision Requirements (rear loaded lot) of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum lot depth requirement on proposed Lot 31 from 28.0 m to 26.4 m, indicated on “Schedule A”.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5957 and 5958 in conjunction for Development Permit No. 101460 and Development Variance Permit No. 100156.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

1. Residential Sales Centres
Bylaw No. 6046
Report 24-202
File CD BA000049

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Residential Sales Centres) Bylaw No. 6046.
CARRIED

I. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Official Community Plan Amendment and Rezoning Application No. 100242 (Isle of Mann Property Group / 7258, 7240 – 210 Street; 21031, 21133, 21156, and 21081 – 72 Avenue and 21300 Block of 72 Avenue)
Bylaw No. 5836
Bylaw No. 5837
Report 24-213
File CD 08-24-0093

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That Council give third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837 rezoning 6.93 ha (17.12 ac) of land located at 7258, 7240 – 210 Street; 21031, 21133, 21156, 21081 – 72 Avenue and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate the development of approximately 315 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 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 and driveway locations including dedication of the north half of 72 Avenue (including greenway), Smith Crescent and Crush Crescent to ultimate condition, the east half of 210 Street (including turnaround at 73A Avenue) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan.
3. Completion of a road closure bylaw for the portion of 72 Avenue between Crush Crescent and Smith Crescent.
4. Completion of a subdivision to create separate lots for each townhouse site (and registration of cross access easements), the stormwater detention facility and the McGillivray Heritage Residence.
5. Dedication and construction of a 4.5 m wide street greenway on the north side of 72 Avenue and Crush Crescent including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
6. Provision of an ALR buffer in accordance with the Northeast Gordon Estate Neighbourhood Plan, including associated 3 m wide trail (Arbour Ribbon).

I. BYLAWS FOR CONSIDERATION AT THIRD READING

7. In accordance with the provisions of Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan, provision of a wildlife corridor along the south portion of the site connecting the wildlife tunnel on the north side of 72 Avenue to 210 Street.
8. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
9. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
10. Secure a community stormwater detention site to serve the catchment area in compliance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township of Langley.
11. 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. protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security
    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. prohibiting access to the site from 72 Avenue and Crush Crescent
    h. securing building setbacks, buffer areas, and agricultural awareness considerations in accordance with Section 4.3.5 of the Willoughby Community Plan.
12. Registration of a cross access easement in favour of the McGillivray Heritage Residence property over the proposed Townhouse site.
13. Registration of cross access easements over the proposed townhouse sites in favour of each other to provide access.
14. Council adoption of a Heritage Revitalization Agreement Authorization Bylaw with respect to restoration and relocation of the McGillivray Heritage Residence.
15. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of

I. BYLAWS FOR CONSIDERATION AT THIRD READING

$7,087,500 in support of the proposed OCP amendment and rezoning.
16. Compliance with the Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy.
17. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

REFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Official Community Plan Amendment and Rezoning Application No. 100242 be referred to staff for a public hearing.
CARRIED

J. BYLAWS FOR FINAL ADOPTION

1. Designation of Willowbrook Transit-Oriented Area
Bylaw No. 6021
Report 24-110
File BLSI LRP00026

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council give final reading to "Willowbrook Transit-Oriented Area Designation Bylaw No. 6021".

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That consideration of J.1 be deferred until the 2024 Provincial Election Final Count is completed and the election results are officially confirmed, to be further considered by Council no sooner than the November 18, 2024, Regular Meeting of Council.
CARRIED

Councillor Richter opposed

J. BYLAWS FOR FINAL ADOPTION

2. Provincial Housing Legislation – Small-Scale Multi-Unit Housing
Bylaw No. 6020
Report 24-114
File BLSI LRP00026

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That consideration of J.2 be deferred until the 2024 Provincial Election Final Count is completed and the election results are officially confirmed, to be further considered by Council no sooner than the November 18, 2024, Regular Meeting of Council.
CARRIED

Councillor Richter opposed

CONFLICT OF INTEREST
Councillor Rindt declared a Conflict of Interest under Section 100 of the Community Charter due to a pecuniary interest and left the meeting at 2:16pm.

3. Business, Secondary Suite and Liquor Licence Reform
Bylaw No. 5878
Bylaw No. 6047
Bylaw No. 6048
Bylaw No. 6049
Report 24-201
File PLI 4320-01

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give final reading to “Licencing Bylaw No. 5878”,

“Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6047”,

“Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6048”, and

“Development Application Procedures Bylaw No. 5760 Amendment Bylaw No. 6049”.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Bylaw No 6047 be amended such that the Annual Secondary Suite Infrastructure Fee be $245 in 2025 and $145 in 2026, with the Family

J. BYLAWS FOR FINAL ADOPTION

category to remain at $145 for 2025, and the Compassionate category to remain at $0 for 2025 and 2026.
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 Mayor Woodward,
Seconded by Councillor Pratt,
That for the existing Family and Compassionate secondary suite categories there be a two-year grace period to 2027 for the proposed additional water and sewer levies; and

That property owners with secondary suites be given priority within the upcoming voluntary residential water metering program, if so requested by them.
CARRIED

Councillor Rindt re-entered the meeting at 2:19pm.

4. Land Use Contract Discharge and Rezoning Application No. 100588 (McTaft Properties Ltd. / 6897 Glover Road and 21690 Smith Crescent)
Bylaw No. 5745
Bylaw No. 5746
Report 21-112
File CD 11-18-0001

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council abandon “Township of Langley Land Use Contract No. 31 Discharge (McTaft Properties Ltd.) Bylaw 2021 No. 5745”.

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McTaft Properties Ltd.) Bylaw 2021 No. 5746”.
CARRIED

K. ITEMS FROM PRIOR MEETINGS

1. Official Community Plan Update
Terms of Reference
Report 24-171
File CPP LRP00026

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council endorse the draft Terms of Reference for the Official Community Plan Update (Attachment A).

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That item K.1 be referred back to staff to consider additional objectives and opportunities that could be desirable and attainable for the Willoughby Community Plan, for Council to consider.
CARRIED

L. MAYOR AND COUNCIL REPORT

Mayor Woodward thanked Township of Langley staff for their efforts during the recent atmospheric river event. He further thanked Megan Dykeman and Andrew Mercier for their years of service as MLA's in Langley and congratulated Harman Bhangu, Jody Toor, and Misty vanPopta for their recent election wins.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson thanked Township of Langley and Metro Vancouver staff for their efforts during the recent atmospheric river event.

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following item has been brought forward from the October 7, 2024 Closed Council meeting for public information:

1. Design Advisory Process – Willowbrook SkyTrain Station and Community Engagement Report

That Council request TransLink include input from Vic Leach, Pedestrian Safety Advocacy with Walkers' Caucus.
CARRIED

Section 90(1) (k) Negotiations

O. FOR INFORMATION

1. **Financial Report Update – June 20, 2024**
   Memorandum – Finance Division
   File 1830-02

2. **Aldergrove Athletic Park Improvements**
   Memorandum – Corporate Projects Division
   File 6125-20-AATH1

   MOTION
   Moved by Mayor Woodward,
   Seconded by Councillor Rindt,
   That Council direct staff to proceed with the requested improvements to the park, including:
   - New shelters on the east synthetic field for spectators and players.
   - Additional paving and drainage improvements between the two synthetic fields.

   CARRIED

3. **Township Bike Park Improvements**
   Memorandum – Corporate Projects Division
   File 1700-01-2025

4. **Seniors Advisory Committee**
   Minutes – September 18, 2024
   File 0540-20

5. **Heritage Advisory Committee**
   Minutes – October 2, 2024
   File 0540-20

6. **Presentation Request – Langley Community Health & Hospital Foundation**
   File 0550-10

   Correspondence from Amy Kakebeeke, Executive Assistant and Office Manager, Langley Community Health & Hospital Foundation, requesting Council approve a 20-minute presentation from the Foundation for the November 4, 2024 Regular meeting regarding their rebrand, accomplishments and future campaigns.

   MOTION
   Moved by Mayor Woodward,
   Seconded by Councillor Rindt,
   That Council approve a 20-minute presentation from the Langley Community Health & Hospital Foundation for the November 4, 2024 Regular meeting regarding their rebrand, accomplishments and future campaigns.
   CARRIED

P. MOTIONS ARISING FROM INFORMATION

1. Seniors Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council consider the following to support food security across the Township of Langley, as recommended in the Aldergrove food system pilot project report, with specific reference to the needs of seniors:

1. Creating a Township-wide food system study to explore food security issues and solutions in all neighbourhoods within the Township of Langley;
2. Encouraging the Township of Langley to maintain and increase supports to existing and future food-related initiatives; and
3. Creating a Community Food Security Coordinator role.

DEFERRAL
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That this motion be deferred to the January 27, 2025 Regular Council Meeting.
CARRIED

Councillor vanPopta left the meeting at 2:37pm.

2. Heritage Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council endorse funding of temporary signs to be posted while repair or conservation work is underway under the Heritage Building Incentive Program to acknowledge partial funding from the Township.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Kunst,
That the motion be amended to endorse funding up to a maximum of $5,000 per year.
CARRIED

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

MEETING RECESSED
The meeting recessed at 2:39pm.

MEETING RECONVENED
The meeting reconvened at 2:45pm.

Councillor vanPopta re-entered the meeting at 2:45pm.

Q. OTHER BUSINESS

1. Debt Workshop in 2025 Budget Process

Moved by Councillor Richter,
Seconded by Councillor Kunst,
Whereas both long-term and "temporary" borrowing by the current Council continues to accumulate and escalate every month;

Therefore be it resolved that Council request staff to hold a separate dedicated Council Workshop on the topic of current and projected debt levels in the Township of Langley as part of the 2025 Budget process.

Be it further resolved that this Council Workshop on debt include, but not be limited to:

1. Debt levels at the start of this current Council term;
2. New debt totals approved to date in the current Council term;
3. Expected total $ debt from all sources by the end of this current Council's term;
4. Current annual and anticipated total carrying/debt servicing costs of all the new debt by source and type including, but not limited to, internal borrowing;
5. Debt repayment plans and financing terms for the new debt;
6. Estimated revenue sources from all sources including, but not limited to, property tax increases in both the long and short term to repay the total new debt principal and total annual servicing costs of the new debt; and
7. The Township of Langley's current 2024 Maximum Debt Ceiling, and the Township's current 2024 position relative to that Maximum Debt Ceiling.

Finally, be it resolved that this Council Workshop on Debt be open to the public to attend and/or watch via live streaming.
DEFEATED

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

2. Timely and Full Council Access to Critical Decision-Making Information

Moved by Councillor Richter,
Seconded by Councillor Martens,
Whereas all members of Langley Township Council need, and must have, equal and timely access to the same critical decision-making information required to make the group decisions that bind the Corporation of the Township of Langley to a particular action path in both Open and Closed Township Council Meetings;

Q. OTHER BUSINESS

Whereas the current method of getting critical decision-making information for some members of the current Council seems to be limited to what is published in the local and regional media; and

Whereas this is a procedurally unfair way of distributing all critical group decision-making information, like but not limited to publicly registered legal filings and briefings, to all duly elected Langley Township Council members so that they can equally make fair and balanced decisions on their own at the same time when called upon to do so in a Langley Township Council meeting;

Therefore be it resolved that Council direct all Langley Township staff going forward to provide all of Council with exactly the same information at the same time and in the same format as both the Mayor and/or his majority CWL Slate members currently receive that information.
DEFEATED

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

3. Acting Mayor Activities/Events

Moved by Councillor Richter,
RECEIVED NO SECONDER
Be it resolved that Council receive a monthly list of Acting Mayor Activities/Events and who represented Council at those events during the current Acting Mayor term (May to October 2024) and all future Acting Mayor terms until the end of this current Council's term.

4. Apology to Surrey City Council and Citizens

Moved by Councillor Richter,
Seconded by Councillor Kunst,
Whereas the Mayor of Langley Township Council in his official mayoral capacity attended the public 2024 Surrey's Mayor Gala on October 4, 2024;

Whereas the Mayor of Langley Township made some speaking comments at that public event which were upsetting to some members of the current Surrey City Council and Surrey City residents present; and

Whereas the City of Surrey is a very large and very important neighbour to the Township of Langley, and ongoing cordial relations between these two neighbours is important;

Therefore be it resolved that Langley Township Council send an official apology to Surrey City Council and its residents for any

Q. OTHER BUSINESS

upsetting or offensive public comments made by the Langley Township Mayor at the October 4, 2024 Surrey Mayor's Gala event.
DEFEATED

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

5. Obsolete Bylaw Repeals and/or Updates

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

1. There are numerous bylaws that date back to 1947 that should be reviewed and potentially repealed due to obsolescence and/or effective replacement by subsequent bylaws; and

2. Many of these bylaws technically remain in law and effect despite obsolescence of their intent or replacement by subsequent bylaws;

Therefore be it resolved that Council directs staff to report to Council with the necessary bylaw repeals and/or other adjustments for bylaws that are obsolete, superseded and/or otherwise unneeded.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Pratt,
That the motion be amended to ask staff to include a list and copies of the necessary bylaw repeals.
CARRIED

Mayor Woodward and Councillors Baillie, Rindt, and vanPopta opposed

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

6. Obsolete Council Policies

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Be it resolved that Council hereby rescinds Council Policy 07-159 Agricultural Benefit Contributions and Council Policy 07-163 Additional Dwelling - Farm Use – ALR;

That Council hereby rescinds Council Policy 07-408 Building Permit – Contractors; and

Q. OTHER BUSINESS

That Council hereby rescinds Council Policy 03-823 Non-Metered Utility Bills.
CARRIED

Councillor Richter opposed

7. Langley Airport Zoning Regulation Amendment

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

1. The Langley Airport Zoning Regulation (AZR) is mandated by the federal Aeronautics Act and enforced by Transport Canada;

2. To theoretically ensure safe and unobstructed aircraft operations, the AZR limits the maximum height of any building or structure to 53.95 metres geodetic on all properties within a 4 kilometre radius of the Langley Regional Airport;

3. The AZR impacts most of the Willowbrook Community Plan, particularly around the planned Willowbrook SkyTrain Station at Willowbrook Drive and Fraser Highway; and

4. The in-service date for the Surrey-Langley SkyTrain extension has been delayed from 2028 to 2030, and Bus Rapid Transit on 200 Street from Willowbrook to Haney remains unfunded with an unknown timeline;

Therefore be it resolved that Council directs staff to:

1) commence a process to seek an amendment and/or exemption for a portion of the Langley Airport Zoning Regulation (the “AZR”) within the Township of Langley currently in effect for the Willowbrook Community Plan area;

2) engage an aerodrome expert to prepare a summary report for the purposes of an amendment and/or exemption application to the AZR, with a maximum of $150,000 pre-approved within the 2025 Budget;

3) ensure that an aerodrome report is consistent with the future vision and development of the new Langley Regional Airport Strategic Plan that is currently underway;

4) engage with relevant government agencies such as Transport Canada, Nav Canada, BC Ministry of Transportation and Infrastructure and TransLink; and further

Q. OTHER BUSINESS

5) defer a new Willowbrook Community Plan until the aerodrome report is completed and submitted to Transport Canada for consideration of a Township of Langley AZR amendment and/or exemption.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That recommendation #1 be amended to include the Langley Memorial Hospital.
CARRIED

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

8. Ariadne Boutsakis, Stewardship Centre for BC, Delegation

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That the delegation from Ariadne Boutsakis regarding roaming cats be referred to staff for a report.
CARRIED

9. Obsolete Council Policy

Moved by Councillor Richter,
Seconded by Councillor Kunst,
That council ask staff to provide a recommendation on how to disperse the $66,000 reserve from the now extinct Agricultural Benefit Contributions and Council Policy 07-163 Additional Dwelling - Farm Use- ALR, and to consult with the Agricultural Advisory Committee on how best to use this balance.
DEFEATED

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

R. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
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 E.2 - Section 90(1) (f) Law Enforcement
Item G.1 - Section 90(1) (i) Solicitor-Client Privilege
Item I.1 - Section 90(2) (b) Intergovernmental Relations

Item I.2 - Section 90(1) (k) Negotiations
Item I.3 - Section 90(1) (a) Personnel
CARRIED

S. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 3:14pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Suzanne Little

From: do_not_reply@notifications.tol.ca
Sent: Friday, October 18, 2024 5:52 AM
To: legservicesinfo
Subject: Delegation Requests by Brad Hendy

Please note the following response to Delegation Requests has been submitted at Friday October 18th 2024 5:49 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  11/04/2024

- **Name of delegate or organization wishing to appear**
  Bard in the Valley

- **Topic**
  Bard in the Valley would like to propose an annual winter Shakespeare production in the Salish by the River building. This joint venture with the Langley Arts Council would include 600 free tickets for the township's residents.
  Bard in the Valley has a long history of bringing free or low-cost Shakespeare and off-Shakespeare productions to the Fraser Valley.

- **Purpose of presentation**
  Other

- **for other, describe here:**
  For our proposal, we would need the Salish performance hall space and a rehearsal space at no cost.

- **Desired resolution**
  Our proposal is for a three-week production in January/February in the Salish by the River building. Our performances would run from Wednesday to Sunday.
  Our offer to the Township is 600 free tickets at a value of $23,500.00 to offset the use of the building and rehearsal space.
  Bard in the Valley is a volunteer organization. Most of our board members are current or retired Langley teachers. Our mission is to bring affordable theatre to the Fraser Valley. Over the last 5 years, Bard in the Valley has grown to be a substantial resource for the community. We hope to share our resources with the Township.

- **Full name**
  Brad Hendy

- **Email address**
  Brad@bardinthevalley.com

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 4, 2024 – REGULAR MEETING	**REPORT:**	24-218
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-15-0019
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100460 (LEE / 6616 – 240 STREET)		

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 2.56 ha (6.33 ac) parcel located at 6616 – 240 Street into three (3) rural lots.

RECOMMENDATION SUMMARY:

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

RATIONALE:

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

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application on behalf of the owners of the property located at 6616 – 240 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Suburban Residential Zone SR-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide a 2.56 ha (6.33 ac) property into three (3) rural lots. One of the proposed lot sizes is approximately 0.95 ha (2.35 ac), while the other two are approximately 0.8 ha (1.98 ac).

The subject property is located at 6616 – 240 Street, within the ALR, designated Salmon River Uplands in the Rural Plan (adopted in 1993), and zoned Suburban Residential Zone SR-1 (minimum lot size of 0.37 ha (0.92 ac)). Staff recommend that Council forward the application to the ALC as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw.

PURPOSE:

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

REFERENCE:

Owner:	Doo and Moon Lee 6616 – 240 Street Langley, BC V2Y 2H3
Legal Description:	Lot 6 Section 15 Township 11 New Westminster District Plan 12101
Location:	6616 – 240 Street
Area:	2.56 ha (6.33 ac)
Existing Zoning:	Suburban Residential Zone SR-1 (minimum lot size of 0.37 ha (0.92 ac)).
Rural Plan:	Salmon River Uplands
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is located in the ALR, designated Rural in the OCP, designated Salmon River Uplands in the Rural Plan and zoned Suburban Residential Zone SR-1.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 2.56 ha (6.33 ac) property into three (3) rural lots.
- One of the proposed lot sizes is approximately 0.95 ha (2.35 ac), while the other two are approximately 0.8 ha (1.98 ac).
- The Township's Subdivision and Development Servicing Bylaw designates the subject property Level 3 – Suburban. The Level 3 – Suburban service level requires each lot to be serviced with a connection to a municipal water supply and on-site septic disposal system (including nitrate removal).
- Should the application proceed to ALC approval, the applicant will be required to provide connection to the municipal water supply. Staff note that the nearest municipal water supply is approximately 3.0 km from the subject site.
- Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw and Official Community Plan as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	A property with existing dwelling and farm	Salmon River Uplands	Suburban Residential Zone SR-1
South:	66 Avenue, beyond which are multiple properties with existing dwellings not in the ALR	Salmon River Uplands	Suburban Residential Zone SR-1

East:	A property with existing dwelling and farm	Salmon River Uplands	Suburban Residential Zone SR-1
West:	240 Street, beyond which are properties with existing dwellings and farms	Salmon River Uplands	Suburban Residential Zone SR-1

Policy Considerations:

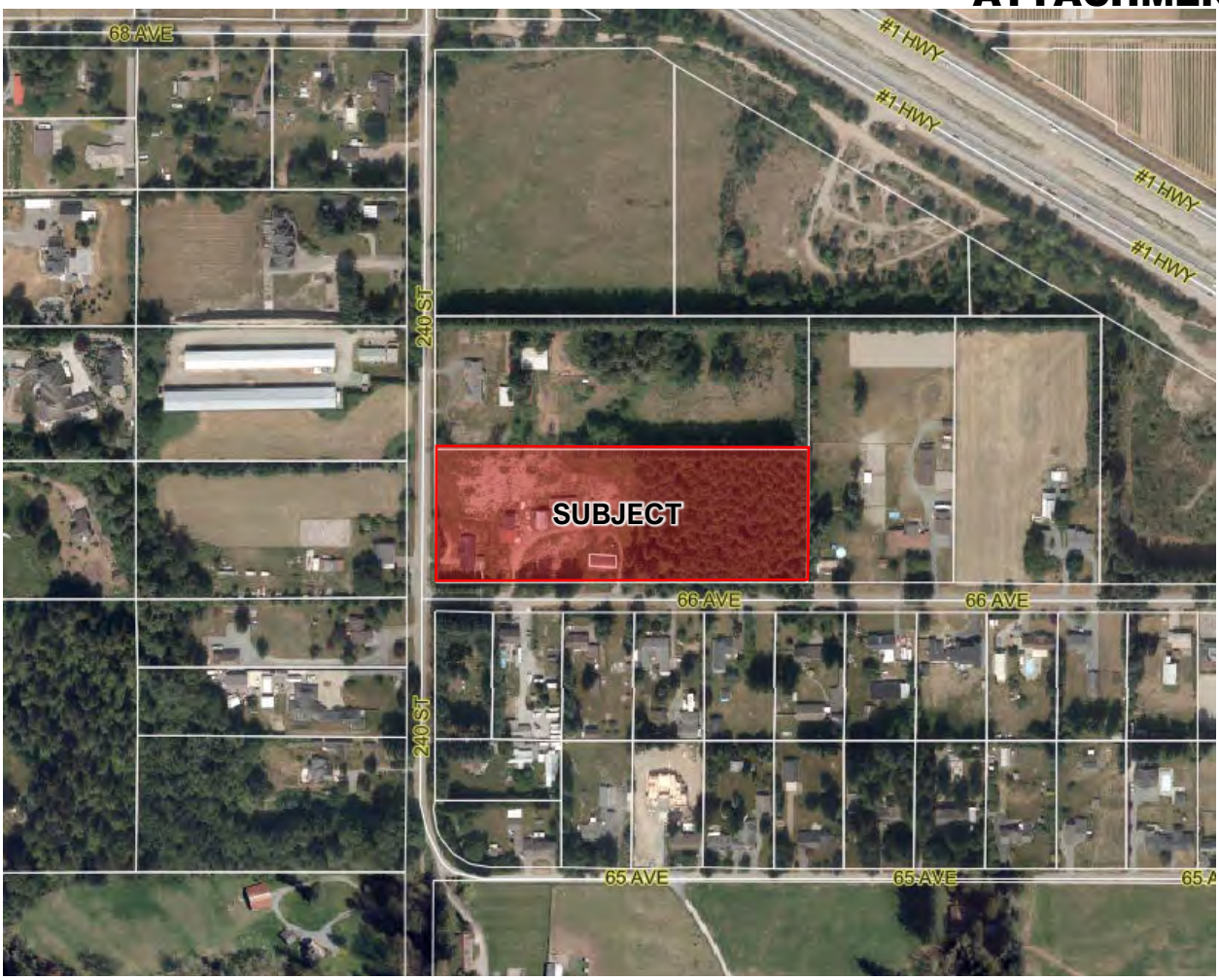
- The subject site is located within the ALR and designated Salmon River Uplands in the Rural Plan.
- Staff recommend that Council advise the ALC that the subdivision proposal complies with the Township's Zoning Bylaw and meets the minimum lot size requirements of the Suburban Residential Zone SR-1.
- Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.
- As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

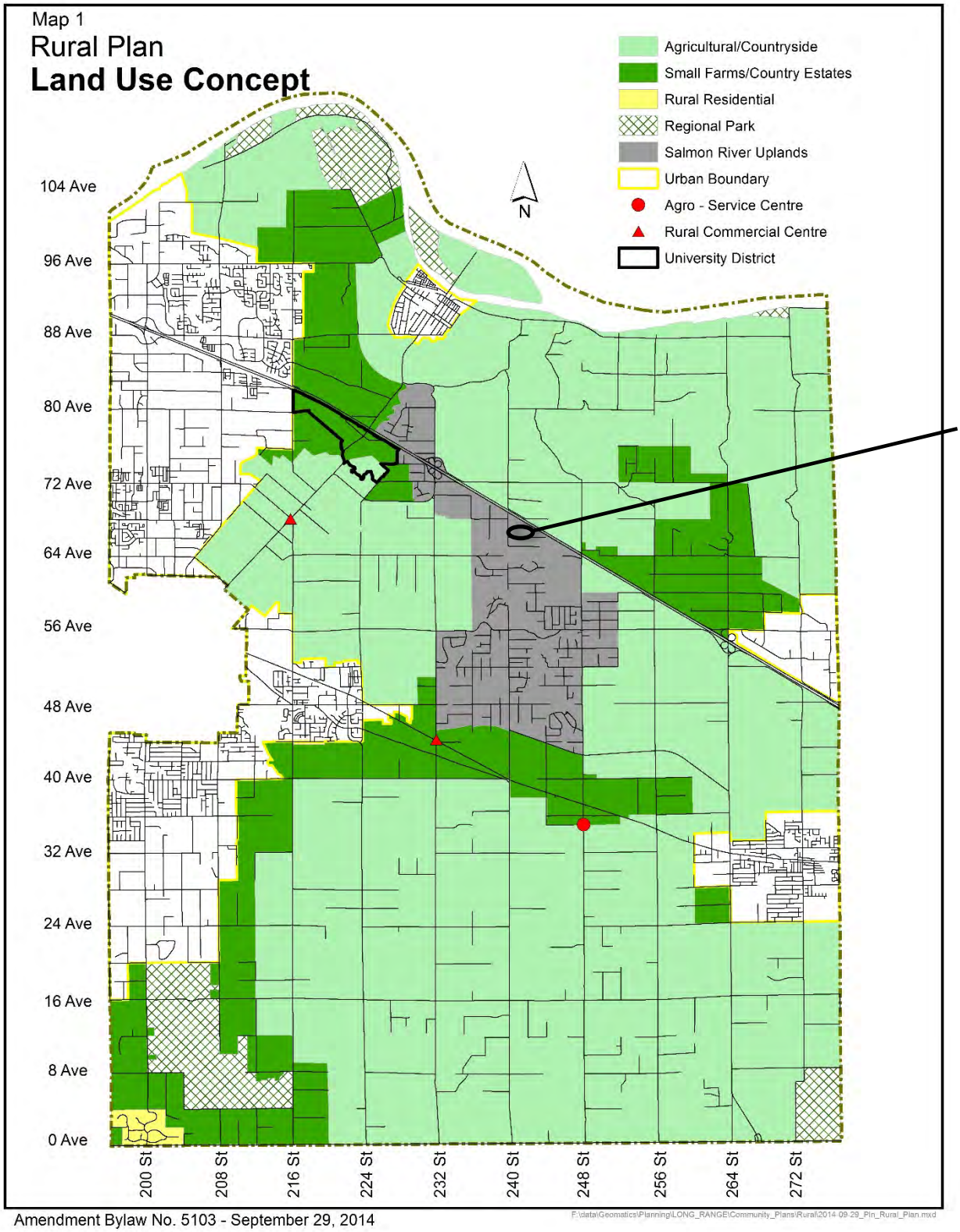
Mohammad Nemati
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

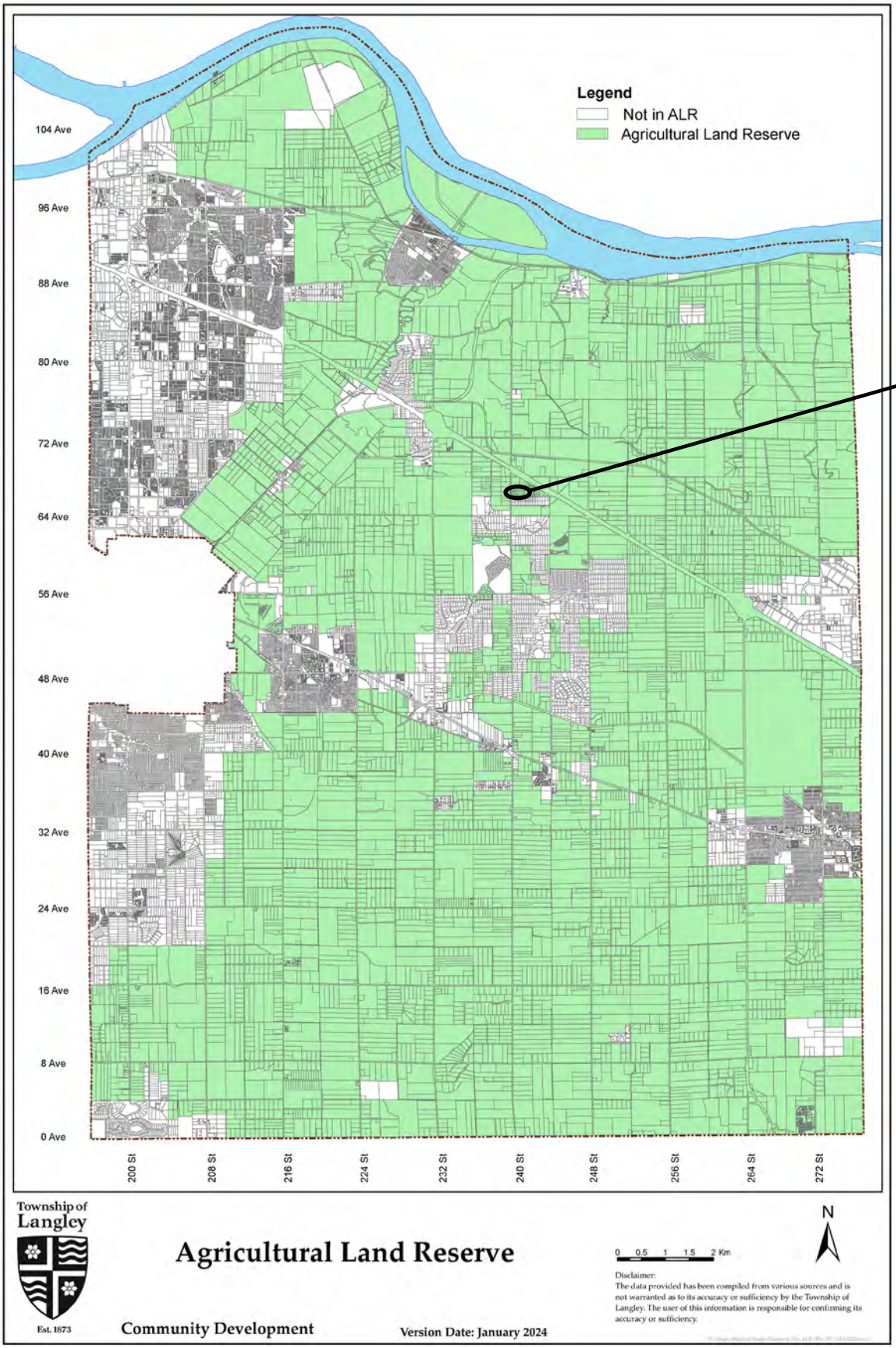
ATTACHMENT A Maps and Graphics

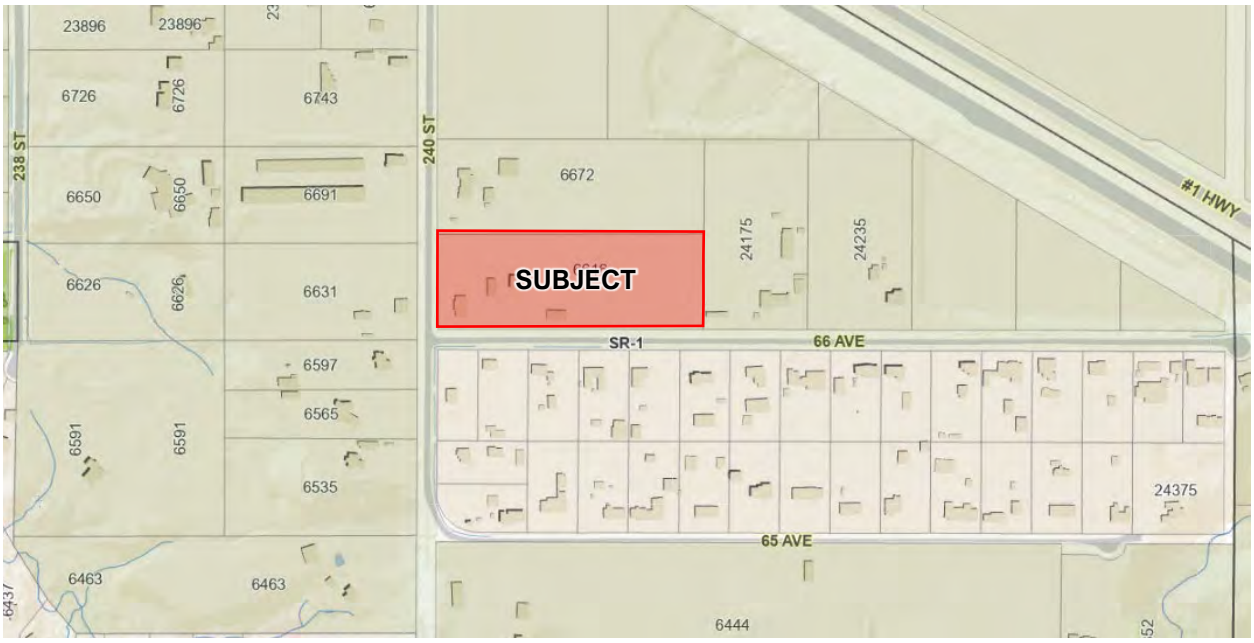
ATTACHMENT A



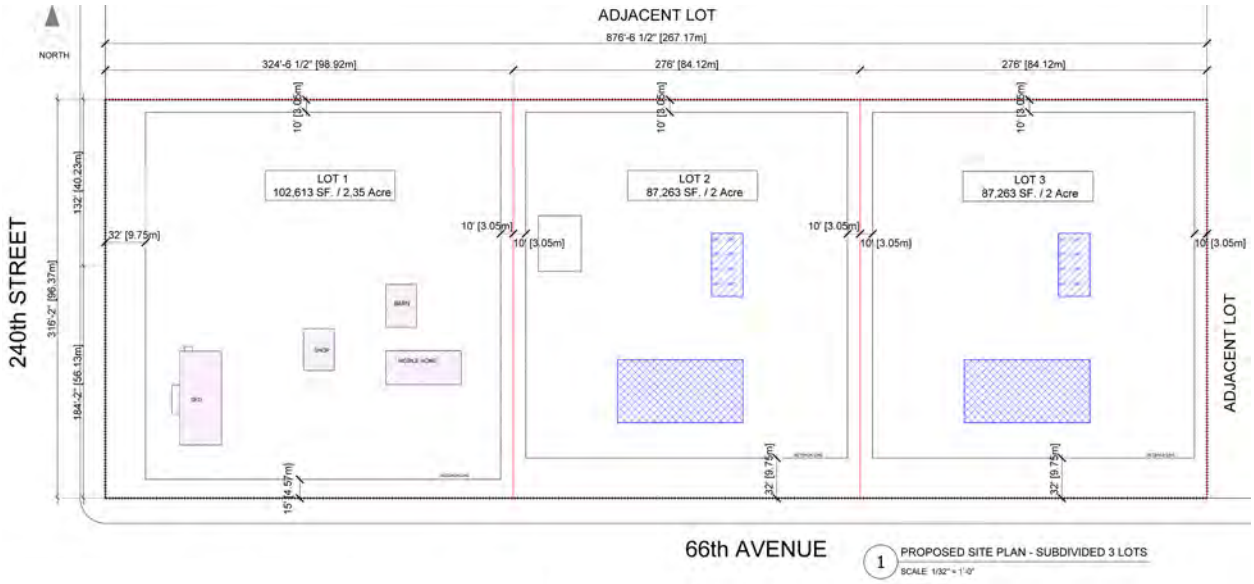
AERIAL CONTEXT MAP

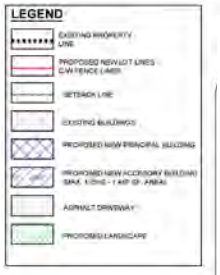

Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd


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





ZONING BYLAWS (CITY OF PORT MOODY)- TOWNSHIP OF LANGLEY		
PROJECT DATA		
Project Name	SUBDIVISION	
Civic Address	6616 240TH ST., TWL, BC	
Legal Description	LOT 6, SECTION 15 TWP 11, PL 12101 N.W.D.	
Lot Area (based on survey drawing)	25,768 M2	277,364 SF
Facing # of Streets	2	
Existing/ Proposing Zone	SR-1 - SUBURBAN RESIDENTIAL	
OVERALL DATA	**EXISTING**	**PERMITTED / PROPOSED**
Use	Agricultural uses	Residential uses
Lot area	6.4 acre	3 lots (2 acre/ lot)
No of family dwelling	1 per lot	1 per lot
Lot coverage	33%	33%
Max. building + structure area		2,670 m2
SETBACK		
Front lot line setback	9.75m	9.75m
Rear lot line setback	7.5m	7.5m
Side lot line setback	3m	3m
Side lot line setback abuts a flanking street	4.5m	4.5m
Building Height	7.5m	9m
PARKING & LOADING		
No. of parking		2 space per dwelling unit

SITE PLAN – SUBMITTED BY APPLICANT

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 4, 2024 - REGULAR MEETING	**REPORT:**	24-216
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	HEALTH CANADA EMERGENCY TREATMENT FUND GRANT REQUEST		

RECOMMENDATION:

That Council authorize an application to Health Canada's Emergency Treatment Fund for $850,000 for the Community Safety Engagement Unit Pilot: Mobile Outreach and Harm Reduction Initiative

ANALYSIS:

The Government of Canada, through Health Canada, is offering the Emergency Treatment Fund (ETF), providing urgent targeted funding to municipalities and Indigenous communities to support rapid responses to the overdose crisis. Funding will address urgent and immediate needs, as defined by the communities, to bolster local capacity and provide access to culturally appropriate, trauma-informed, and evidence-based programs and services.

Applications to the ETF provide 100 percent cost sharing to a maximum of $2 million per fiscal year (April 1 to March 31), from the Government of Canada with activities required to be completed by March 31, 2026. Applications to the ETF are due by November 8, 2024.

Pilot Project: Community Safety Engagement Unit:

The Township of Langley is experiencing a rise in public health and safety concerns related to homelessness and substance use, leading to an increase in sanitation issues and discarded drug paraphernalia. The urgency of this project stems from the need to address these issues proactively and compassionately, offering support to vulnerable populations while mitigating public safety risks.

Staff are proposing a pilot project to expand the Community Safety Engagement Unit alongside community partners. The unit will play a vital role in connecting individuals experiencing homelessness or addiction to harm reduction services and other available resources. The program will also benefit residents and local businesses by improving public safety and sanitation in high-risk areas.

Specific objectives of the proposed project include:

- Deploy a trauma-informed team working in conjunction with local providers to engage with individuals experiencing homelessness and substance use challenges, offering non-enforcement-based support.
- Facilitate access to mental health, peer support and harm reduction services by building partnerships with local providers.
- Promote public safety through proactive inspections to address fire risks, sanitation concerns, and discarded drug paraphernalia.

- Strengthen community relationships by offering consistent, empathetic engagement with residents, businesses and vulnerable populations.

Proposed Project Activities Include:

- **Specialized Training for Officers:**
  Officers and partnering outreach workers will undergo advanced mental health crisis training, crisis management, and trauma-informed care, ensuring they are equipped to interact effectively with individuals in distress.
- **Collaboration with Social and Health Services:**
  The unit will work closely with local health professionals, Indigenous knowledge keepers, and peer support workers to ensure timely referrals, follow-ups, and a coordinated response to the needs of vulnerable populations. The project may include the rental/purchase of a specialized mobile outreach vehicle. This mobile unit would support officers and service partners in providing field operations, coordinating services, and offering immediate assistance to vulnerable individuals.
- **Proactive Safety Inspections:**
  Routine inspections will be conducted in high-risk areas to identify and address hazards such as fire risks and discarded drug paraphernalia before they escalate into emergencies.

Financial Implications:

Should the Township be successful in the funding application, the Township would receive $850,000, covering 100 percent of proposed project activities, a breakdown of which is presented below:

Community Safety Engagement Unit	
Item	**Amount**
Specialized Training	$50,000
Personnel & Equipment (officers, peer support workers, contracted providers)	$550,000
Operational Costs (fuel, materials, supplies, clean-up costs)	$200,000
Program monitoring, evaluation and performance management	$50,000
Total:	$850,000

Future intakes of the program are planned for spring 2025 and spring 2026, which may allow for an opportunity to continue future phases of the program, subject to program evaluation, Council approval and successful grant applications.

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATION & BUSINESS SERVICES
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
PROTECTIVE SERVICES - BYLAW ENFORCEMENT	M. Natt

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 4, 2024 - REGULAR MEETING	**REPORT:**	24-217
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0166
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100287 (1104815 BC LTD. / PARAMORPH ARCHITECTURE INC. / 6705 AND 6731 WILLOWBROOK CONNECTOR AND 6785 – 208 STREET)		

PROPOSAL:

Application to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone approximately 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6043 and 6044 subject to 13 development prerequisites being satisfied prior to final reading of Bylaw No. 6044 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

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

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1104815 BC Ltd.) Bylaw No. 6044 rezoning 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work 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 207 Street and Willowbrook Connector, including dedications and securing the provision and construction of 207 Street from the subject site to 67 Avenue or 68 Avenue, in accordance with the Township's Master Transportation Plan, 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. Dedication and construction of a 4.5 m (14.7 ft) wide street greenway on the west side of Willowbrook Connector and a 3.0 m (9.8 ft) wide recreational greenway at the south boundary of the site, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security.
6. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site and incorporating a Landmark Amenity in compliance with the Northeast Gordon Estate Neighbourhood Plan
    b. prohibiting vehicular access to Willowbrook Connector
    c. 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
    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. specifying the required building setback from the ALR for the townhouse buildings and prohibiting the removal of vegetation in the ALR buffer area
    h. notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities.
7. Registration of a reciprocal access easement over 6705 and 6731 Willowbrook Connector and 6785 – 208 Street for the purposes of access to 68 Avenue via land located to the north at 20792 – 68 Avenue.
8. Registration of a statutory right-of-way over 6705 and 6731 Willowbrook Connector and 6785 – 208 Street for the purposes of a shared pedestrian pathway from 207 Street to Willowbrook Connector.
9. Detailed design and construction of the Blue Link, including tree retention.
10. Registration of a statutory right-of-way over 6705 and 6731 Willowbrook Connector and 6785 – 208 Street for the purpose of accommodating the Blue Link.
11. Dedication, detailed design and construction of the south half of the Urban Green (approximately 606 m^2 (6,522 ft^2)) in coordination with adjacent development (ToL Project No. 08-14-0237).
12. Compliance with the Community Amenity Contributions Policy, the Willoughby Greenway Amenity Policy, and the 5% Neighbourhood Park Land Acquisition Policy.
13. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6043 and 6044.

EXECUTIVE SUMMARY:

Paramorph Architecture Inc. has applied on behalf of the owner to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone approximately 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses with a total density of 50.3 uph (20.4 upa).

To accommodate the proposed townhouse development, the applicant has applied to amend the Northeast Gordon Estate Neighbourhood Plan to redesignate the westerly portion of 6785 – 208 Street from Medium Density Apartment (1.9 FSR) to Townhouse (22 UPA). The Willoughby Community Plan is also proposed to be amended from Suburban Residential to Multi Family for properties located at 6705 and 6731 Willowbrook Connector to align with the Northeast Gordon Estate Neighbourhood Plan.

The subject lots are currently accessed from Willowbrook Connector. A condition of development is removal of access from Willowbrook Connector. As a result, development of this site is reliant on coordination with adjacent property owners to achieve acceptable road network access from 207 Street to 67 Avenue or 68 Avenue consistent with the Northeast Gordon Estate Neighbourhood Plan to accommodate access, servicing and construction.

A development permit for form and character is also being processed for Council's subsequent consideration as it involves a non-delegated commercial component (live-work townhouses).

As the proposed development complies with the overall objectives of the Willoughby Community Plan and the Northeast Gordon Estate Neighborhood Plan, staff recommend Council consider the community and neighbourhood plan amendments and rezoning request, subject to the completion of 13 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6043 and Rezoning Bylaw No. 6044.

REFERENCE:

Owner:	1104815 BC Ltd. 5250 Buckingham Avenue Burnaby, BC V5E 1Z8
Agent:	Paramorph Architecture Inc. 308, 9639 – 137A Street Surrey, BC V3T 0M1
Legal Description:	Lot 2 Except: Part Road on Plan LMP43866; District Lot 311 Group 2 New Westminster District Plan 20869 Lot 3 Except: Part Road on Plan LMP43866; District Lot 311 Group 2 New Westminster District Plan 20869 Lot 5 Except: Part Road on Plan LMP43864; District Lot 311 Group 2 New Westminster District Plan 68504
Location and Lot Area:	6705 Willowbrook Connector (0.6 ha (1.6 ac)) 6731 Willowbrook Connector (0.8 ha (2.0 ac)) 6785 – 208 Street (0.4 ha (0.9 ac)) Total Area: 1.8 ha (4.5 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-205
Willoughby Community Plan (existing):	Suburban Residential and Multi Family
Willoughby Community Plan (proposed):	Multi Family
Northeast Gordon Estate Neighbourhood Plan (existing):	Townhouse (22 UPA), Townhouse Live/Work (22 UPA), Medium Density Apartment (1.9 FSR), and Significant Tree Area
Northeast Gordon Estate Neighbourhood Plan (proposed):	Townhouse (22 UPA), Townhouse Live/Work (22 UPA), and Significant Tree Area

BACKGROUND/HISTORY:

- The subject property located at 6785 – 208 Street is currently zoned Suburban Residential Zone SR-2, designated Multi Family in the Willoughby Community Plan, and designated Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Significant Tree Area in the Northeast Gordon Estate Neighbourhood Plan.
- The subject properties located at 6705 and 6731 Willowbrook Connector are currently zoned Suburban Residential Zone SR-2, designated Suburban Residential in the Willoughby Community Plan and designated Townhouse (22 UPA), Townhouse

Live/Work (22 UPA), and Significant Tree Area in the Northeast Gordon Estate Neighbourhood Plan.

- The site is in Development Permit Area 'B' – Residential and Development Permit Area 'I' – Agricultural Edge and Escarpment Protection in the Willoughby Community Plan.

DISCUSSION/ANALYSIS:

- Paramorph Architecture Inc. has applied on behalf of the owners to amend the Northeast Gordon Estate Neighbourhood Plan and rezone approximately 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205.
- The applicant has applied to amend the Northeast Gordon Estate Neighbourhood Plan to redesignate the west portion of 6785 – 208 Street from Medium Density Apartment (1.9 FSR) to Townhouse (22 UPA).
- The Willoughby Community Plan is also proposed to be amended from Suburban Residential to Multi Family for the properties located at 6705 and 6731 Willowbrook Connector to align with the Northeast Gordon Estate Neighbourhood Plan.
- The proposal will facilitate development of approximately 80 townhouses and 12 live-work townhouses with a density of 50.3 uph (20.4 upa).
- The proposal includes 12 live-work townhouses fronting 207 Street and the urban green consistent with the Northeast Gordon Estate Neighbourhood Plan.
- The proposal also includes provision of a portion of 207 Street, greenways, enhanced sidewalks, a blue link, half of the urban green, a landmark amenity and an ALR buffer.
- The subject lots are currently accessed from Willowbrook Connector. A condition of development is removal of access from Willowbrook Connector. As a result, development of this site is reliant on coordination with adjacent property owners to achieve acceptable road network access from 207 Street to 67 Avenue or 68 Avenue consistent with the Northeast Gordon Estate Neighbourhood Plan to accommodate access, servicing and construction.
- Staff note the site plan is conceptual and resolution of the interim and ultimate access and servicing requirements may result in changes to the layout and proposed number of units.

Adjacent Uses:

	Existing Use:	Willoughby CP Designation:	Northeast Gordon Estate NP Designation:	Existing Zoning:
North:	20792 – 68 Avenue is currently under application (ToL Project No. 08-14-0101) at third reading for 18 townhouse units 20750 – 65 Avenue is a property with an existing single family dwelling Multiple properties currently under application (ToL Project No. 08-14-0237) for approximately 509	Multi-Family and Neighbourhood Commercial	Townhouse (22 UPA), Townhouse Live/Work (22 UPA), and Medium Density Apartment (1.9 FSR)	SR-2

	apartments and 99 townhouse units			
South:	20670 – 67 Avenue and 6677 Willowbrook Connector are currently under application (ToL Project No. 08-14-0240) for approximately 49 townhouse units	Residential and Suburban Residential	Townhouse (22 UPA)	SR-2
East:	Willowbrook Connector, beyond which are properties in the ALR	N/A	N/A	RU-3
West:	Multiple properties currently under application (ToL Project No. 08-14-0237) at second reading for approximately 509 apartments and 99 townhouse units	Residential, Multi Family, and Neighbourhood Commercial	Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR), Medium Density Mixed Use (1.9 FSR), and Significant Tree Area	SR-2

Community / Neighbourhood Plan Amendment:

- Bylaw No. 6043 amends the Northeast Gordon Estate Neighbourhood Plan by redesignating the west portion of 6785 – 208 Street from Medium Density Apartment (1.9 FSR) to Townhouse (22 UPA).
- With the exception of the west portion of 6785 – 208 Street, which is designated Medium Density Apartment (1.9 FSR), the rest of the site is designated Townhouse (22 UPA) and Townhouse Live/Work (22 UPA).
- The proposed plan amendment results in a more cohesive development by providing ground-oriented townhouse units on the west portion of 6785 – 208 Street consistent with the rest of the proposed development.
- The proposal also responds to the Northeast Gordon Estate Neighbourhood Plan by providing direct access from the townhouses to the blue link and urban green.
- Staff do not object to the proposed amendment as the property located at 6785 – 208 Street is designated Multi Family in the Willoughby Community Plan, which supports multi family uses, including townhouses.
- The proposed amendment would allow for the site to be developed with approximately 80 townhouses and 12 live-work townhouses with a total density of 50.3 uph (20.4 upa).
- Bylaw No. 6043 also amends the Willoughby Community Plan by redesignating the properties located at 6705 and 6731 Willowbrook Connector from Suburban Residential to Multi Family to ensure consistency with the Townhouse (22 UPA) and Townhouse Live/Work (22 UPA) land use designations currently supported by the Northeast Gordon Estate Neighbourhood Plan.

Zoning Amendment:

- Bylaw No. 6044 rezones approximately 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses with a total density of 50.3 uph (20.4 upa).
- Proposed Comprehensive Development Zone CD-205 permits townhouses and live-work townhouses with a density of up to 54 uph (22 upa) consistent with the Northeast Gordon Estate Neighbourhood Plan land use designations.

Development Permit Area 'B' – Residential:

- The subject lands are located in Development Permit Area 'B' – Residential in the Willoughby Community Plan.
- An associated development permit application is being processed concurrently for subsequent consideration by Council as it involves a non-delegated commercial component (live-work townhouses).
- 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-205 zoning; grading; landscaping; tree retention; age-friendly amenity area requirements; blue link, urban green; landmark amenity requirements; fire truck turning radius requirements; and alignment with Development Permit Area 'B' – Residential guidelines.
- Staff note the site plan is conceptual and resolution of the above-mentioned requirements may result in changes to the site layout and proposed number of units.

Development Permit Area 'I' – Agricultural Edge and Escarpment Protection:

- The subject lands are located in Development Permit Area 'I' – Agricultural Edge and Escarpment Protection in the Willoughby Community Plan.
- Consistent with the development permit area guidelines, a 15 m (49.2 ft) ALR buffer is incorporated on the east side of the development inclusive of a 7.5 m (24.6 ft) building setback and a 7.5 m (24.6 ft) vegetative buffer with a street greenway.
- Registration of a restrictive covenant specifying the required building setback for the townhouse buildings and prohibiting the removal of vegetation in the adjacent ALR buffer area has been included as a development prerequisite.
- Registration of a restrictive covenant notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities has also been included as a development prerequisite.

Community Amenity Contributions:

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

	Unit Count	**Rate per unit**	**Total**
Townhouses	92	$14,400	$1,324,800
Total			**$1,324,800**

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
51	6	113	134	27	167

Detailed tree management and landscape plans will be provided and reviewed in conjunction with the development permit.

Policy Considerations:

The proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendment and rezoning will facilitate development of approximately 80 townhouses and 12 live-work townhouses on the site located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street. Staff recommend that Council give first and second reading to Bylaws No. 6043 and 6044 (subject to 13 development prerequisites) and that staff be authorized to schedule the required Public Hearing for the bylaws.

Respectfully submitted,

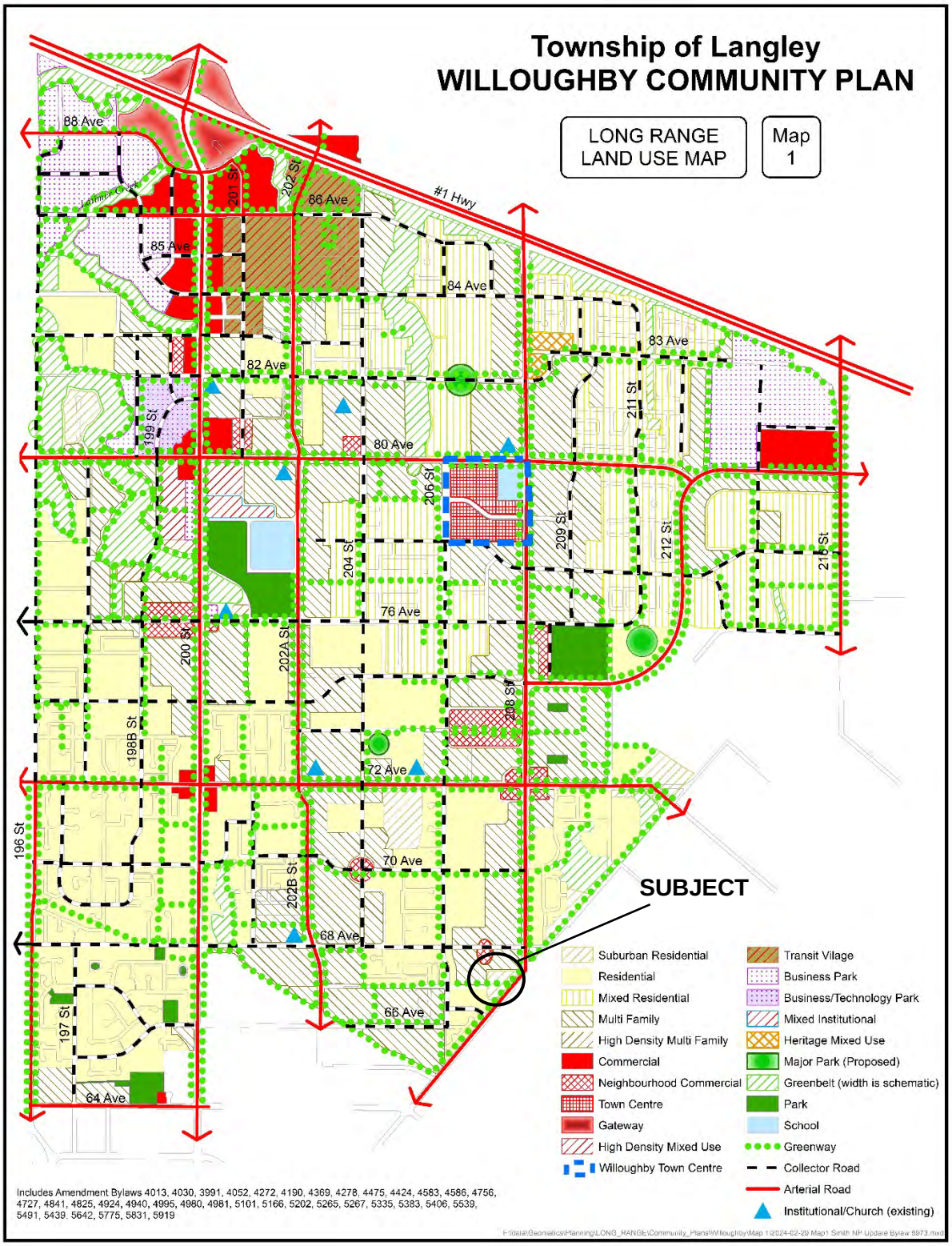
Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

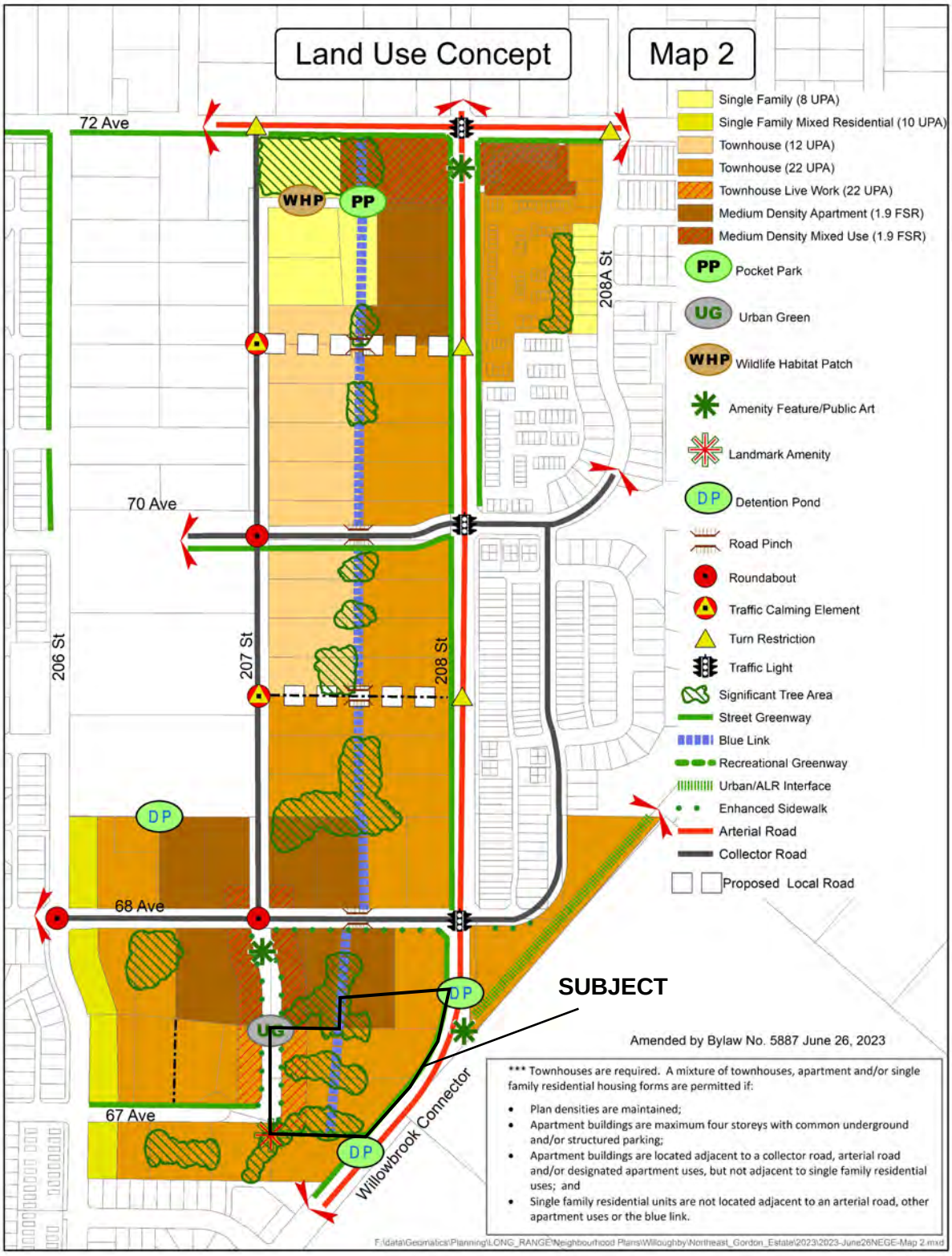
ATTACHMENT A Maps and Graphics

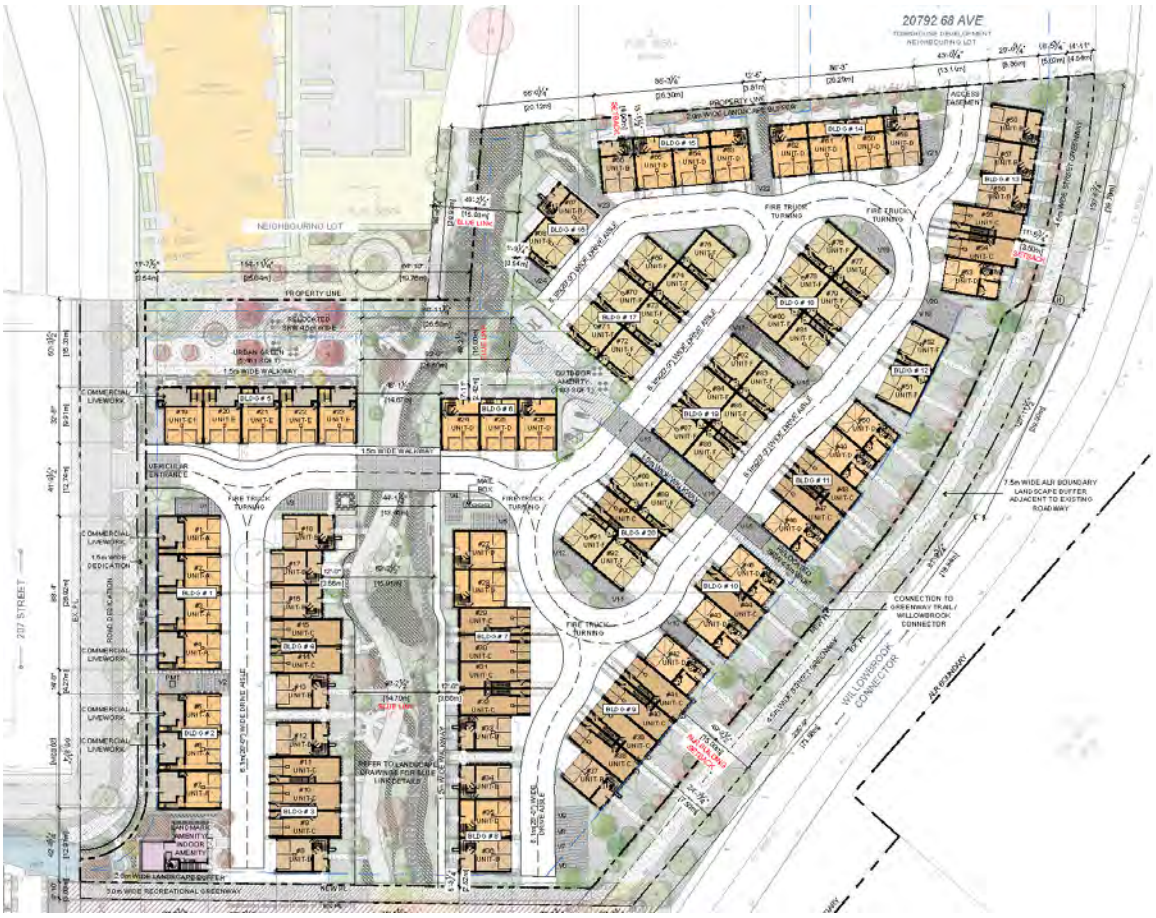
ATTACHMENT A



AERIAL CONTEXT MAP


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
SUBJECT
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 Village
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
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


Land Use Concept
Map 2
72 Ave
70 Ave
68 Ave
67 Ave
206 St
207 St
208 St
208A St
WHP
PP
DP
UG
SUBJECT
Willowbrook Connector
Single Family (8 UPA)
Single Family Mixed Residential (10 UPA)
Townhouse (12 UPA)
Townhouse (22 UPA)
Townhouse Live Work (22 UPA)
Medium Density Apartment (1.9 FSR)
Medium Density Mixed Use (1.9 FSR)
Pocket Park
Urban Green
Wildlife Habitat Patch
Amenity Feature/Public Art
Landmark Amenity
Detention Pond
Road Pinch
Roundabout
Traffic Calming Element
Turn Restriction
Traffic Light
Significant Tree Area
Street Greenway
Blue Link
Recreational Greenway
Urban/ALR Interface
Enhanced Sidewalk
Arterial Road
Collector Road
Proposed Local Road
Amended by Bylaw No. 5887 June 26, 2023
*** Townhouses are required. A mixture of townhouses, apartment and/or single family residential housing forms are permitted if:
Plan densities are maintained;
Apartment buildings are maximum four storeys with common underground and/or structured parking;
Apartment buildings are located adjacent to a collector road, arterial road and/or designated apartment uses, but not adjacent to single family residential uses; and
Single family residential units are not located adjacent to an arterial road, other apartment uses or the blue link.
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Northeast_Gordon_Estate\2023\2023-June26NEGE-Map 2.mxd



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2005 NO. 4475 AMENDMENT (1104815 BC LTD.) BYLAW NO. 6043

EXPLANATORY NOTE

Bylaw No. 6043 amends the Willoughby Community Plan by redesignating the properties located at 6705 and 6731 Willowbrook Connector from Suburban Residential to Multi Family. Bylaw No. 6043 also amends the Northeast Gordon Estate Neighbourhood Plan by redesignating the west portion of 6785 – 208 Street from Medium Density Apartment (1.9 FSR) to Townhouse (22 UPA).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW
2005 NO. 4475 AMENDMENT (1104815 BC LTD.) BYLAW NO. 6043

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Northeast Gordon Estate Neighbourhood Plan Bylaw No. 4475

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 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043”.

2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended by:

   a. Amending Map 1 to redesignate lands shown in Schedule “A” to Multi Family.

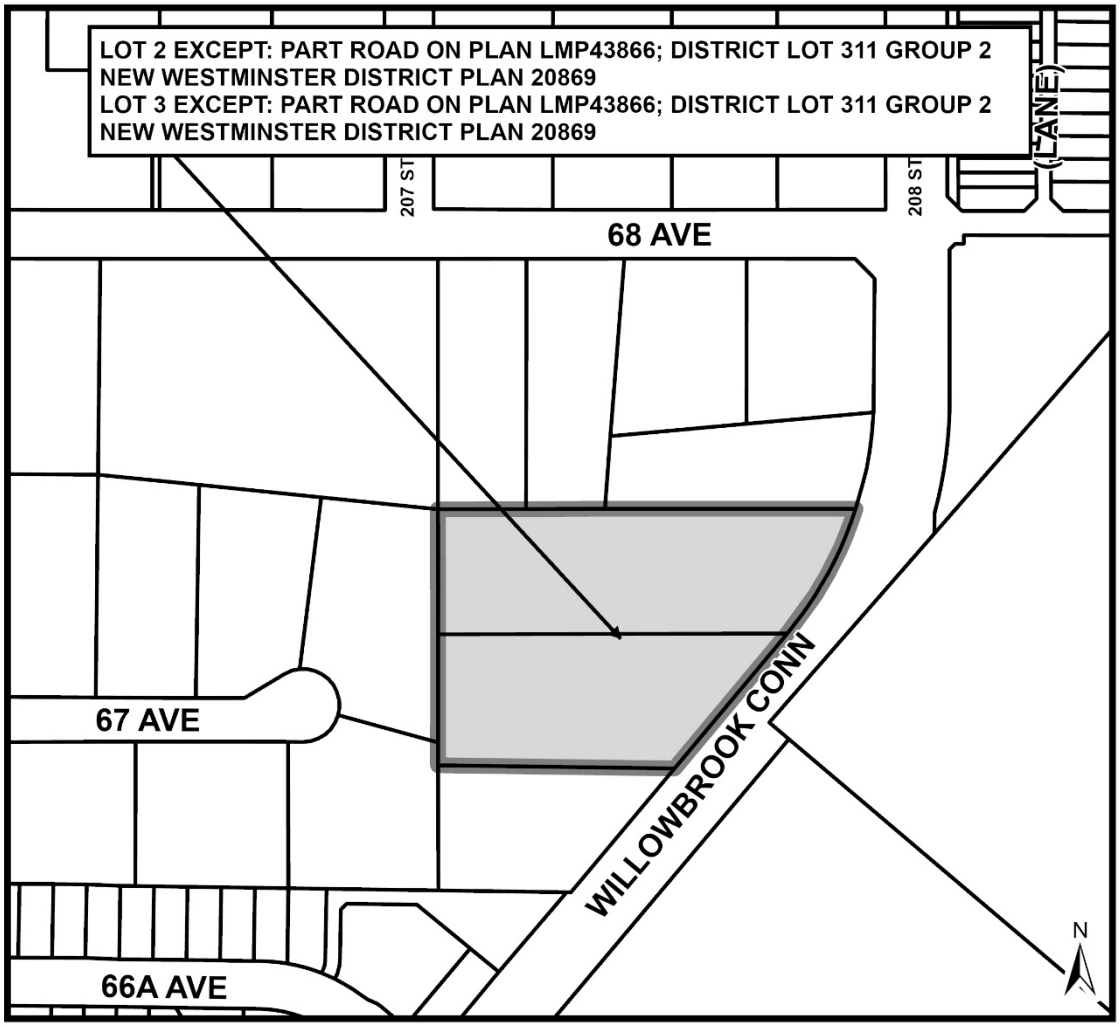
3. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 as amended is further amended by:

   a. Amending Maps 2 and 3 to redesignate lands shown in Schedule “B” to Townhouse (22 UPA).

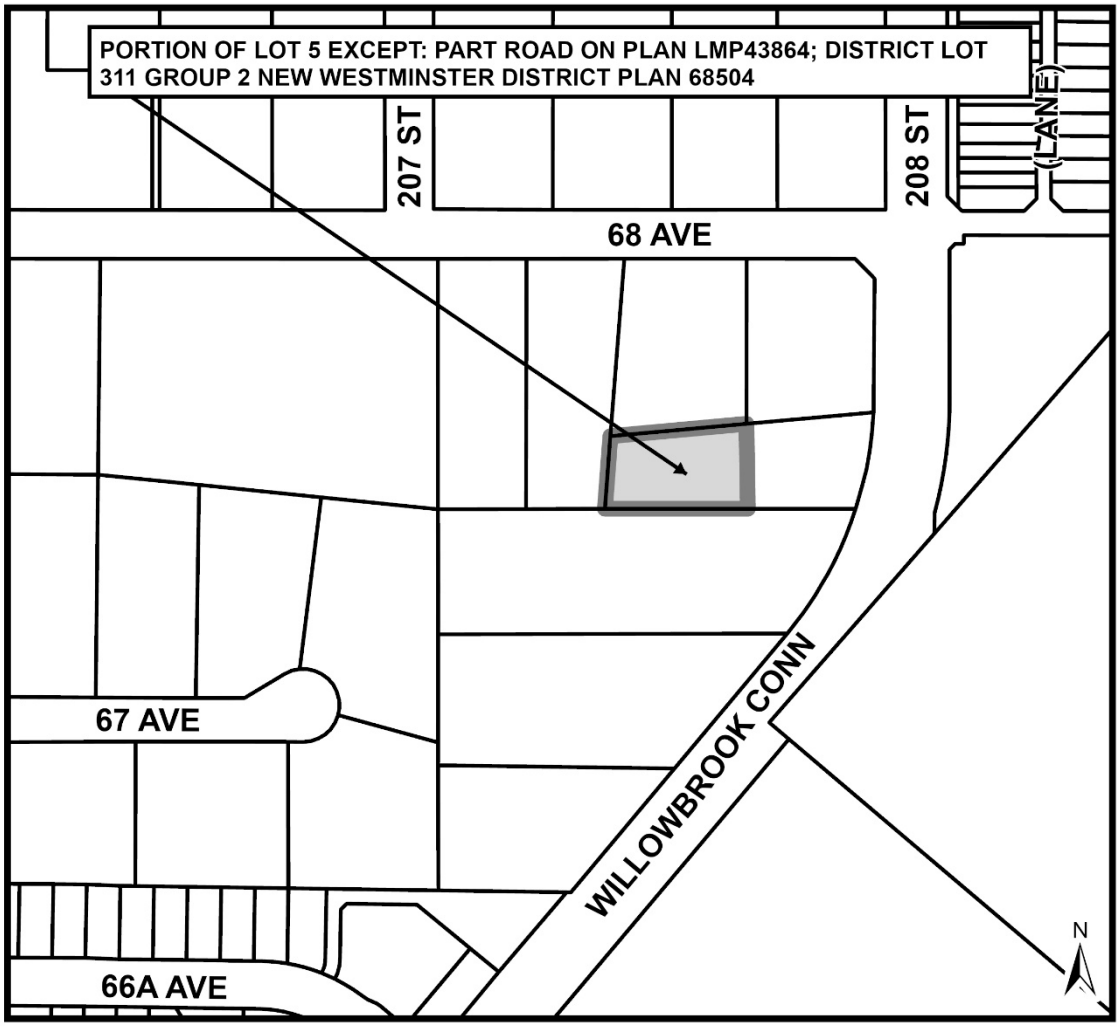
READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024.
PUBLIC HEARING HELD the	day of	, 2024.
READ A THIRD TIME the	day of	, 2024.
ADOPTED the	day of	, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6043



SCHEDULE 'B'
BYLAW NO. 6043



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1104815 BC LTD.) BYLAW NO. 6044

EXPLANATORY NOTE

Bylaw No. 6044 rezones approximately 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1104815 BC LTD.) BYLAW NO. 6044

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 (1104815 BC Ltd.) Bylaw No. 6044".

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-205" after the words "Comprehensive Development Zone CD-204"

   b. Adding to Section 110.1 after the words "CD-204" the words "CD-205 – 1 ha"

   c. Adding after Section 1104 "Comprehensive Development Zone CD-204" the following as Section 1105 "Comprehensive Development Zone CD-205"

1105 **COMPREHENSIVE DEVELOPMENT ZONE CD-205**

Uses Permitted

1105.1 In the CD-205 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*
4) *live-work townhouses* subject to Section 1105.11

Density

1105.2 The density permitted shall be no greater than 54 units per hectare (22 units per acre).

Lot Coverage

1105.3 *Buildings* and *structures* shall not cover more than 45% of the *lot area*.

Siting of Buildings and Structures

1105.4 Siting of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1105.5 The *height* of *buildings* and *structures* shall not exceed three (3) *storeys*.

Parking and Loading

1105.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1105.7 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

1105.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Age-Friendly Amenity

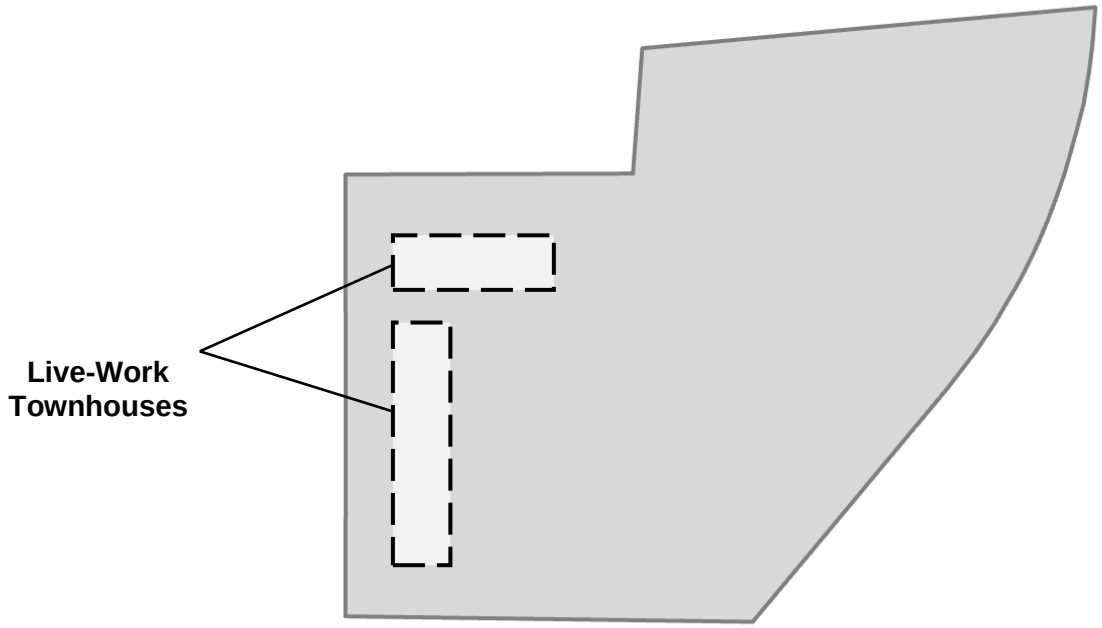
1105.9 *Age-Friendly Amenity areas* shall be provided in accordance with Section 111.5.

Development Permit Requirements

1105.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

Live-Work Townhouses

1105.11 *Live-work townhouses* are required and shall be located per the drawing below:



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

Lot 2 Except: Part Road on Plan LMP43866; District Lot 311 Group 2 New Westminster District Plan 20869

Lot 3 Except: Part Road on Plan LMP43866; District Lot 311 Group 2 New Westminster District Plan 20869

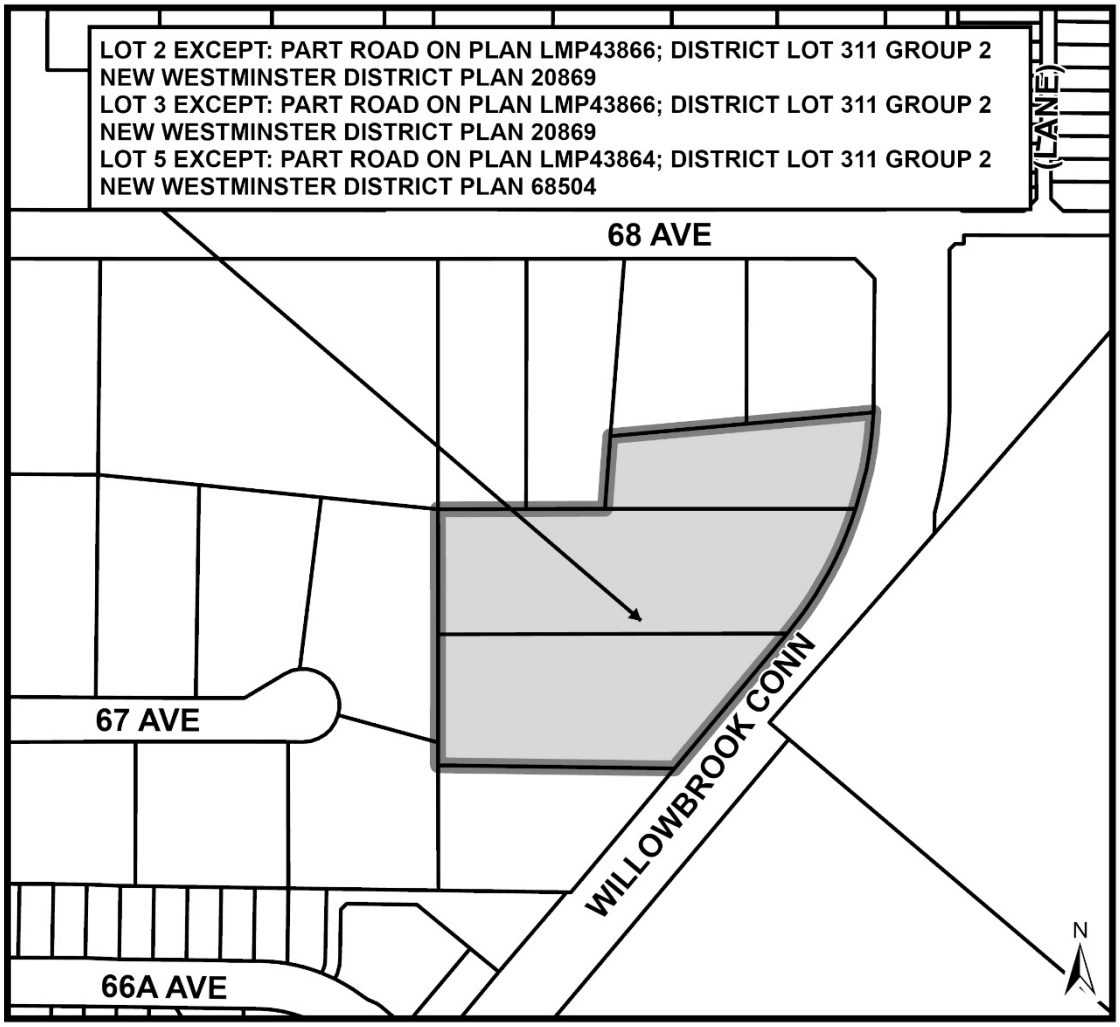
Lot 5 Except: Part Road on Plan LMP43864; District Lot 311 Group 2 New Westminster District Plan 68504

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-205.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024.
PUBLIC HEARING HELD the	day of	, 2024.
READ A THIRD TIME the	day of	, 2024.
ADOPTED the	day of	, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6044



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(1358212 BC LTD.) BYLAW NO. 6068

EXPLANATORY NOTE

Bylaw No. 6068 authorizes the closure and highway dedication removal from a portion of 72 Avenue between Crush Crescent and Smith Crescent.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(1358212 BC LTD.) BYLAW NO. 6068

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

1. This Bylaw may be cited for all purposes as “Highway Closing and Dedication Removal (1358212 BC Ltd.) Bylaw No. 6068”.

2. That portion of 72 Avenue lying between Section 13 and Section 24 Township 8 NWD shown outlined in heavy black line on Reference Plan EPP141124 prepared by Zuzana Rijken, BCLS, a copy of which is attached hereto as Schedule “A”, and more particularly described as:

   all that portion of road containing 0.284 hectares and originally dedicated road on Plan 1612 and Plan 1389

   shall be closed to traffic.

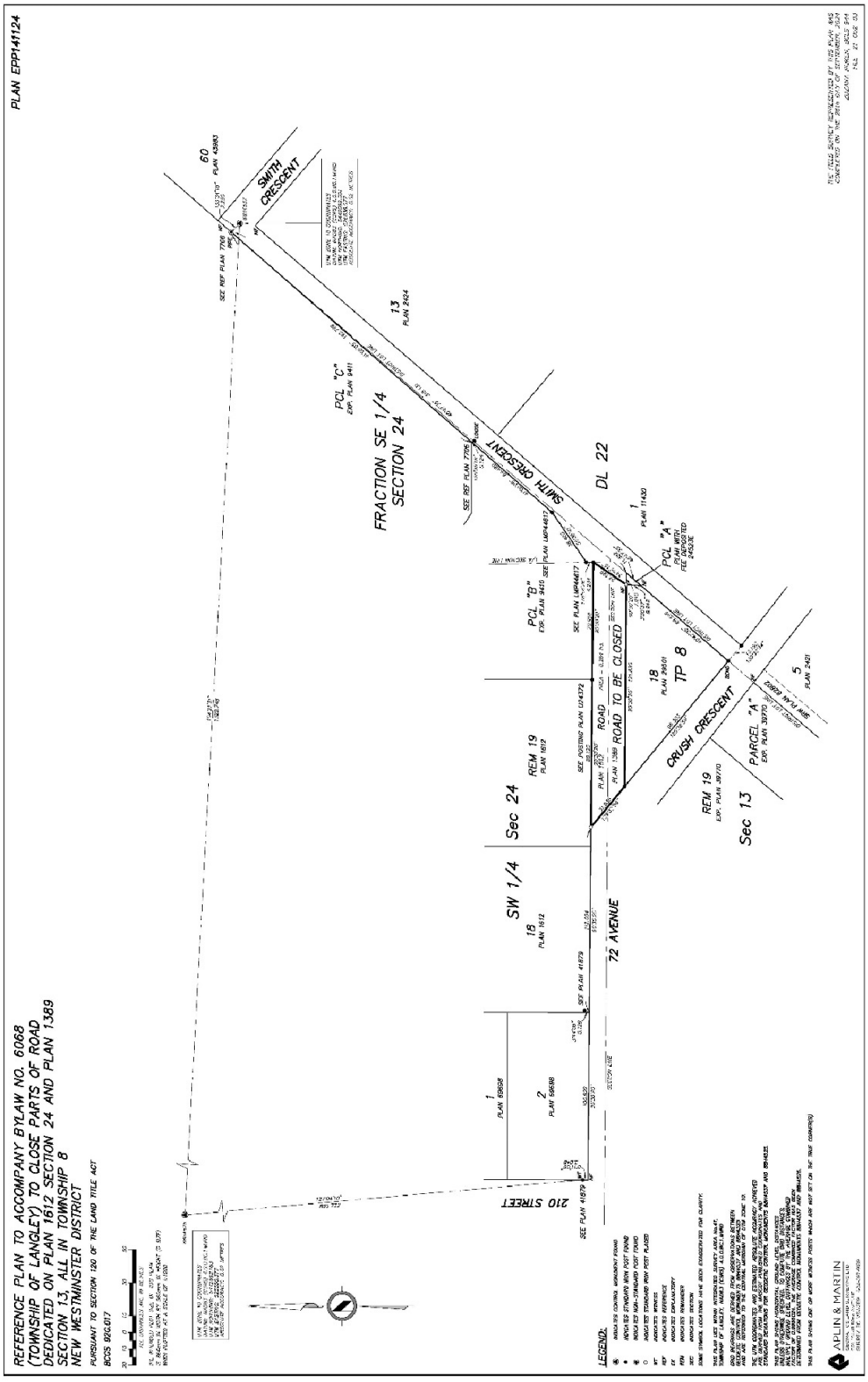
3. The dedication as highway shall be removed from that portion of 72 Avenue shown on Schedule “A”.

4. The Township Clerk is hereby authorized to sign the plan(s) of survey and any such other instrument(s) as may be required to carry into effect the closure and dedication removal described in this Bylaw.

READ A FIRST TIME the	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"


PLAN EPP141124
REFERENCE PLAN TO ACCOMPANY BYLAW NO. 6068
(TOWNSHIP OF LANGLEY) TO CLOSE PARTS OF ROAD
DEDICATED ON PLAN 1612 SECTION 24 AND PLAN 1389
SECTION 13, ALL IN TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
BCGS 92G.017
SMITH CRESCENT
FRACTION SE 1/4
SECTION 24
PCL "C"
EXP. PLAN 9411
PCL "B"
EXP. PLAN 9411
PCL "A"
EXP. PLAN 39170
DL 22
TP 8
ROAD TO BE CLOSED
CRUSH CRESCENT
72 AVENUE
210 STREET
SW 1/4
Sec 24
Sec 13
REM 19
PLAN 1612
REM 19
EXP. PLAN 39170
PARCEL "A"
EXP. PLAN 39170
LEGEND:
APLIN & MARTIN

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 4, 2024 - REGULAR MEETING	**REPORT:**	24-214
FROM:	LEGISLATIVE SERVICES DIVISION	**FILE:**	3900-25
SUBJECT:	COUNCIL PROCEDURE BYLAW AMENDMENT		

RECOMMENDATION:

That Council give first, second and third reading to Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6071.

DISCUSSION/ANALYSIS:

To provide flexibility and aid Council in achieving quorum for Regular Council meetings, staff are providing an amending bylaw to the *Council Procedure Bylaw* for Council's consideration. This bylaw expands permitted electronic attendance by Council members for Regular Council meetings by adding electronic attendance due to Federal, Provincial, or Township business or activities.

Respectfully submitted,

Wendy Bauer
TOWNSHIP CLERK
for
LEGISLATIVE SERVICES DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 6071

EXPLANATORY NOTE

Bylaw No. 6071 amends the Council Procedure Bylaw to expand the permitted use of electronic or other communication meeting attendance by Council members.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 6071

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 "*Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6071*".

2. The "*Council Procedure Bylaw 2016 No. 5199*" as amended is further amended:

   a) Replace the text in Section 5.24 a) with the following:

   "Attendance at Federal, Provincial, or Township business or activity."

PUBLIC NOTICE GIVEN THE 28 OF OCTOBER, 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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW NO. 3800

AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995

AMENDMENT (ML EMPORIO) NO. 5974

EXPLANATORY NOTE

Bylaw No. 5974 amends the Carvolth Neighbourhood Plan for 0.95 ha (2.3 ac) of land located at 20117 – 84 Avenue to increase the floor space ratio permitted in the Medium Density Apartment land use designation. The amendment is required to facilitate the development of two apartment buildings consisting of 273 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW NO. 3800

AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995

AMENDMENT (ML EMPORIO) BYLAW NO. 5974

A Bylaw to amend Carvolth Neighbourhood Plan Bylaw No. 4995

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 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (ML Emporio) Bylaw No. 5974”.

2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 as amended is further amended by:

   a) Inserting a new row after the last row in the table found in Section 2.4.17 Additional Land Use and Development Policies with the following:

#	Designation	Location	Permitted FSR	Height
#	Medium Density Apartment (1.9 FSR)	Northeast corner of 201 Street and 84 Avenue	2.6 max	N/A

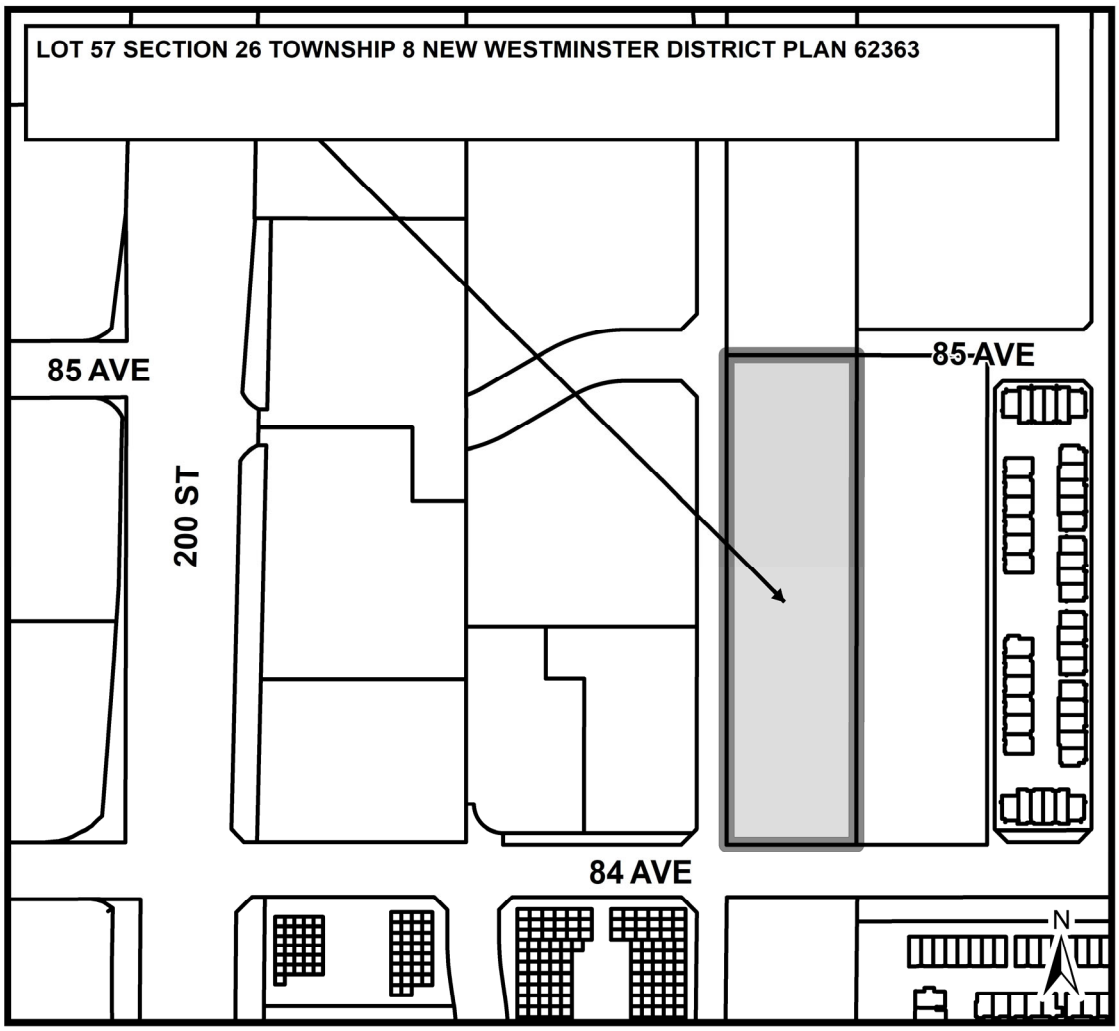
   and renumbering table / Figure 8 site specific densities and heights accordingly.

   b) Amending Figure 8 to add a dashed black outline and corresponding number to the property shown on Schedule A attached to and forming part of this Bylaw.

READ A FIRST TIME the	15	day of	January	, 2024
READ A SECOND TIME the	15	day of	January	, 2024
PUBLIC HEARING HELD the	29	day of	January	, 2024
READ A THIRD TIME the	29	day of	January	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5974



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ML EMPORIO) BYLAW NO. 5975

EXPLANATORY NOTE

Bylaw No. 5975 rezones 0.95 ha (2.3 ac) of land located at 20117 – 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-200 to accommodate the development of 273 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ML EMPORIO) BYLAW NO. 5975

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 (ML Emporio) Bylaw No. 5975".

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-200" after the words "Comprehensive Development Zone CD-199"

   b. Adding to Section 110.1 after the words "CD-199" the words "CD-200– 0.1 ha"

   c. Adding after Section 1099 "Comprehensive Development Zone CD-199" the following as Section 1100 "Comprehensive Development Zone CD-200"

1100 **COMPREHENSIVE DEVELOPMENT ZONE CD-200**

Uses Permitted

1100.1 In the CD-200 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments*

Density

1100.2 The maximum *floor space ratio* of all buildings located on lands zoned CD-200 shall not exceed 2.6 FSR.

Lot Coverage

1100.3 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

1100.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1100.5 The *height* of *buildings* and *structures* shall not exceed six storeys, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1100.6 Parking and loading shall be provided in accordance with Section 107

Subdivision Requirements

1100.7 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

1100.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1100.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1100.10 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:

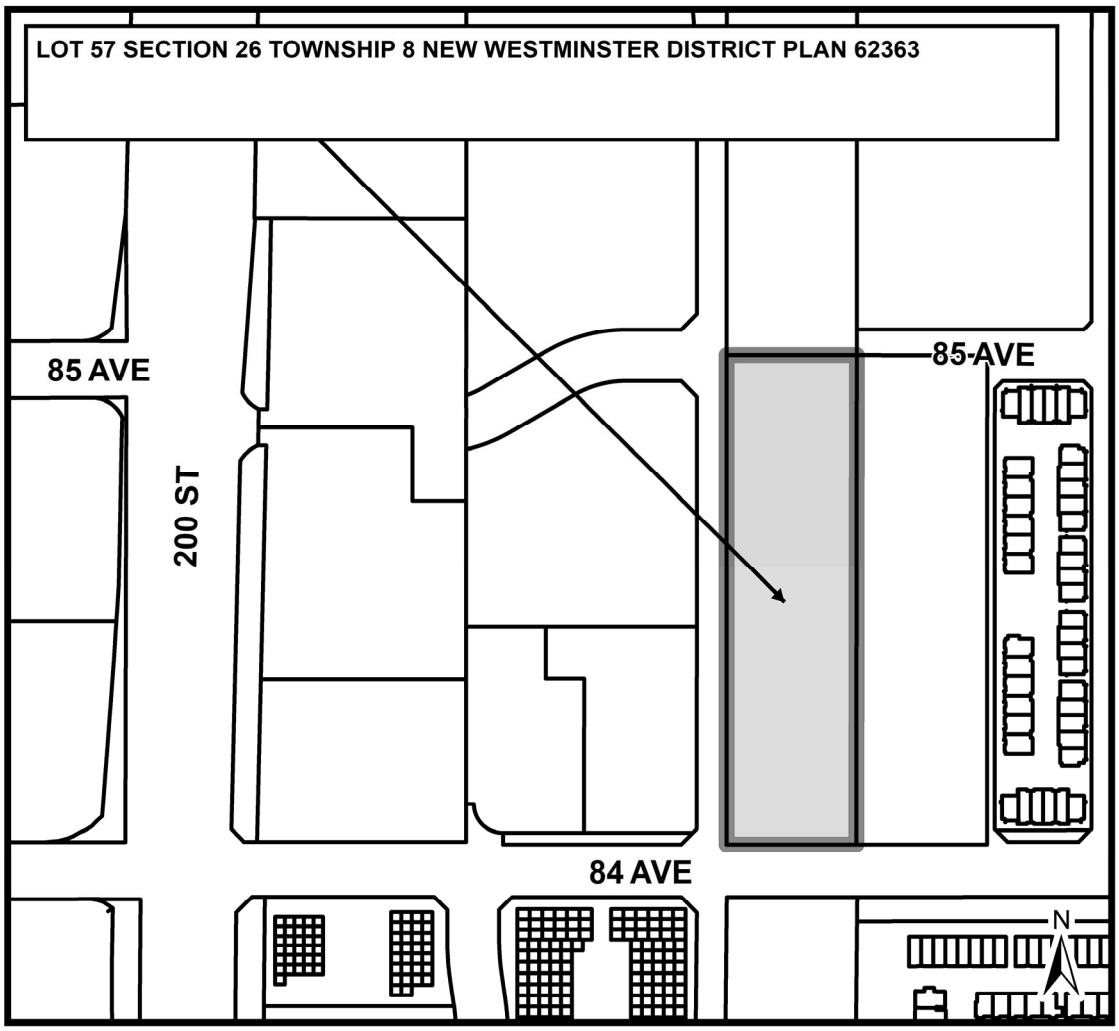
Lots 57 Section 26 Township 8 New Westminster District Plan 62663

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-200.

READ A FIRST TIME the	15	day of	January	, 2024
READ A SECOND TIME the	15	day of	January	, 2024.
PUBLIC HEARING HELD the	29	day of	January	, 2024.
READ A THIRD TIME the	29	day of	January	, 2024.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	07	day of	February	, 2024.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5975



THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT B**

Development Permit No. 101350

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

1. Name: ML Emporio Project Management Ltd.

   Address: 120, 21900 Westminster Highway
   Richmond, BC V6V 0A8

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 56 Section 26 Township 8 New Westminster District Plan 62363

   CIVIC ADDRESS: 20117 – 84 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

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

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

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

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2024

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

PROJECT TEAM:

DEVELOPER
EMPORIO PROPERTIES
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E: IGILL@@MLEMPORIO.CA
JACQUELINE HUYNH
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ARBORTECH CONSULTING
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BUILDING ENERGY
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LANDSCAPE
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STRUCTURE
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LAWRENCE CHAN
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T: 604.294.3753

SURVEY
TARGET LAND SURVEING
ADAM FULKERSON
E: ADAM@TARGETLANDSURVEYING.CA
T: 604.583.6161

PROJECT DATA

CIVIC ADDRESS
20117 84THAVE
TOWNSHIP OF LANGLEY

LOT AREA

GROSS LOT AREA:	9,481.5 SM (102,058 SF)
ROAD DEDICATION:	2,455.2 SM (26,427 SF)
GREENWAY DED:	162.0 SM (1,744 SF)

DEVELOPABLE LAND: 6,864.3 SM (73,887 SF)

HEIGHT
22.5M - 6 STOREYS

LOT COVERAGE
PROPOSED 55.5% (41,020 SF/ 73887 SF)

FLOOR AREA RATIO
PROPOSED 2.58

FLOOR AREA

CIRCULATION	25179SF
UNITS	165521 SF
TOTAL	190700SF

AMENITY	4986SF

UNITS:

TYPE	AREA RANGE	COUNT
1 BED	424 SF ... 514 SF	23
1 BED + DEN	489SF ... 611 SF	142
2 BED	682 SF ... 757 SF	29
2 BED + DEN	748 SF ... 793 SF	20
3 BED	851 SF ... 982 SF	19
3 BED + DEN	898SF	5
JR - 2BED	634 SF ... 690 SF	26
STUDIO	317SF ... 318 SF	9
TOTAL		273

28 UNITS ADAPTABLE

PARKING:

	REQUIRED	PROPOSED
STUDIOS	9 (9X1)	9
OTHER UNITS	396 (264X1.5)	406
TOTAL	405	415
RESIDENTIAL	**364**	**374**
VISITOR	**41**	**41**
ACC. STALLS	MIN. 27	34
SMALL CAR	MAX 8 (20% OF VIS.)	0 (0%)
BIKE STORAGE	273 (273X1.0)	274

WCA
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604 630 9488
wcai.ca

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CONSULTANT

REGISTERED ARCHITECT WILSON CHANG BRITISH COLUMBIA 2024-10-28

PROJECT TITLE

MULTI FAMILY DEVELOPMENT

AZURE GROVE

20117 84th Ave., Langley, BC

PROJECT NO: 19-38-5927 / PCL2024 REVISION

NO.	DATE	REMARKS
01	05. MAY 2024	ISSUED FOR DP SUBMISSION
02	16. JUL 2024	ISSUED FOR TENDER
03	28. OCT. 1994	ISSUED FOR DP

SCHEDULE A

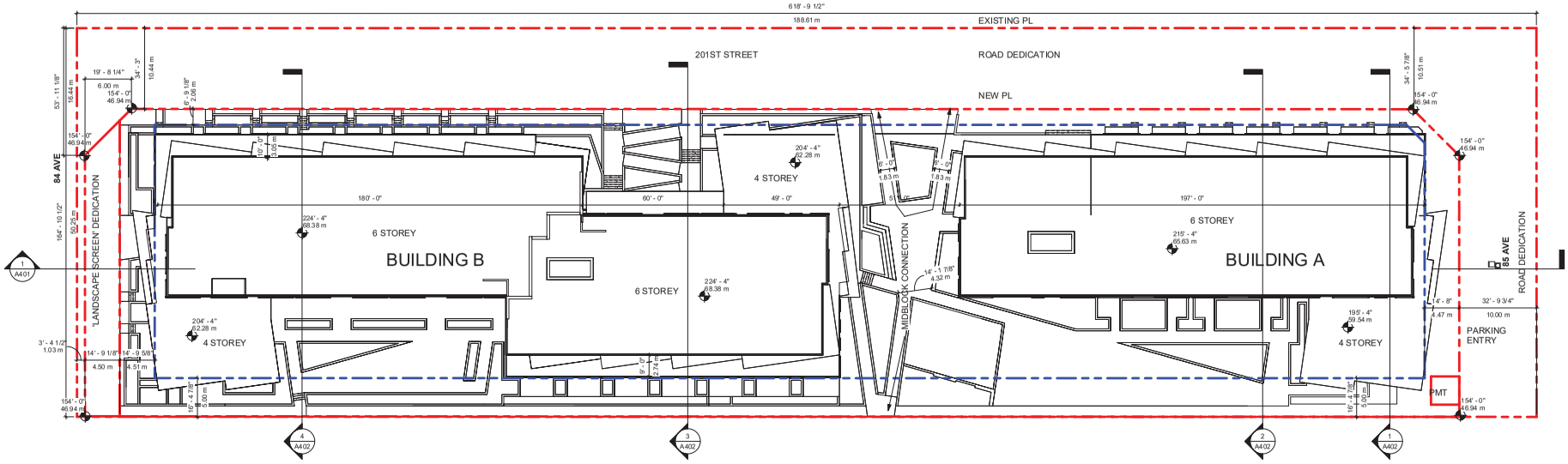
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PROJECT DATA & CONSULTANT LIST

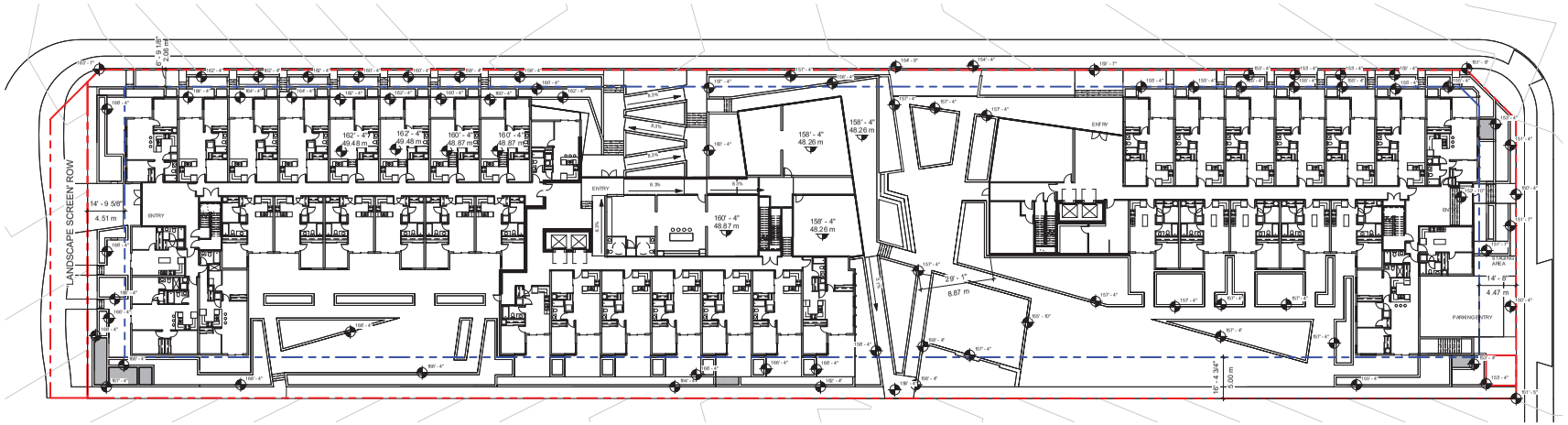
PROJECT NO. M0614
SCALE
DRAWN: PM
CHECKED: WC
DRAWING NO:

I.1

A100



1 SITE PLAN
3/64" = 1'-0"



2 SITE PLAN AT GRADE
3/64" = 1'-0"

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

20117 84 Ave
Township of Langley

NO.	DATE	REMARKS
01	28. OCT 2022	ISSUED FOR DP RESUBMISSION
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03	11. MAY 2023	ISSUED FOR DP RESUBMISSION
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KEY PLAN:

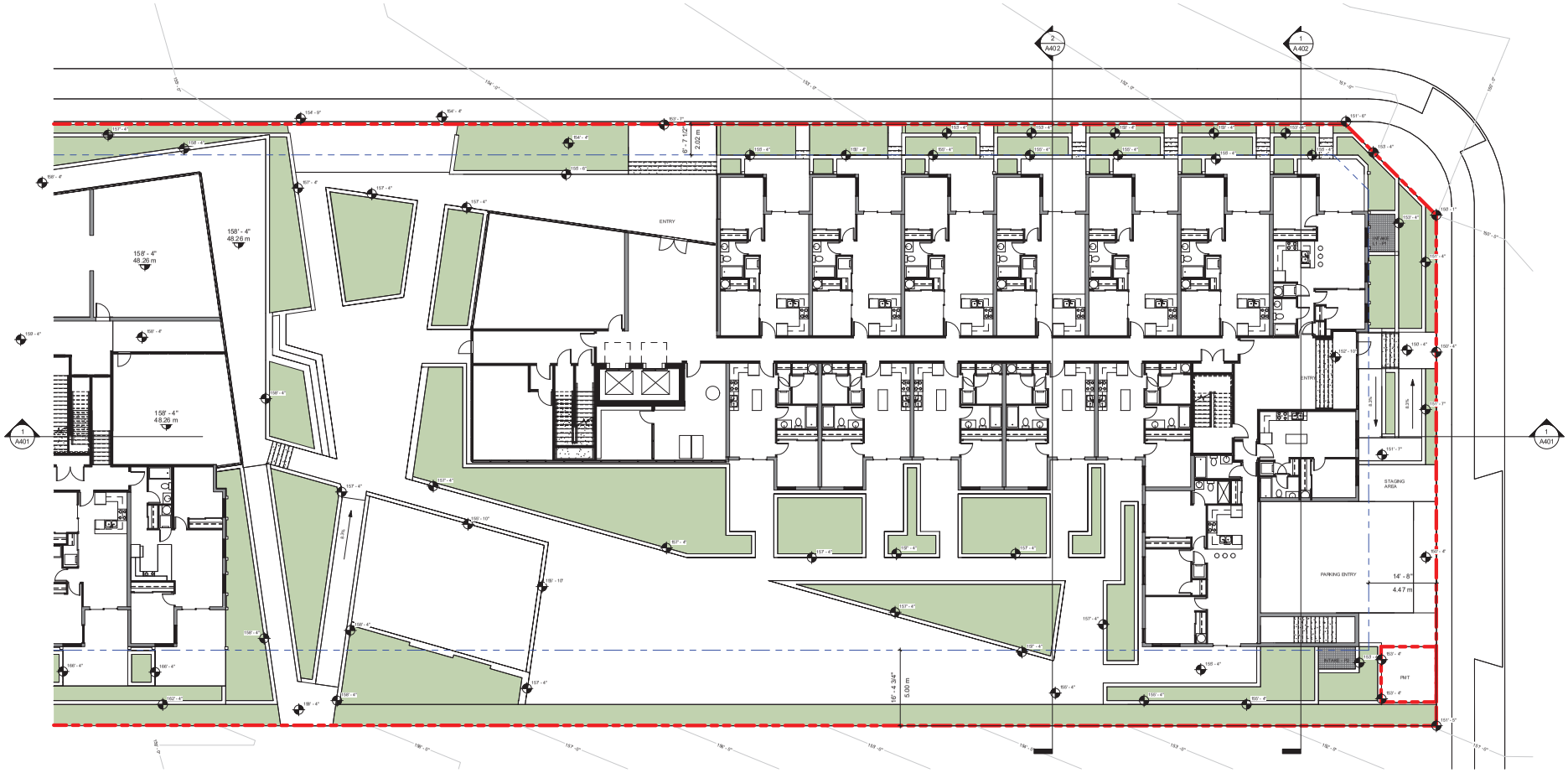
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SITE PLAN

PROJECT NO: W2114
SCALE: 3/64" = 1'-0"
DRAWN: PM
CHECKED: WC
DRAWING NO.

I.1

A101



1 SITE PLAN AT GRADE -NORTH
3/32" = 1'-0"

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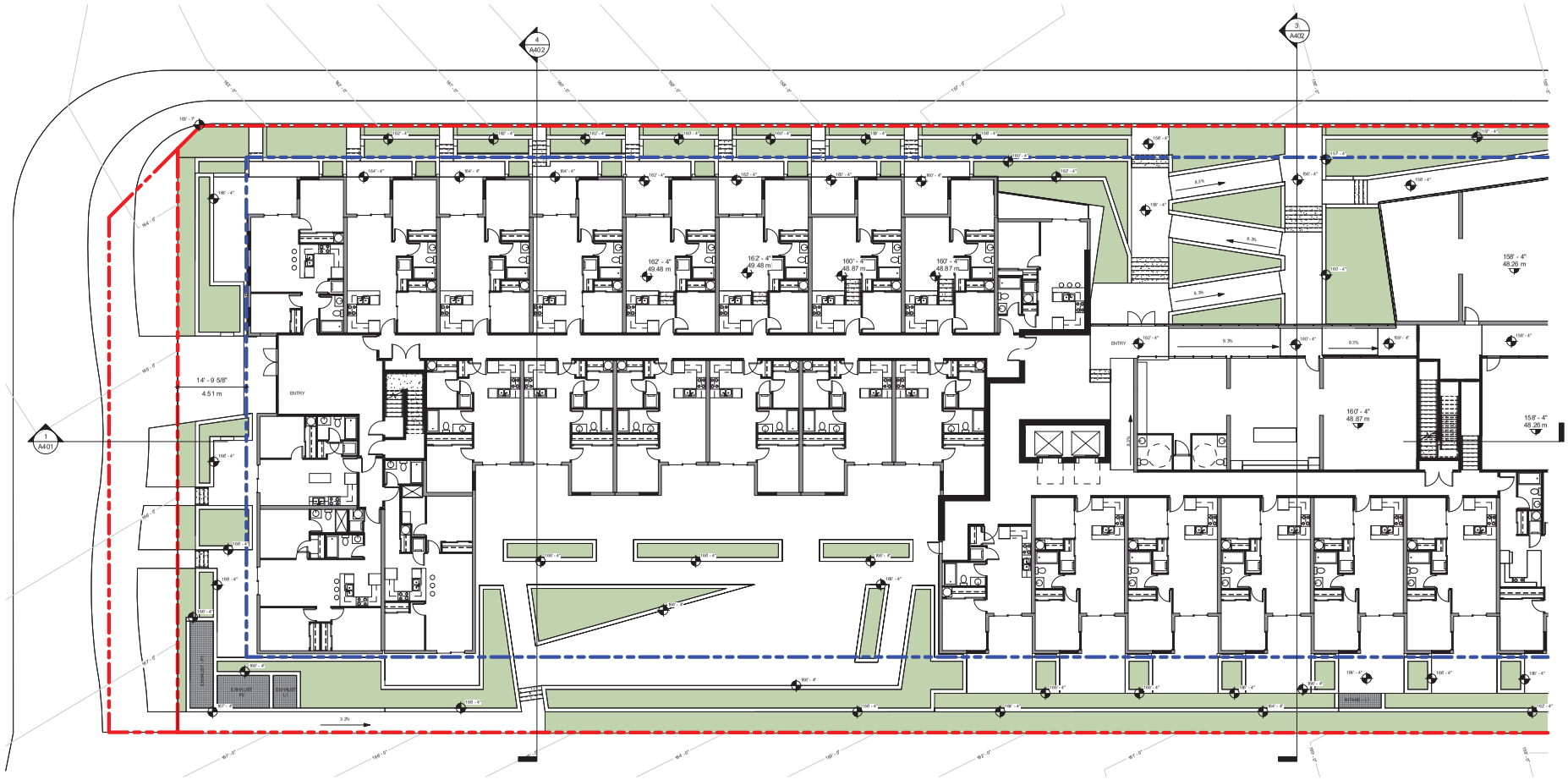
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SITE PLAN - NORTH

PROJECT NO: W2114
SCALE: 3/32" = 1'-0"
DRAWN: PM
CHECKED: WC
DRAWING NO.

I.1

A102



1 SITE PLAN AT GRADE - SOUTH
3/32" = 1'-0"

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

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Township of Langley

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03	11. MAY 2023	ISSUED FOR DP RESUBMISSION
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KEY PLAN:

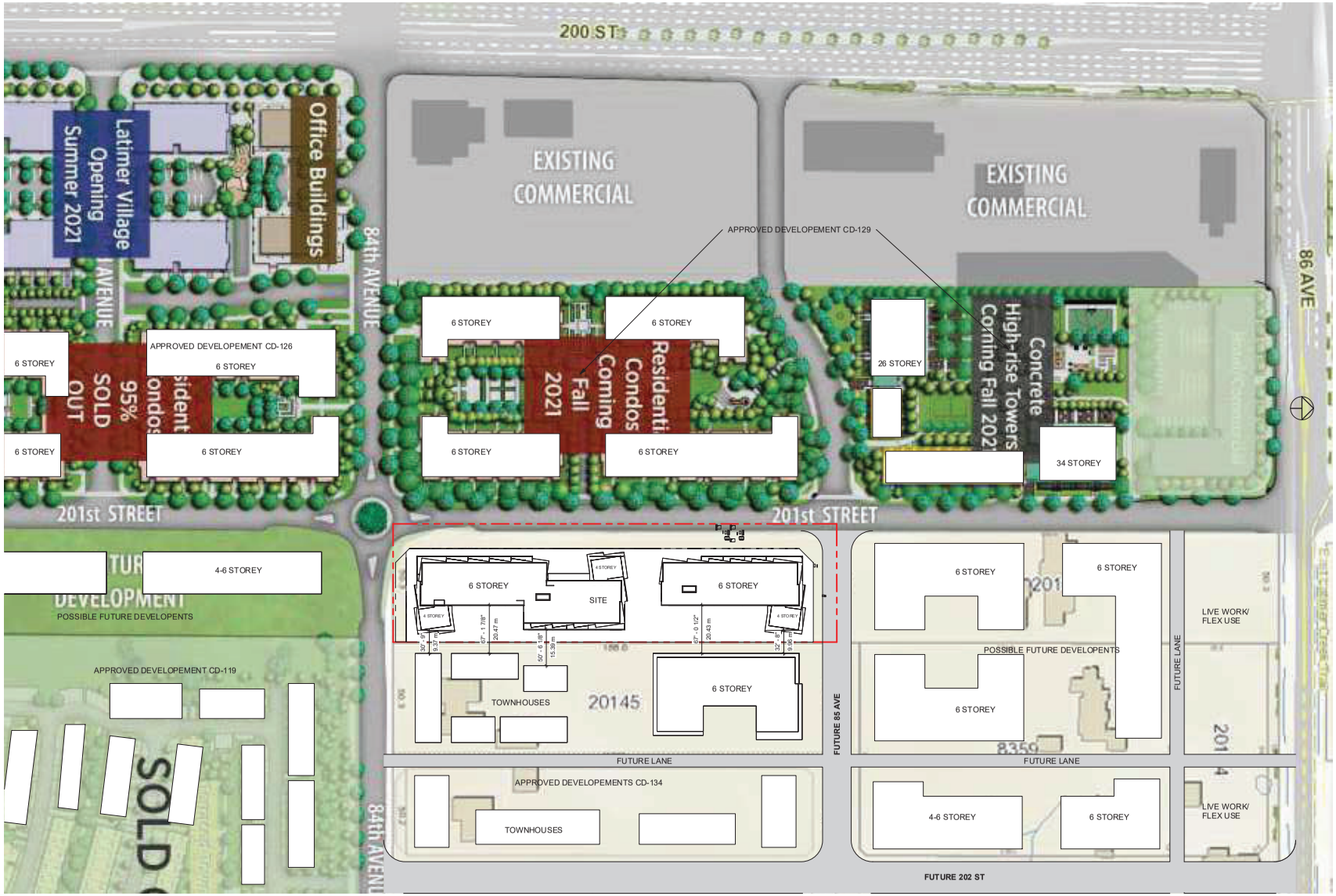
DRAWING TITLE:

SITE PLAN - SOUTH

PROJECT NO: W2114
SCALE: 3/32" = 1'-0"
DRAWN: PM
CHECKED: WC
DRAWING NO:

I.1

A103



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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

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08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

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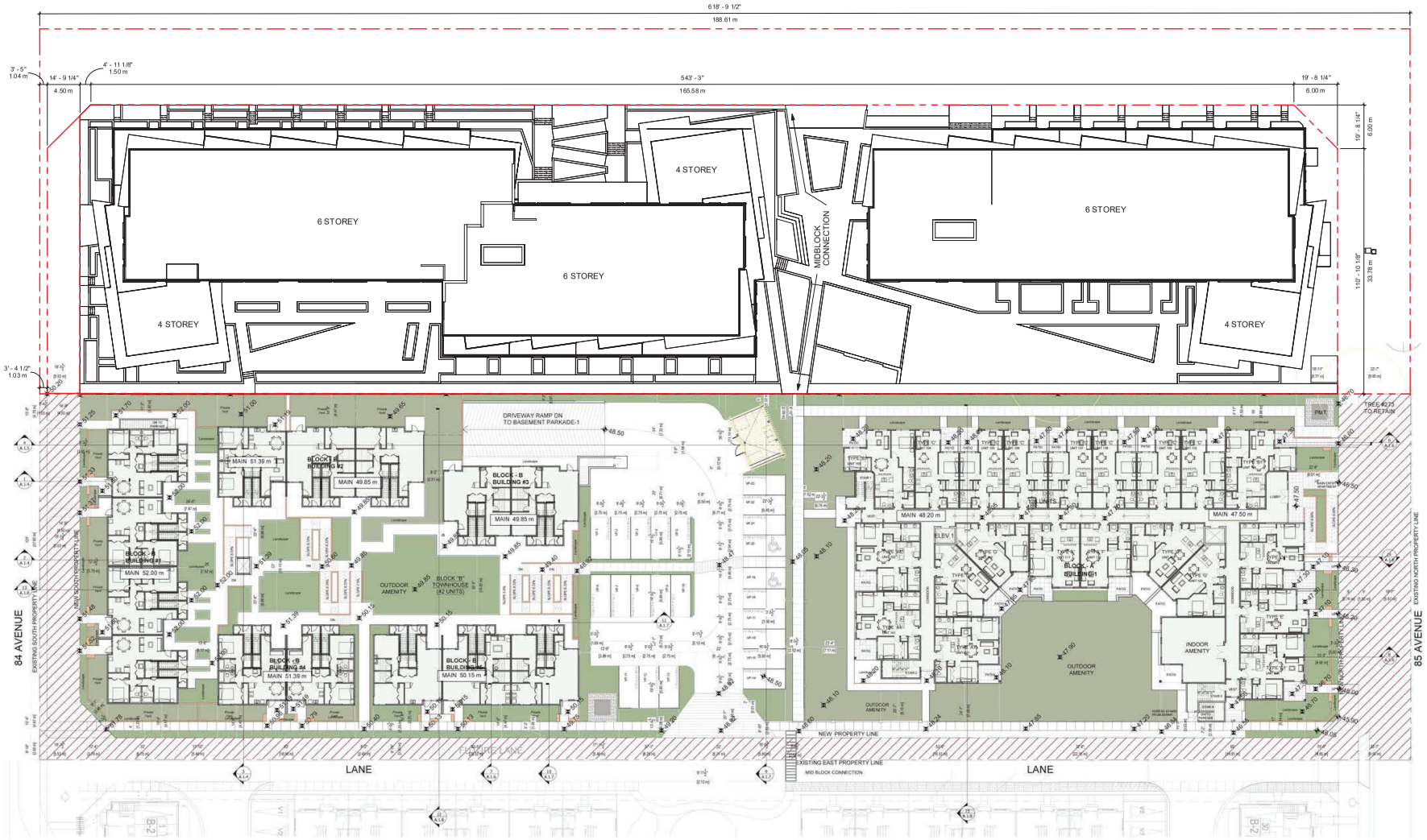
DRAWING TITLE:

MASTER PLAN

PROJECT NO: W2114
SCALE: 1/64" = 1'-0"
DRAWN: PM
CHECKED: WC
DRAWING NO:

I.1

A104



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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

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Township of Langley

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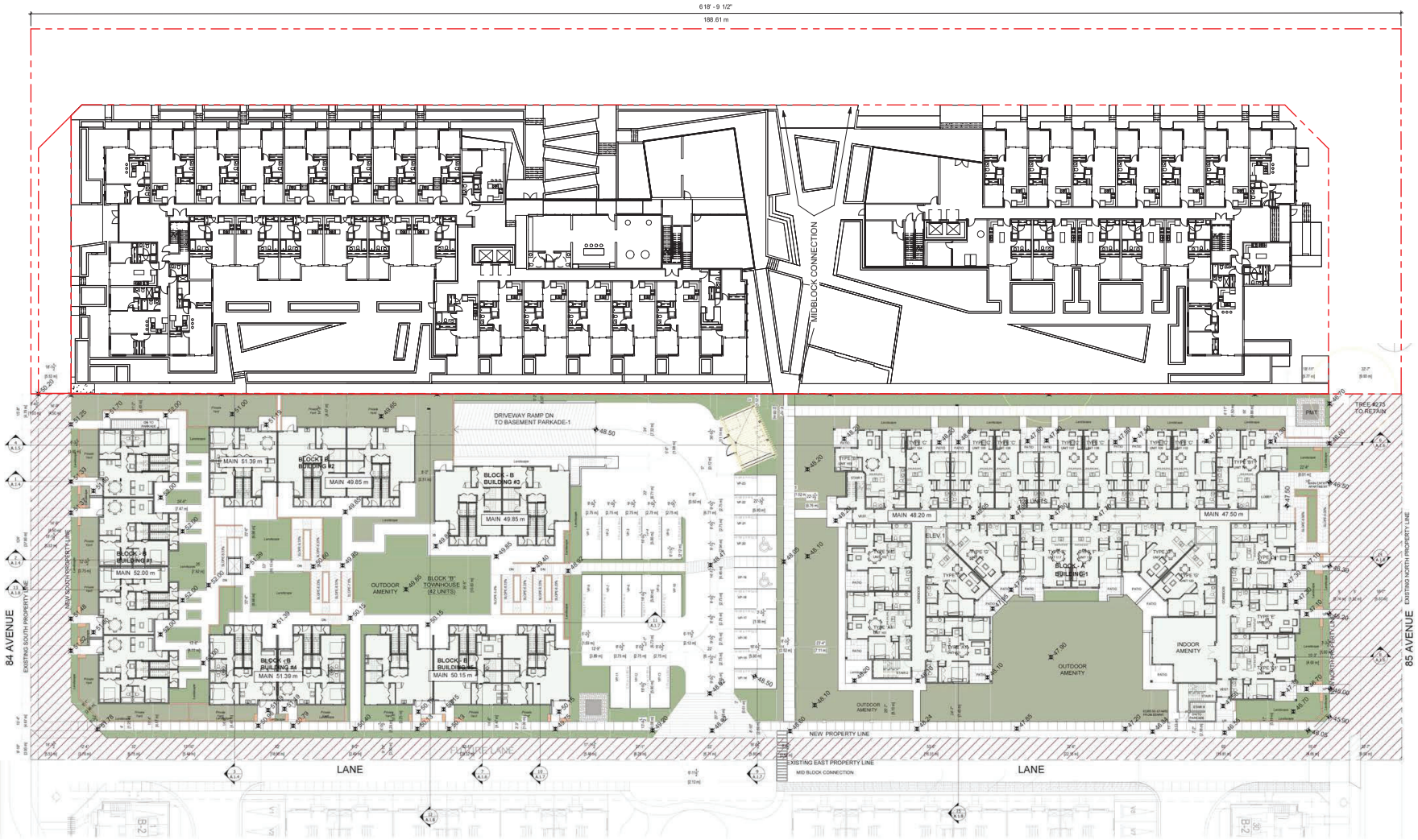
DRAWING TITLE:

BLOCK PLAN

PROJECT NO: W2114
SCALE: 3/64" = 1'-0"
DRAWN: Author
CHECKED: Checker
DRAWING NO.

I.1

A110



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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

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Township of Langley

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KEY PLAN:

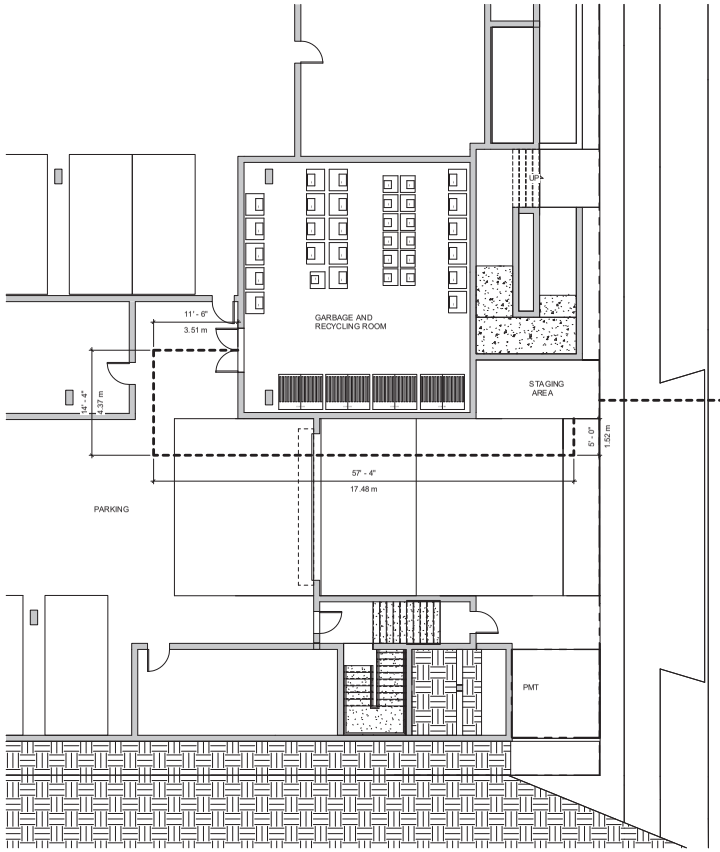
DRAWING TITLE:

BLOCK PLAN AT GRADE

PROJECT NO: W2114
SCALE: 3/64" = 1'-0"
DRAWN: Author
CHECKED: Checker
DRAWING NO.

I.1

A111



REQUIRED NUMBER BASED ON 273 UNITS

SOURCE:
https://metrovancouver.org/services/solidwasteDocuments/recycling-garbage-bin-multi-unit-building-matrix-2015.pdf

GARBGE BINS (6 - 8 yd3)

4yd³ BINS

CARD BOARD BIN (8 yd3)

4yd³ BINS

MIXED CONTAINERS (12 X 360L)

NEWSPAPER &
MIXED PAPER (8 X 360L)

GLASS (2 X 240L)

COMPOSTABLE
ORGANICS (11 X 240L)

WCA

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

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Township of Langley

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08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

KEY PLAN:

DRAWING TITLE:

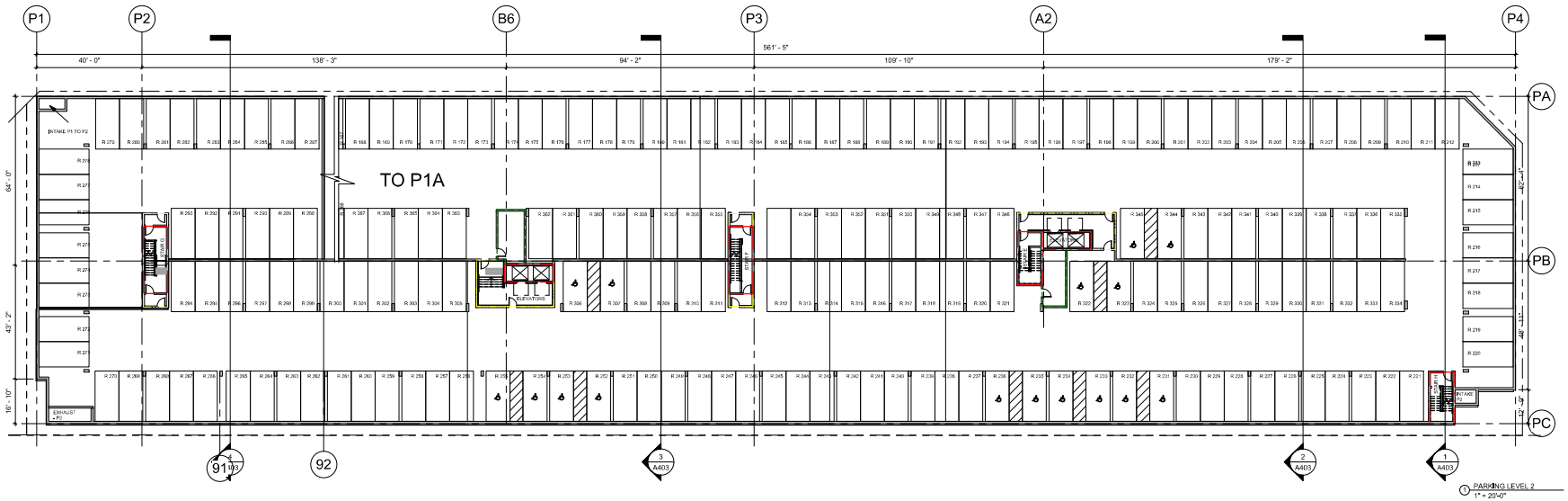
WASTE MANAGEMENT PLAN

PROJECT NO: W2114
SCALE: 1/8" = 1'-0"
DRAWN: Author
CHECKED: Checker

DRAWING NO.

I.1

A120



FRR LEGEND

0 HR RATING 0 HR CLOSURE	
3/4 HR RATING 3/4 HR CLOSURE	
1 HR RATING 3/4 HR CLOSURE	
1 1/2 HR RATING 1 HR CLOSURE	
2 HRS 1 1/2 HR CLOSURE	

WCA

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

20117 84th Ave., Langley, BC

PROJECT NO. 69-2X-0227 / FOLDER RO100237

NO.	DATE	REMARKS
01	23, MAY 2024	ISSUED FOR DP SUBMISSION
02	16, JUL 2024	ISSUED FOR TENDER
03	30, OCT. 2024	ISSUED FOR DP

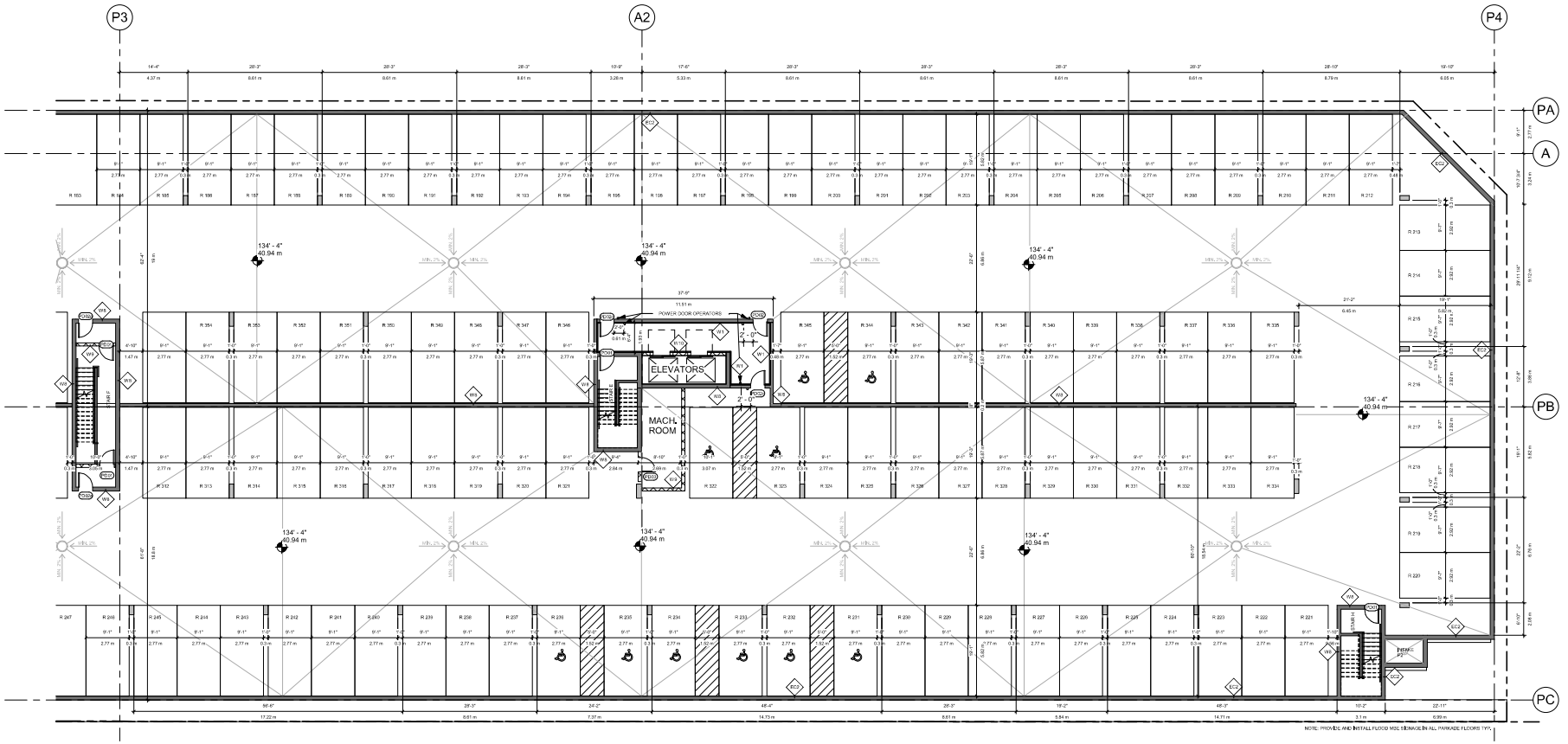
KEY PLAN:

DRAWING TITLE:

PARKING LEVEL 2

PROJECT NO.	W2114
SCALE:	As Indicated
DRAWN:	PM
CHECKED:	WC
DRAWING NO.	A201

I.1



1 PARKING LEVEL 2 - NORTH
3/32" = 1'-0"

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

20117 84th Ave., Langley, BC

PROJECT NO. 69-22-0227 / FOLDER RO100237

NO.	DATE	REMARKS
01	23, MAY 2024	ISSUED FOR DP SUBMISSION
02	16, JUL 2024	ISSUED FOR TENDER
03	25, OCT. 2024	ISSUED FOR DP

KEY PLAN:

DRAWING TITLE:

PARKING LEVEL 2 - NORTH

PROJECT NO:	W2114
SCALE:	3/32" = 1'-0"
DRAWN:	Author
CHECKED:	Checker

DRAWING NO.

A201.1

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CONSULTANT:

PROJECT TITLE:
MULTI FAMILY DEVELOPMENT
AZURE GROVE
20177 84th Ave., Langley, BC
PROJECT NO: DA-07 / ISSUED / REVISED

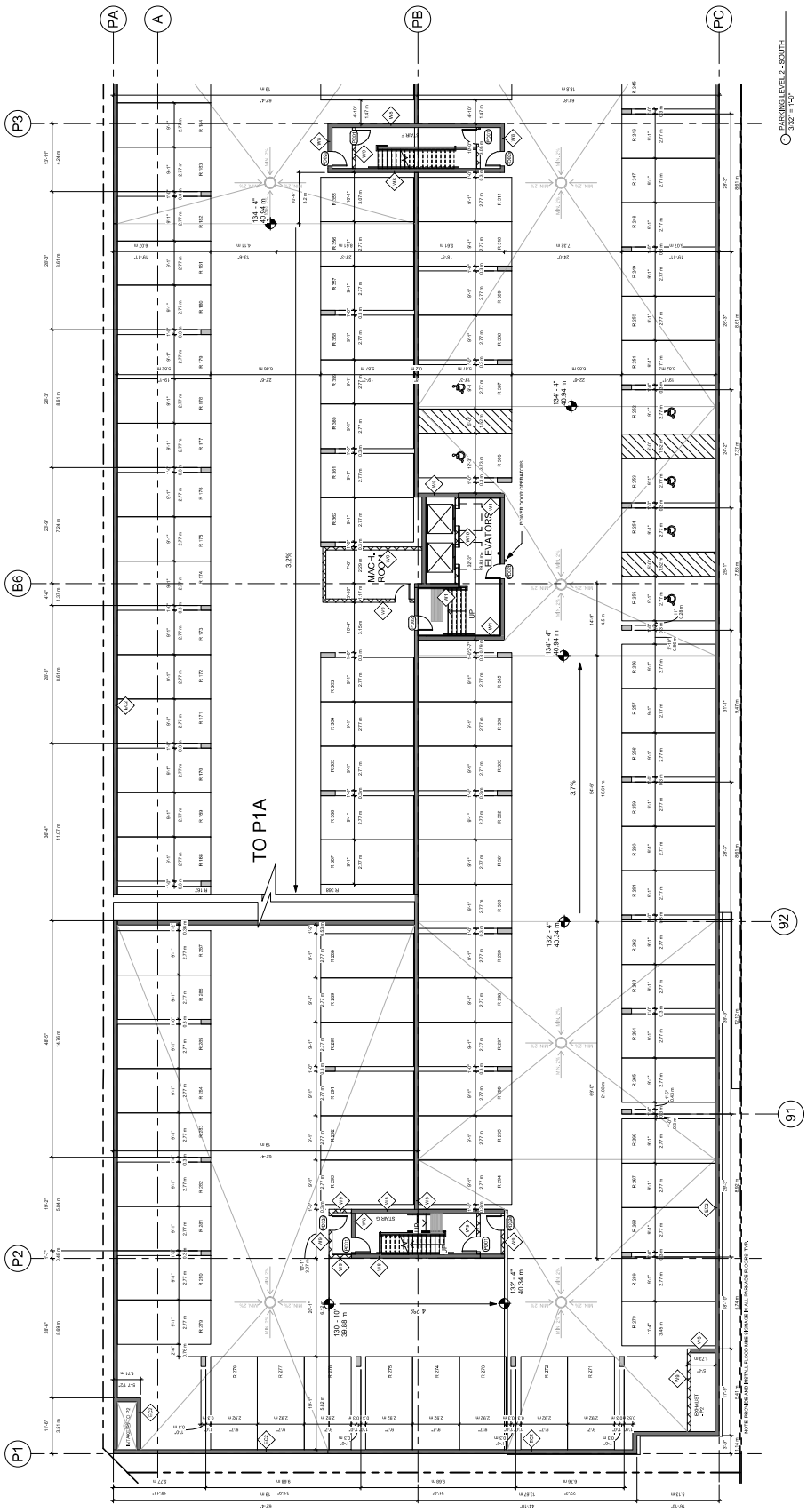
NO.	DATE	REMARKS
01	23. MAY. 2024	RE-ISSUED FOR DP SUBMISSION
02	16. JUL. 2024	RE-ISSUED FOR TENDER
03	23. OCT. 2024	RE-ISSUED FOR DP

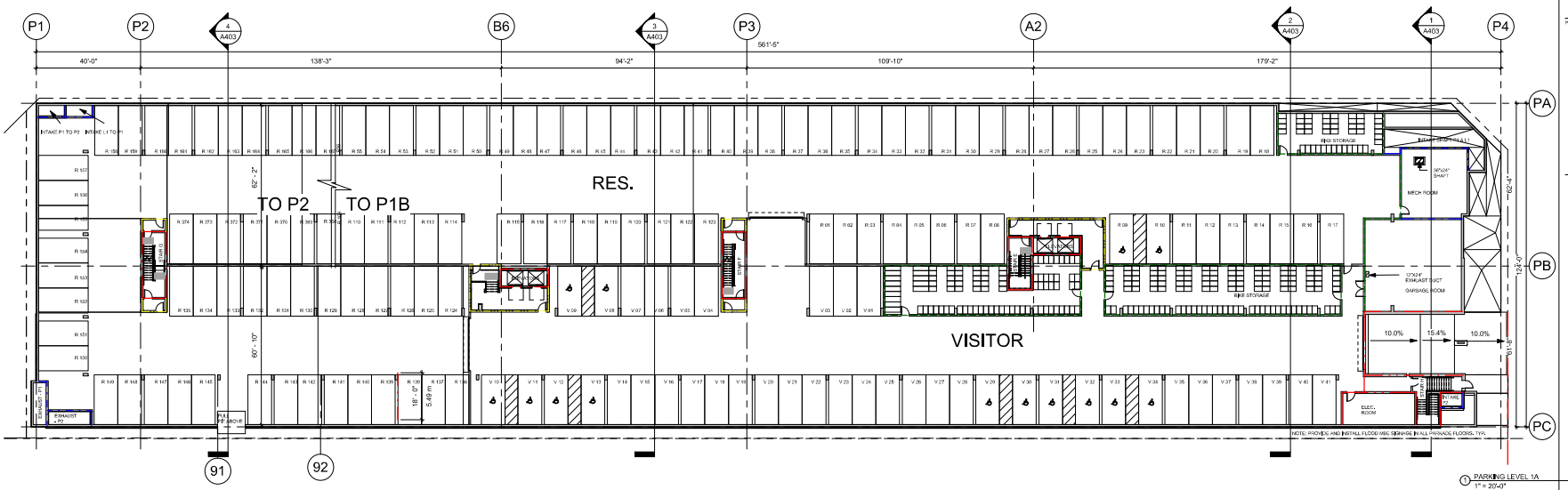
KEY PLAN:

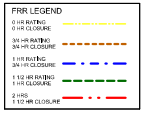
DRAWING TITLE:
PARKING LEVEL 2 - SOUTH

PROJECT NO: 21114
SCALE: 1/8" = 1'-0"
DRAWN: Author
CHECKED: Checker
DRAWING NO:

I.1
A201.2







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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE
GROVE

20117 84th Ave., Langley, BC

PROJECT NO.: 69-22-0227 / FOLDER: RO100237

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KEY PLAN:

DRAWING TITLE:

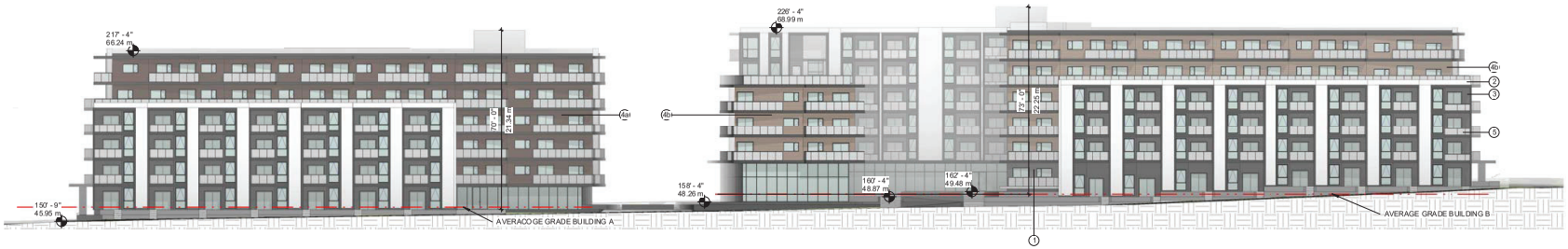
PARKING LEVEL 1

PROJECT NO. W2114
SCALE: As Indicated
DRAWN: PM
CHECKED: WC

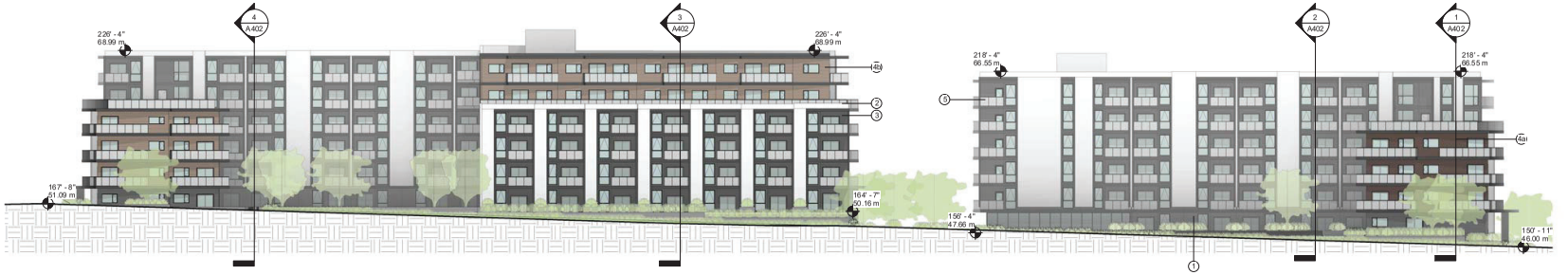
DRAWING NO.

I.1

A202



1 WEST - FRONT
3/64" = 1'-0"



2 EAST
3/64" = 1'-0"



4 NORTH
3/64" = 1'-0"



3 SOUTH
3/64" = 1'-0"

1. BRICK - MORA CLINKER FULL BRICK - 'NERO' - EURO STRETCH
2. FIBER CEMENT PANELS - HARDIE PANELS 'ARCTIC WHITE', SMOOTH OR SIMILAR
3. FIBER CEMENT PANELS - HARDIE PANELS 'IRON GREY', SMOOTH OR SIMILAR
4. FIBER CEMENT SIDING - HARDIE SIDING WITH FISHER CAOTING, TRUEGRAIN SERIES VARIING RANDOM COLORS
   a. BUILDING A: 80% EMPIRE-GREY, 20% WESTCOASTGREY,
   b. BUILDING B: 80% CEDARTONE, 20% WESTCOASTGREY,
5. GLASS BALCONY ENCLOSURE, GUARDRAIL BLACK
6. ALL WINDOW FRAMES ARE BLACK

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

20117 84 Ave
Township of Langley

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06	6. NOV 2023	ISSUED FOR DP RESUBMISSION
07	29. NOV 2023	ISSUED FOR DP RESUBMISSION
08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

KEY PLAN:

DRAWING TITLE:

OVERALL ELEVATIONS

PROJECT NO: W2114
SCALE: As indicated
DRAWN: RM
CHECKED: WC
DRAWING NO:

I.1

A300



1 BUILDING A - WEST (FRONT)
3/32" = 1'-0"



4 BUILDING A - NORTH
3/32" = 1'-0"

1. BRICK - MORA CLINKER FULL BRICK - 'NERO' - EURO STRETCH
2. FIBER CEMENT PANELS - HARDIE PANELS 'ARCTIC WHITE', SMOOTH OR SIMILAR
3. FIBER CEMENT PANELS - HARDIE PANELS 'IRON GREY', SMOOTH OR SIMILAR
4. FIBER CEMENT SIDING - HARDIE SIDING WITH FISHER CAOTING, TRUEGRAIN SERIES VARIING RANDOM COLORS
   a. BUILDING A: 80% EMPIRE-GREY, 20% WESTCOASTGREY,
   b. BUILDING B: 80% CEDARTONE, 20% WESTCOASTGREY,
5. GLASS BALCONY ENCLOSURE, GUARDRAIL BLACK
6. ALL WINDOW FRAMES ARE BLACK

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

20117 84 Ave
Township of Langley

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06	6. NOV 2023	ISSUED FOR DP RESUBMISSION
07	29. NOV 2023	ISSUED FOR DP RESUBMISSION
08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

KEY PLAN:

DRAWING TITLE:

BUILDING A - ELEVATIONS
NORTH/WEST

PROJECT NO: W2114
SCALE: As indicated
DRAWN: PM
CHECKED: WC
DRAWING NO.

I.1

A301



2 BUILDING A - EAST
3/32" = 1'-0"



1 BUILDING A - SOUTH
3/32" = 1'-0"

1. BRICK - MORA CLINKER FULL BRICK - 'NERO' - EURO STRETCH
2. FIBER CEMENT PANELS - HARDIE PANELS 'ARCTIC WHITE', SMOOTH OR SIMILAR
3. FIBER CEMENT PANELS - HARDIE PANELS 'IRON GREY', SMOOTH OR SIMILAR
4. FIBER CEMENT SIDING - HARDIE SIDING WITH FISHER CAOTING,
   TRUEGRAIN SERIES VARING RANDOM COLORS
   a. BUILDING A: 80% EMPIRE-GREY, 20% WESTCOASTGREY,
   b. BUILDING B: 80% CEDARTONE, 20% WESTCOASTGREY,
5. GLASS BALCONY ENCLOSURE, GUARDRAIL BLACK
6. ALL WINDOW FRAMES ARE BLACK

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

20117 84 Ave
Township of Langley

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07	29. NOV 2023	ISSUED FOR DP RESUBMISSION
08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

KEY PLAN:

DRAWING TITLE:

BUILDING A - ELEVATIONS
SOUTH/EAST

PROJECT NO: W2114
SCALE: As indicated
DRAWN: Author
CHECKED: Checker
DRAWING NO.

I.1

A302



1 BUILDING B - WEST (FRONT)
3/32" = 1'-0"

1. BRICK - MORA CLINKER FULL BRICK - 'NERO' - EURO STRETCH
2. FIBER CEMENT PANELS - HARDIE PANELS 'ARCTIC WHITE', SMOOTH OR SIMILAR
3. FIBER CEMENT PANELS - HARDIE PANELS 'IRON GREY', SMOOTH OR SIMILAR
4. FIBER CEMENT SIDING - HARDIE SIDING WITH FISHER CAOTING, TRUEGRAIN SERIES VARIING RANDOM COLORS
   a. BUILDING A: 80% EMPIRE-GREY, 20% WESTCOASTGREY,
   b. BUILDING B: 80% CEDARTONE, 20% WESTCOASTGREY,
5. GLASS BALCONY ENCLOSURE, GUARDRAIL BLACK
6. ALL WINDOW FRAMES ARE BLACK



4 BUILDING B - NORTH
3/32" = 1'-0"

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

20117 84 Ave
Township of Langley

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06	6. NOV 2023	ISSUED FOR DP RESUBMISSION
07	29. NOV 2023	ISSUED FOR DP RESUBMISSION
08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

KEY PLAN:

DRAWING TITLE:

BUILDING B - ELEVATIONS
NORTH/WEST

PROJECT NO: W2114
SCALE: As indicated
DRAWN: PM
CHECKED: WC
DRAWING NO.

I.1

A303



2 BUILDING B - EAST
3/32" = 1'-0"



1 BUILDING B - SOUTH
3/32" = 1'-0"

1. BRICK - MORA CLINKER FULL BRICK - 'NERO' - EURO STRETCH
2. FIBER CEMENT PANELS - HARDIE PANELS 'ARCTIC WHITE', SMOOTH OR SIMILAR
3. FIBER CEMENT PANELS - HARDIE PANELS 'IRON GREY', SMOOTH OR SIMILAR
4. FIBER CEMENT SIDING - HARDIE SIDING WITH FISHER CAOTING, TRUEGRAIN SERIES VARIING RANDOM COLORS
   a. BUILDING A: 80% EMPIRE-GREY, 20% WESTCOASTGREY,
   b. BUILDING B: 80% CEDARTONE, 20% WESTCOASTGREY,
5. GLASS BALCONY ENCLOSURE, GUARDRAIL BLACK
6. ALL WINDOW FRAMES ARE BLACK

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

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Township of Langley

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KEY PLAN:

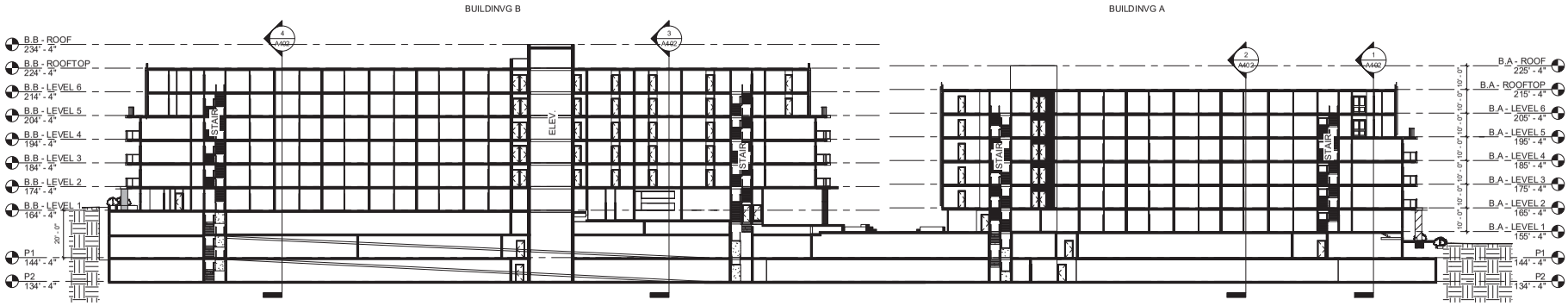
DRAWING TITLE:

BUILDING B - ELEVATIONS
SOUTH/EAST

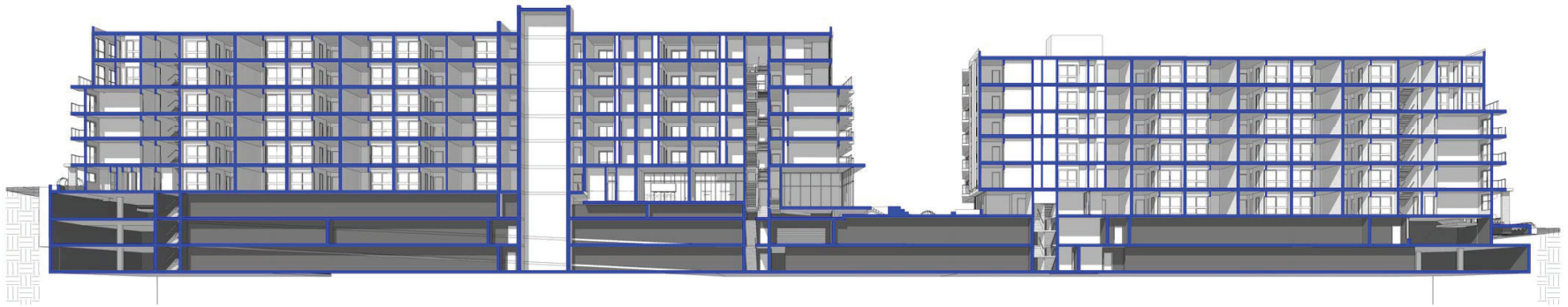
PROJECT NO: W2114
SCALE: As indicated
DRAWN: Author
CHECKED: Checker
DRAWING NO.

I.1

A304



1 Section 1
3/64" = 1'-0"



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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

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Township of Langley

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KEY PLAN:

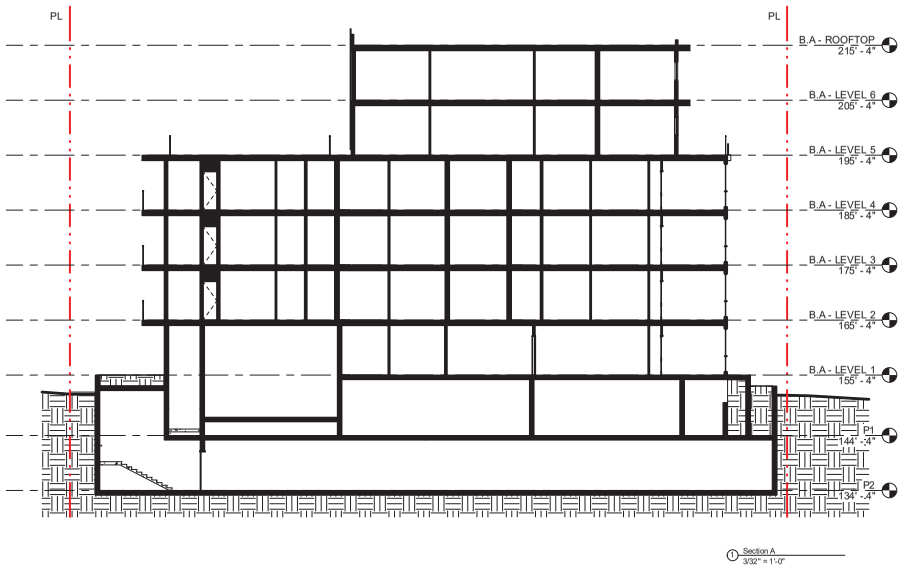
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LONG SECTIONS

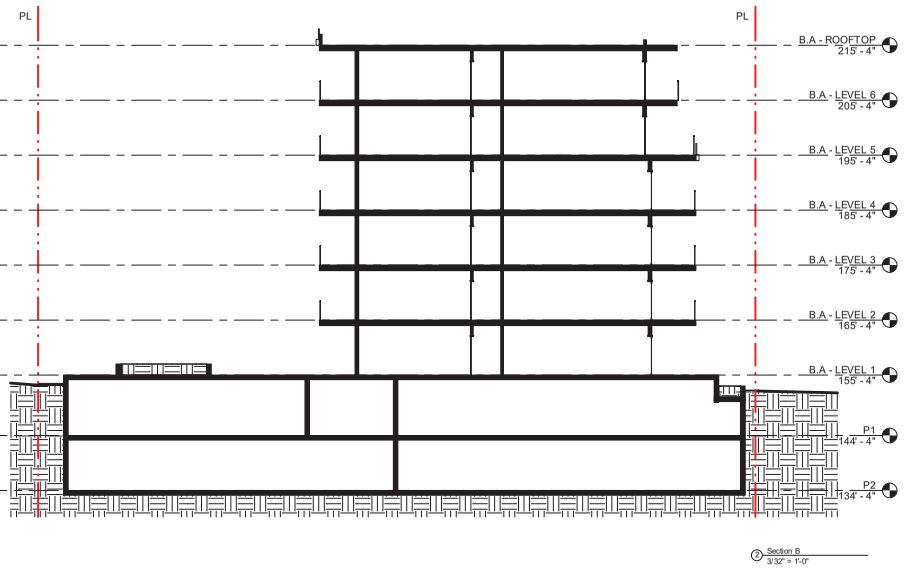
PROJECT NO: W2114
SCALE: 3/64" = 1'-0"
DRAWN: PM
CHECKED: WC
DRAWING NO:

I.1

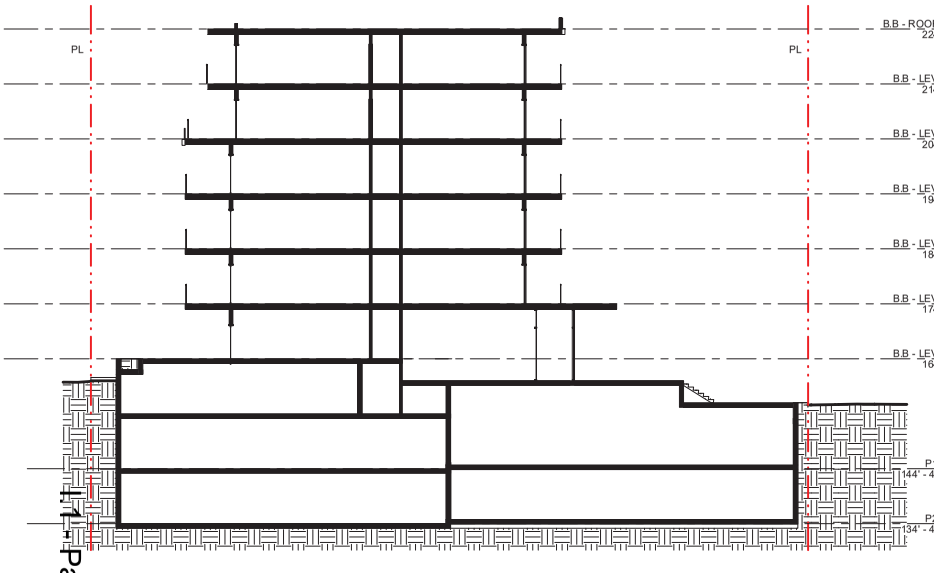
A401



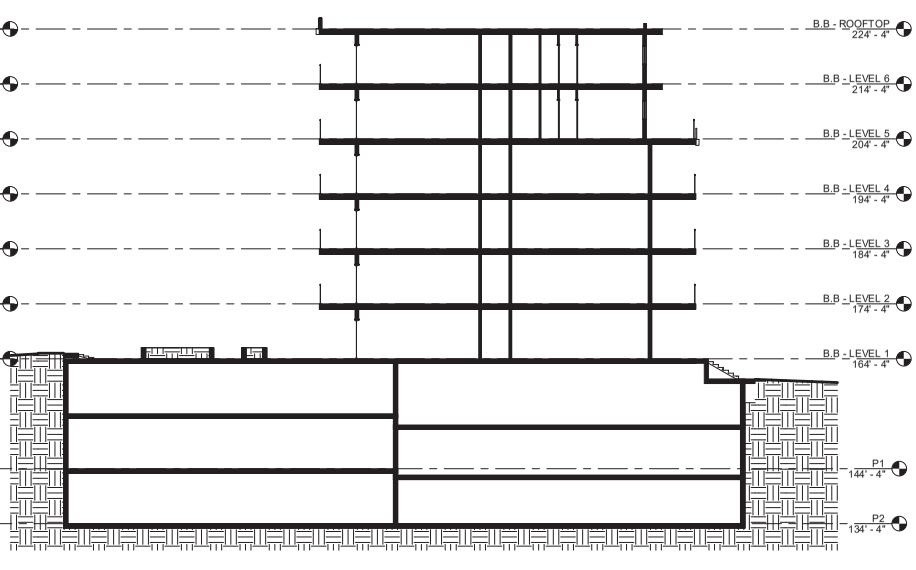
1 Section A
3/32" = 1'-0"



2 Section B
3/32" = 1'-0"



3 Section C
3/32" = 1'-0"



4 Section D
3/32" = 1'-0"

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

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Township of Langley

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06	6. NOV 2023	ISSUED FOR DP RESUBMISSION
07	29. NOV 2023	ISSUED FOR DP RESUBMISSION
08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

KEY PLAN:

DRAWING TITLE:

SHORT SECTIONS

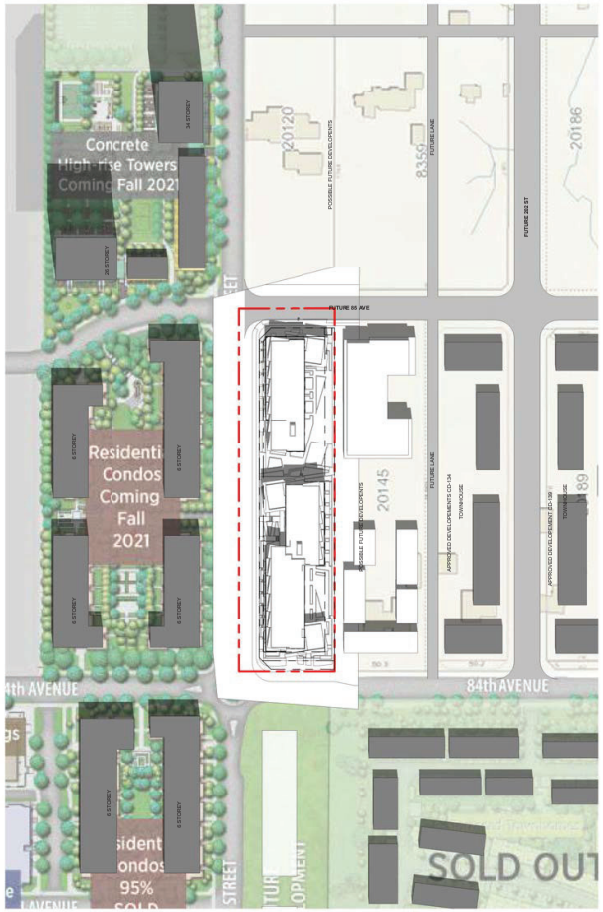
PROJECT NO: W2114
SCALE: 3/32" = 1'-0"
DRAWN: RM
CHECKED: WC
DRAWING NO.

I.1

A402



1 10 AM
1" = 100'-0"



2 NOON
1" = 100'-0"



3 2 PM
1" = 100'-0"

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

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Township of Langley

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02	11. JAN 2023	ISSUED FOR DP RESUBMISSION
03	11. MAY 2023	ISSUED FOR DP RESUBMISSION
04	13. JUN 2023	ISSUED FOR DP RESUBMISSION
05	13. SEP 2023	ISSUED FOR DP RESUBMISSION
06	6. NOV 2023	ISSUED FOR DP RESUBMISSION
07	29. NOV 2023	ISSUED FOR DP RESUBMISSION
08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

KEY PLAN:

DRAWING TITLE:

SHADOW SUMMER

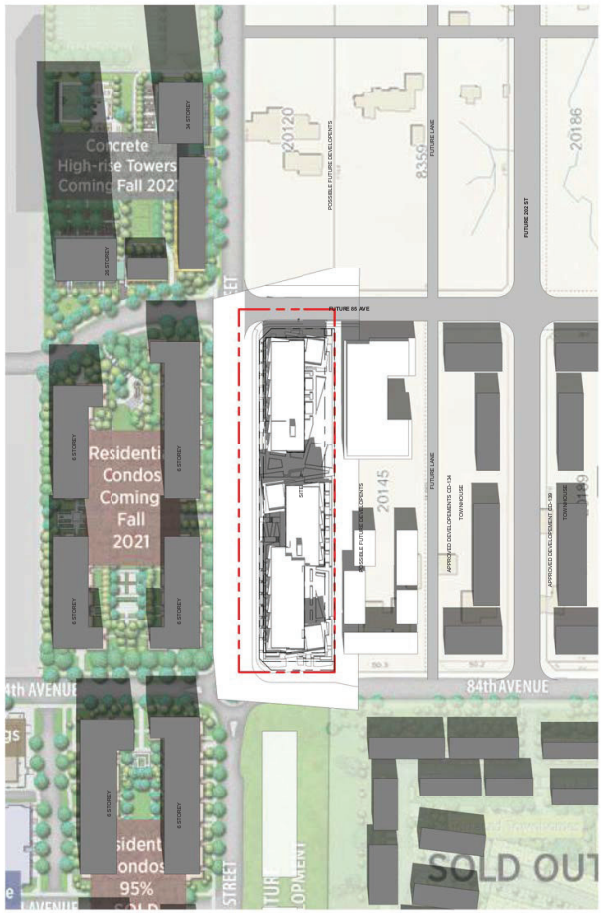
PROJECT NO: W2114
SCALE: 1" = 100'-0"
DRAWN: Author
CHECKED: Checker
DRAWING NO.

I.1

A810



1 10 AM
1" = 100'-0"



2 NOON
1" = 100'-0"



3 4 PM
1" = 100'-0"

WCA
Wilson Chang Architect Inc
1610-1177 West Hastings St, Vancouver, BC, V6E 2K3
604 630 9488
wcai.ca

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

20117 84 Ave
Township of Langley

NO.	DATE	REMARKS
01	28. OCT 2022	ISSUED FOR DP RESUBMISSION
02	11. JAN 2023	ISSUED FOR DP RESUBMISSION
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07	29. NOV 2023	ISSUED FOR DP RESUBMISSION
08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

KEY PLAN:

DRAWING TITLE:

SHADOW EQ

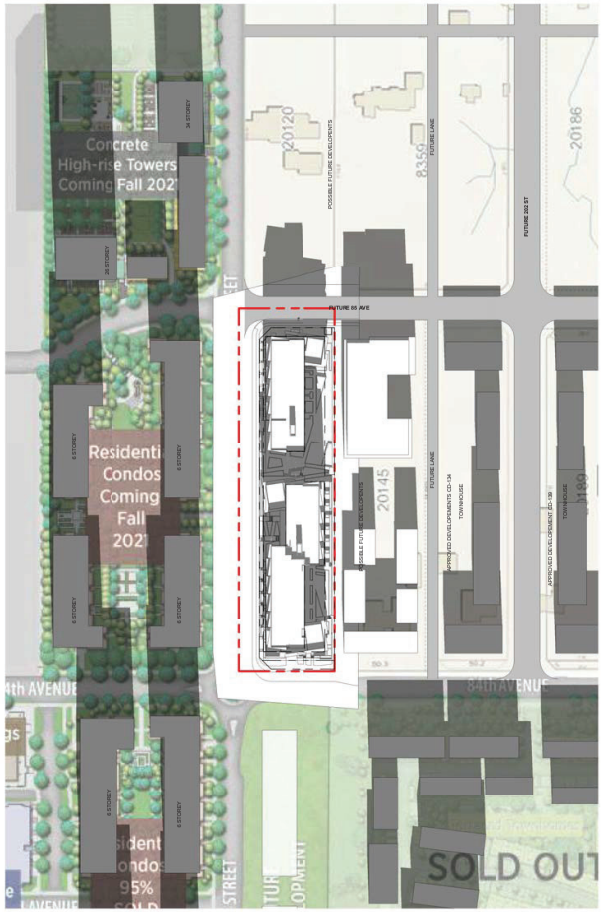
PROJECT NO: W2114
SCALE: 1" = 100'-0"
DRAWN: Author
CHECKED: Checker
DRAWING NO.

I.1

A811



1 10 AM
1" = 100'-0"



2 NOON
1" = 100'-0"



3 2 PM
1" = 100'-0"

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

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Township of Langley

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07	29. NOV 2023	ISSUED FOR DP RESUBMISSION
08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

KEY PLAN:

DRAWING TITLE:

SHADOW WINTER

PROJECT NO: W2114
SCALE: 1" = 100'-0"
DRAWN: Author
CHECKED: Checker
DRAWING NO.

I.1

A812





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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

20117 84 Ave
Township of Langley

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07	29. NOV 2023	ISSUED FOR DP RESUBMISSION
08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

KEY PLAN:

DRAWING TITLE:

3D VIEW A

PROJECT NO. W2114
SCALE:
DRAWN: PM
CHECKED: WC
DRAWING NO.

I.1

A900





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PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

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07	29. NOV 2023	ISSUED FOR DP RESUBMISSION
08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

KEY PLAN:

DRAWING TITLE:

3D VIEW B

PROJECT NO: W2114
SCALE:
DRAWN: PM
CHECKED: WC
DRAWING NO:

I.1

A901





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MULTI FAMILY DEVELOPMENT

AZURE GROVE

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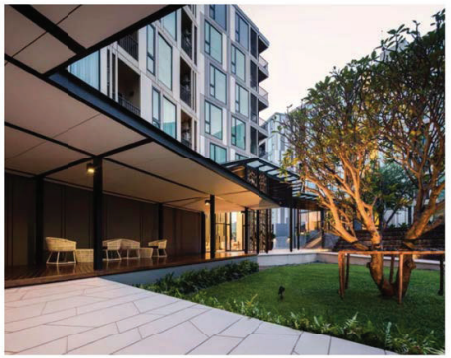
KEY PLAN:

DRAWING TITLE:

3D VIEW C

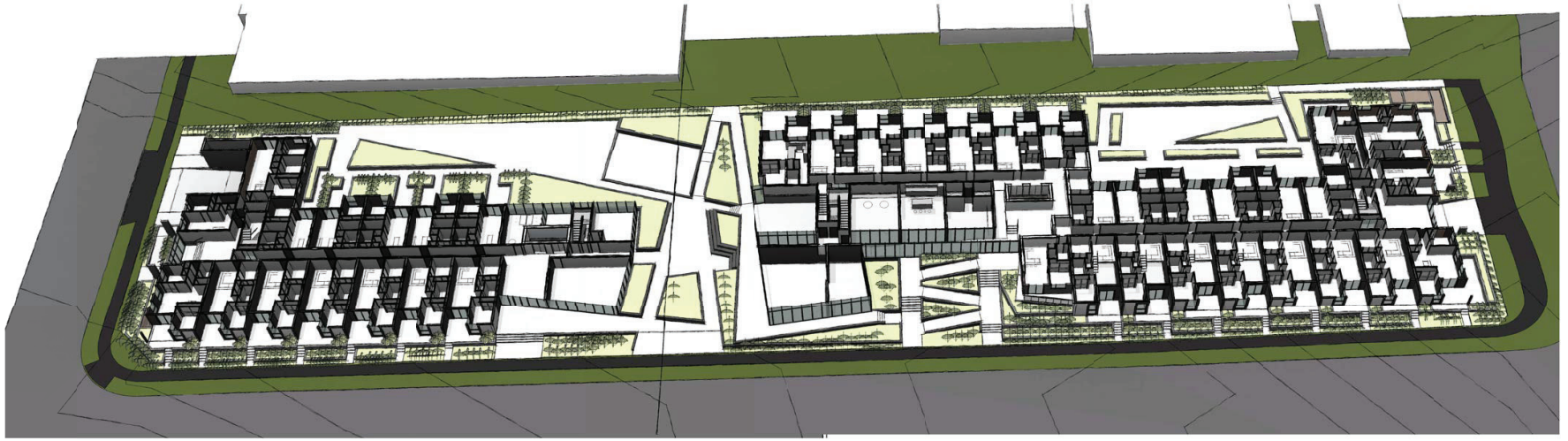
PROJECT NO: W2114
SCALE:
DRAWN: PM
CHECKED: WC
DRAWING NO.: I.1

A902









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MULTI FAMILY DEVELOPMENT

AZURE GROVE

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07	29. NOV 2023	ISSUED FOR DP RESUBMISSION
08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

KEY PLAN:

DRAWING TITLE:

3D CONCEPT

PROJECT NO: W2114
SCALE:
DRAWN: Author
CHECKED: Checker
DRAWING NO.

I.1

A910





BRICK - MORA CLINKER FULL BRICK
'NERO' - EURO STRETCH

2. FIBER CEMENT PANELS -
HARDIE PANELS 'ARCTIC WHITE',
SMOOTH OR SIMILAR



3. FIBER CEMENT PANELS -
HARDIE PANELS 'IRON GREY',
SMOOTH OR SIMILAR
MATCHING TRIMS/FACIA BOARDS



4. FIBER CEMENT SIDING - HARDIE SIDING WITH FISHER CAOTING,
TRUEGRAIN SERIES VARIING RANDOM COLORS
a. BUILDING A: 80% EMPIRE-GREY, 20% WESTCOASTGREY,
b. BUILDING B: 80% CEDARTONE, 20% WESTCOASTGREY,

5. GLASS BALCONY ENCLOSURE, GUARDRAIL BLACK
6. ALL WINDOW FRAMES ARE BLACK

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CONSULTANT:

PROJECT TITLE:

MULTI FAMILY DEVELOPMENT

AZURE GROVE

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07	29. NOV 2023	ISSUED FOR DP RESUBMISSION
08	4. DEC 2023	ISSUED FOR DP RESUBMISSION

KEY PLAN:

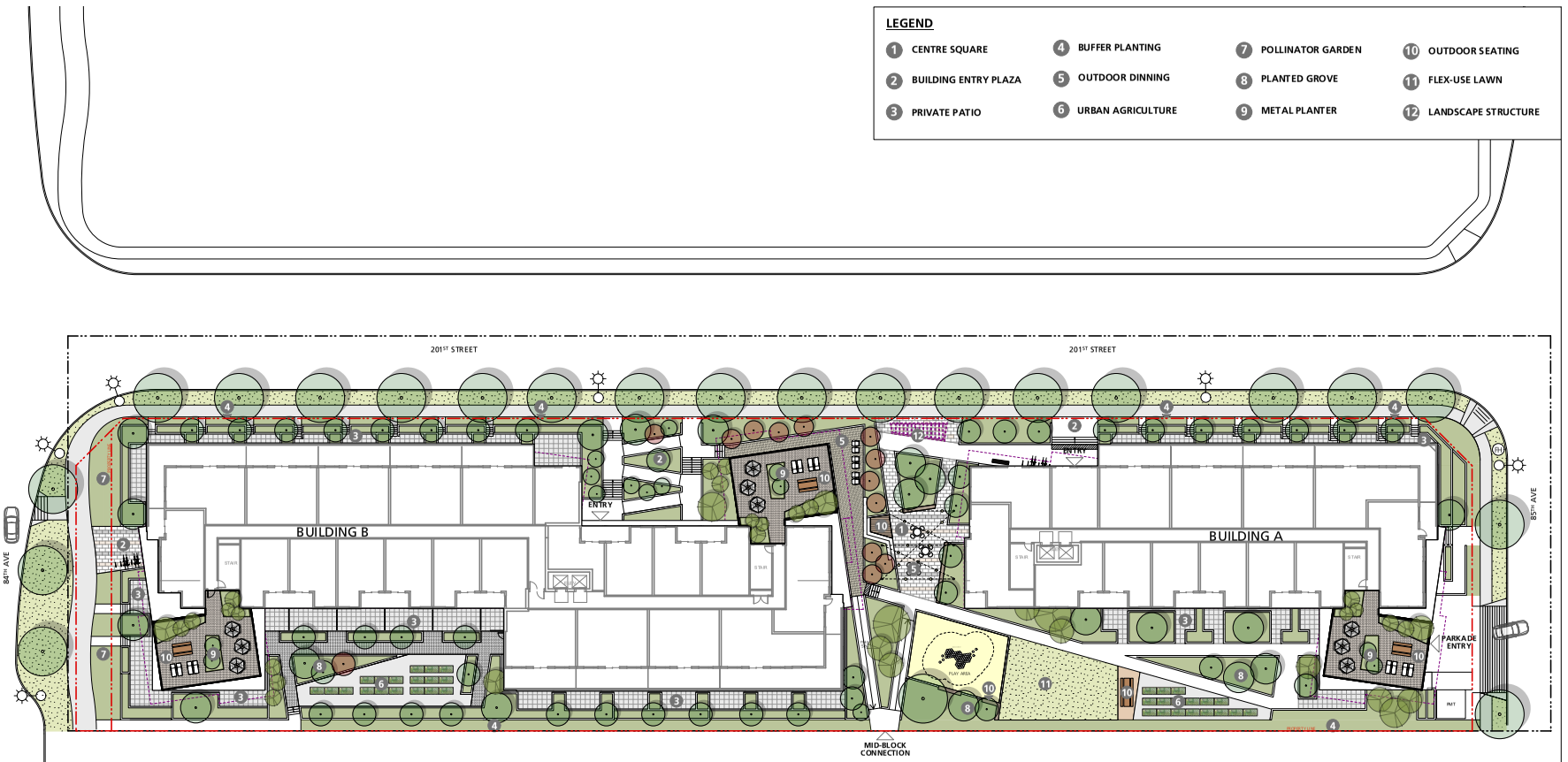
DRAWING TITLE:

MATERIAL BOARD

PROJECT NO: W2114
SCALE: 1/2"= 1'-0"
DRAWN: PM
CHECKED: WC
DRAWING NO.

I.1

A950



P+A

Perry + Associates
Landscape Architecture
Site Planning
112 East Broadway
Vancouver, BC V5T 1V9
T: 604.738.4118
perryandassociates.ca

Issues

No.	Description	Date
1	Issued for City Review	2021/10/31
2	Re-issued for City Review	2021/06/13
3	Re-issued for City Review	2021/09/11
4	Re-issued for City Review	2021/12/01

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Client:

ML EMPORIO
PROPERTIES LTD.

Project Title:

AZURE GROVE

20117 84th Ave
Township of Langley

Drawing Title:

Landscape Site Plan

SCHEDULE B

Project North: TRUE NORTH

Drawn By: MH

Checked By: JM

Scale: 1:250

Job No.: 22-035

Sheet No.: L1.0

GROUND PLANE


CIP CONCRETE PAVING


2x2 UNIT PAVING


FLEX-USE LAWN


CONCRETE PLANTER


BIKE RACK


URBAN PROMENADE


MID-BLOCK CONNECTION


URBAN AGRICULTURE


LANDSCAPE STRUCTURE


INTEGRATED SEATING

UPPER LEVELS


FEATURE PAVING


MODULAR PLANTER


OUTDOOR DINNING


OUTDOOR LOUNGE


PICNIC TABLE

SELECTED PLANT MATERIAL


STREETSCAPE PLANTING


FEATURE TREE


EVERGREEN SHRUBS


ORNAMENTAL GRASSES


SEASONAL INTEREST

P+A

Perry + Associates
Landscape Architecture
Site Planning

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Vancouver, BC V5T 1V9

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Issues

No.	Description	Date
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3	Re-issued for City Review	2023/09/11
4	Re-issued for City Review	2023/12/01

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Client:

ML EMPORIO
PROPERTIES LTD.

Project Title:

AZURE GROVE

20117 84th Ave
Township of Langley

Drawing Title:

Precedent Images

Project North:

Drawn By: MH

Checked By: JM

Scale:

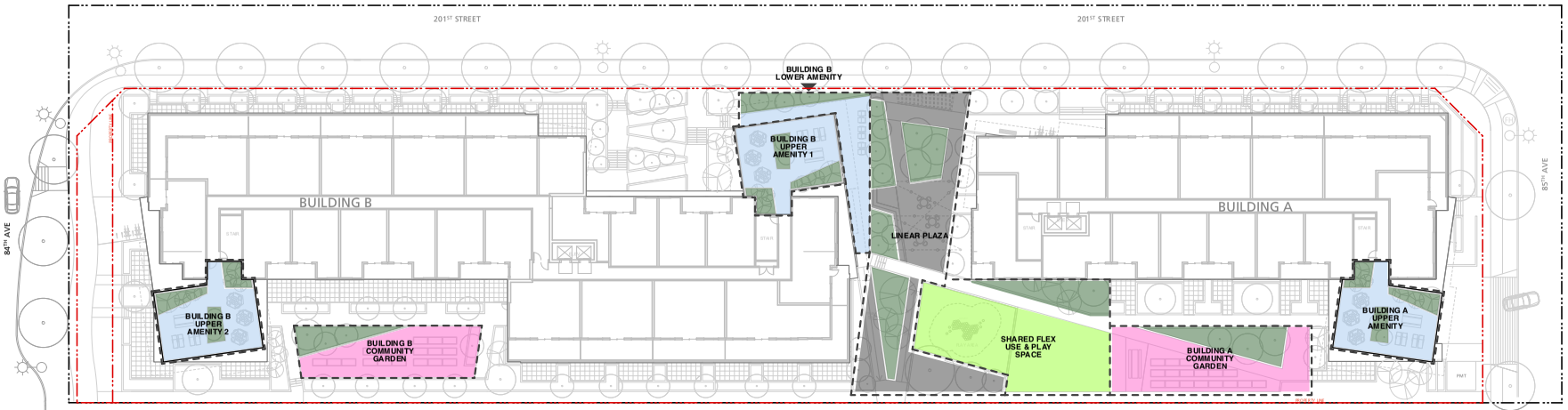
Job No.: 22-035

Sheet No.: L1.4

Age Friendly Amenity Area	Play Area m²	Social Gathering Area m²	Associated Landscape m²	Comments
Amenity Area 1		88.00	20.00	Building A - Upper Level Amenity 1
Amenity Area 2		88.00	20.00	Building B - Upper Level Amenity 1
Amenity Area 3		88.00	20.00	Building B - Upper Level Amenity 2
Amenity Area 4		71.00	20.00	Building B - Lower Level Amenity
Amenity Area 5		120.00	30.00	Building A - Community Garden
Amenity Area 6		152.00	30.00	Building B - Community Garden
Amenity Area 7	217.40		40.00	Shared Flex Use & Play Space
Amenity Area 8		160.00	110.00	Linear Plaza Space
Amenity Area 9				
Amenity Area 10				
Amenity Area 11				
Amenity Area 12				
Subtotal	217.40	686.00	340.00	

LEGEND

- NATURAL PLAY / SHARED FLEX USE SPACE
- SOCIAL GATHERING SPACE
- COMMUNITY GARDEN
- LINEAR PLAZA SPACE
- ASSOCIATED LANDSCAPE



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Issues

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1	Issued for City Review	2022/10/31
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3	Re-issued for City Review	2023/09/11
4	Re-issued for City Review	2023/12/01

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Client:

ML EMPORIO PROPERTIES LTD.

Project Title:

AZURE GROVE

20117 84th Ave
Township of Langley

Drawing Title:

Age Friendly Amenity Area Plan

Project North: PN

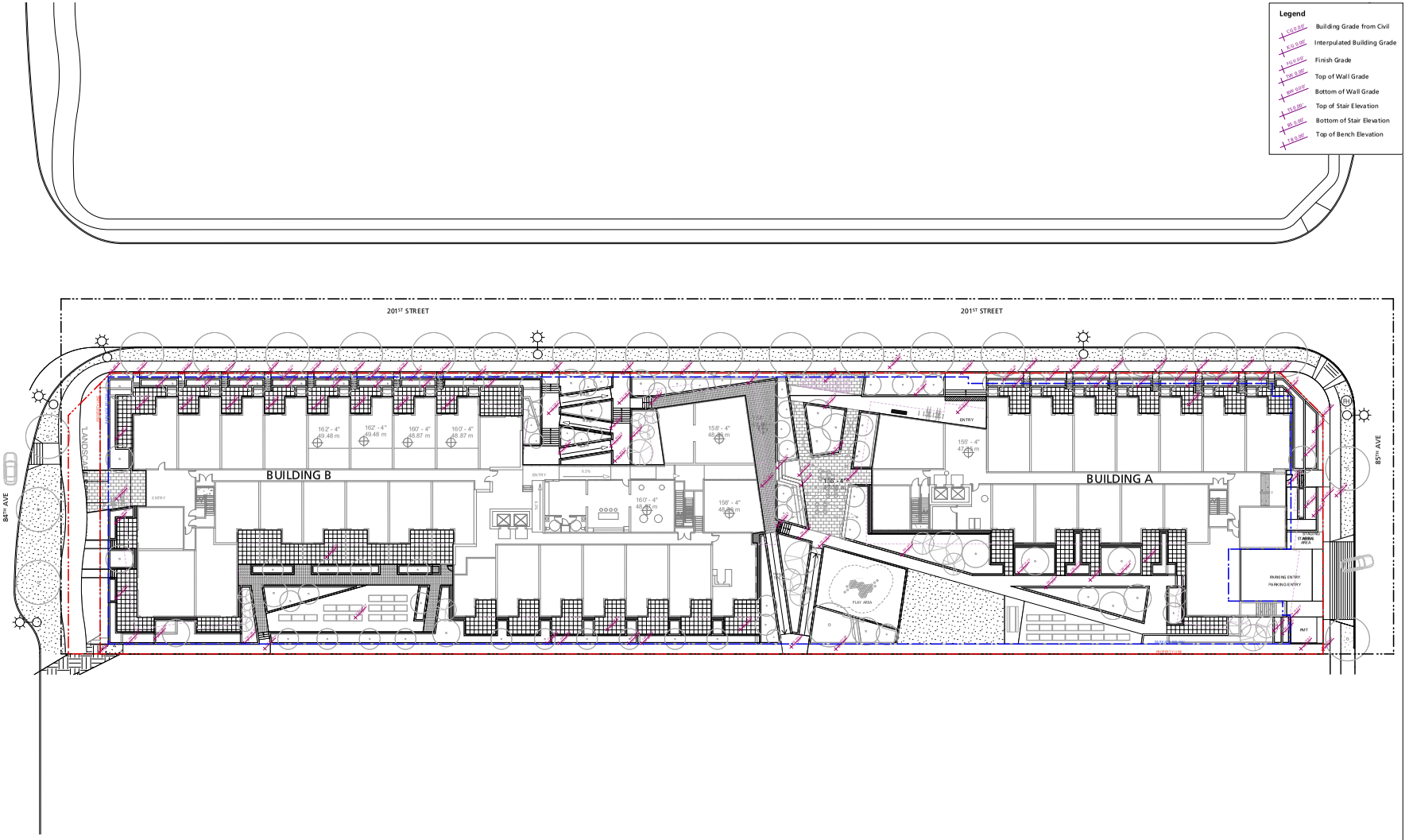
Drawn By: MH

Checked By: JM

Scale: 1:250

Job No.: 22-035

Sheet No.: L1.1



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3	Re-issued for City Review	2021/09/11
4	Re-issued for City Review	2021/12/01

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Client:

ML EMPORIO
PROPERTIES LTD.

Project Title:

AZURE GROVE

20117 84th Ave
Township of Langley

Drawing Title:

Grading Plan

Project North:

Drawn By: MH

Checked By: JM

Scale: 1:250

Job No.: 22-035

Sheet No.:

L2.0

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2005 NO. 4475

AMENDMENT (LANGLEY PROPERTIES) BYLAW NO. 6055

EXPLANATORY NOTE

Bylaw No. 6055 amends the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to redesignate a portion of properties at 20615 and 20636 – 67 Avenue to Multi Family and increases the site specific permitted density to 2.02 FSR and the permitted height to six storeys to facilitate development of approximately 509 apartments and 99 townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2005 NO. 4475
AMENDMENT (LANGLEY PROPERTIES) BYLAW NO. 6055

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Northeast Gordon Estate Neighbourhood Plan Bylaw No. 4475.

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055”.

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

   Portions of Lots 1 District Lot 311 Group 2 New Westminster District Plan 68306 and Lot G District Lot 311 Group 2 New Westminster District Plan BCP28543

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

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475” as amended is further amended by:

   a) Adding the following bullet point after the last bullet point to Section 4.2.9:

      - Notwithstanding the above, the maximum permitted residential density for lands legally described as Lots 31 and 32 Section 14 Township 8 New Westminster District Plan 43913, Portion of Lot 81 Except Firstly: Plan 63808 And Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953, and Lots 1 and 2 District Lot 311 Group 2 New Westminster District Plan 68504 shall be 2.02 FSR and the maximum permitted height shall be six storeys.

   b) Adding the following bullet point as the first bullet point to Section 4.2.10:

- Notwithstanding the above, the maximum permitted residential density for lands legally described as Lots 31 and 32 Section 14 Township 8 New Westminster District Plan 43913, Portion of Lot 81 Except Firstly: Plan 63808 And Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953, and Lots 1 and 2 District Lot 311 Group 2 New Westminster District Plan 68504 shall be 2.02 FSR.

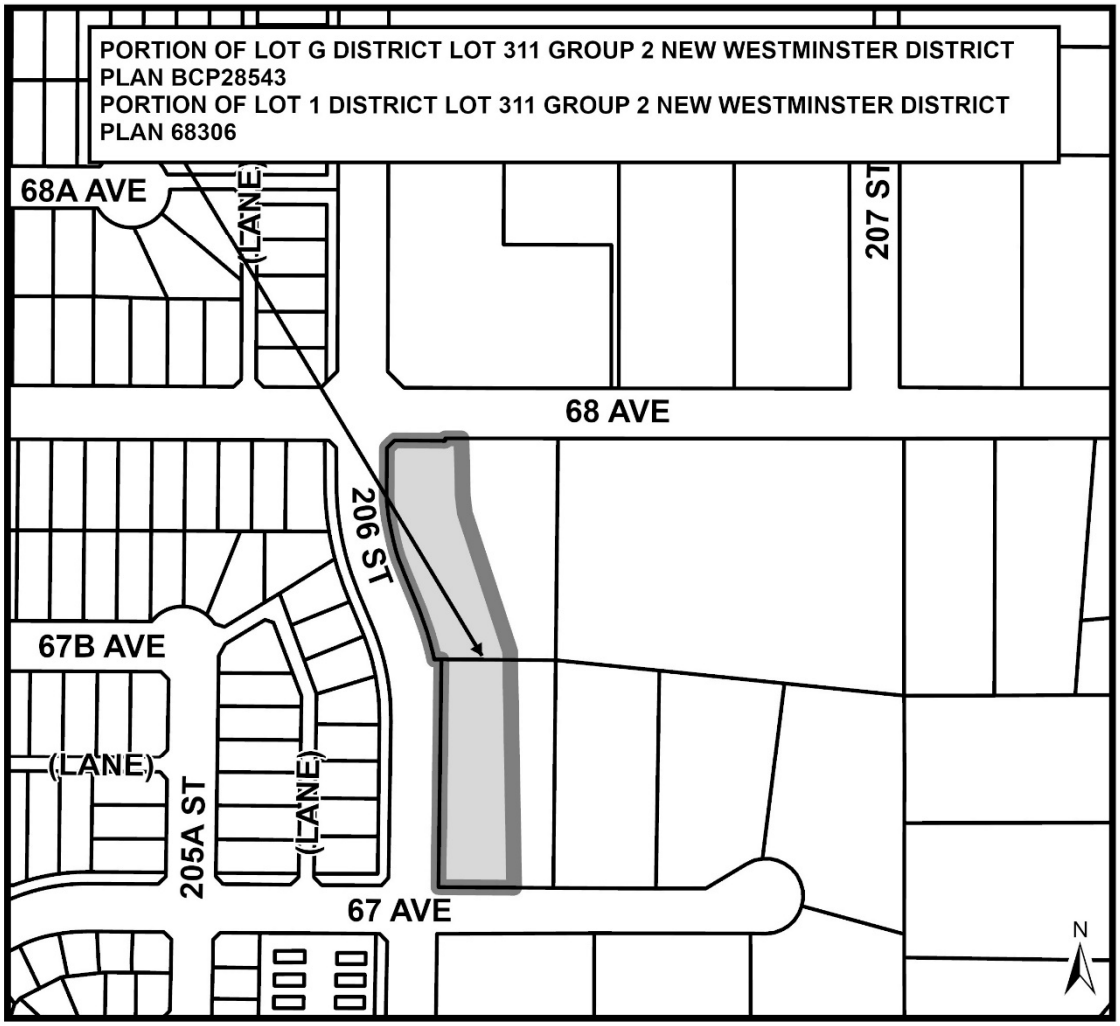
c) By removing “Densities of 99 to 198 units per hectare (40 to 80 units per acre) would be permitted.” From the first paragraph of Section 4.2.9.

d) By removing “at densities of 99 to 198 units per hectare (40 to 80 units per acre).” from the first paragraph of Section 4.2.10.

READ A FIRST TIME the	23	day of	September	, 2024
READ A SECOND TIME the	23	day of	September	, 2024
PUBLIC HEARING HELD the	07	day of	October	, 2024
READ A THIRD TIME the		day of		, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6055



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (LANGLEY PROPERTIES) BYLAW NO. 6056

EXPLANATORY NOTE

Bylaw No. 6056 rezones approximately 4.64 ha (11.47 ac) of land located at 20615, 20643, and 20663 – 67 Avenue; and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zones CD-206 and CD-207 to facilitate development of approximately 509 apartments, 99 townhouses and ground-floor commercial uses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (LANGLEY PROPERTIES) BYLAW NO. 6056

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 (Langley Properties) Bylaw No. 6056".

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-206" and "Comprehensive Development Zone CD-207" after the words "Comprehensive Development Zone CD-205"
   b. Adding to Section 110 after the words "CD-205" the words "CD-206 – 0.6 ha" followed by "CD-207 – 3 ha"
   c. By adding after Sections 1105 "Comprehensive Zone CD-205" the following as Sections 1106 "Comprehensive Development Zone CD-206" and 1107 "Comprehensive Development Zone CD-207"

1106 **COMPREHENSIVE DEVELOPMENT ZONE CD-206**

Uses Permitted

1106.1 In the CD-206 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) *residential uses* subject to Section 1106.2
4) *commercial uses* subject to Section 1106.3
5) *Licensee Retail Store* subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto and Section 1106.3
6) *group children's day care* subject to 1106.3

Residential Uses

1106.2 *Residential uses* shall consist of a*partments* on lands zoned Comprehensive Development Zone CD-206

Commercial Uses

1106.3 *Commercial uses, licensee retail stores* and *group children's day care* are only permitted on the ground floor of the mixed-use *buildings* as indicated in Section 1106.13 and are required be a minimum of 4,000 ft² total and maximum of 8,000 ft² total on each side of 207 Street south of 68 Avenue and a minimum of 2,000 ft² north of 68 Avenue. *Commercial uses* adjacent to the urban green shall be limited to retail store, convenience store and *restaurant.* Drive-thrus are not permitted.

Density

1106.4 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-206 shall not exceed 2.02 FSR.

1106.5 **Lot Coverage**

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

Siting of Buildings and Structures

1106.6 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1106.7 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,* plus a rooftop-enclosure to access rooftop amenity, except for Building A on Lot 4 which shall not exceed 4 *storeys* plus a rooftop-enclosure to access rooftop amenity. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1106.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1106.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

1106.10 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

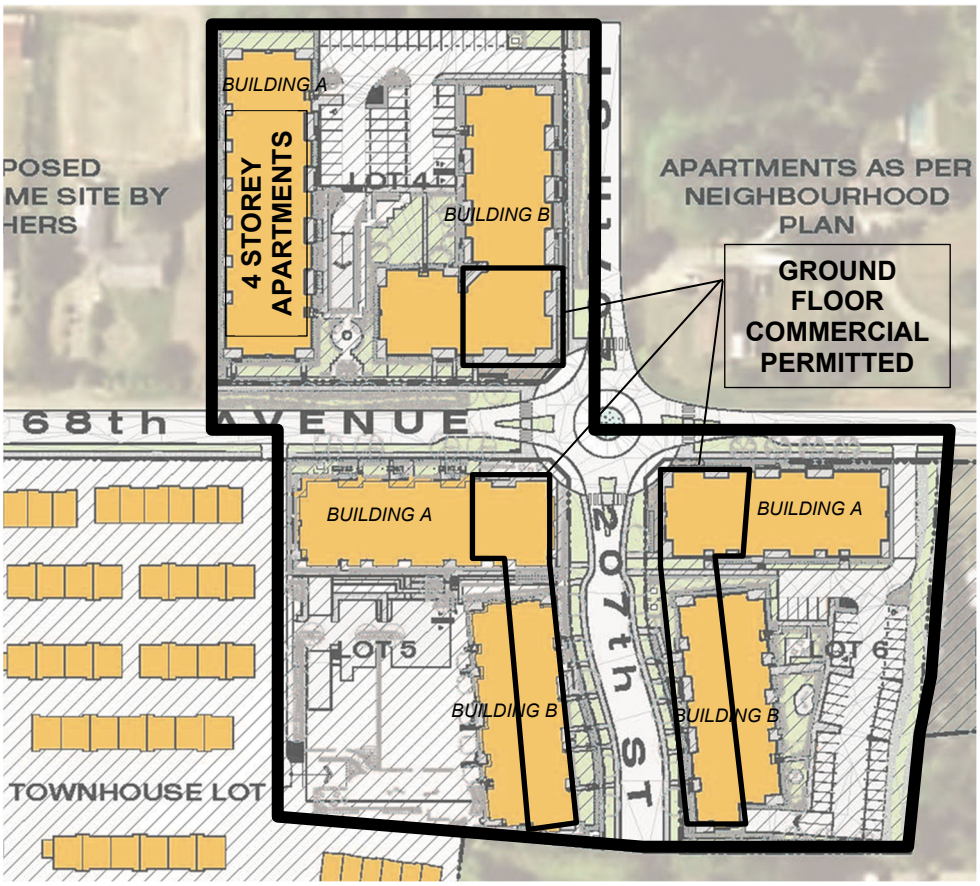
1106.11 Age-Friendly Amenity areas shall be provided in accordance with Section 111.5.

1106.12 **Development Permit Requirements**

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

Overall Development Plan

1106.13 Development in this zone shall conform substantially to the site plan as shown below:



1107 **COMPREHENSIVE DEVELOPMENT ZONE CD-207**

Uses Permitted

1107.1 In the CD-207 Zone only the following *uses* are permitted and all other *uses* are prohibited:

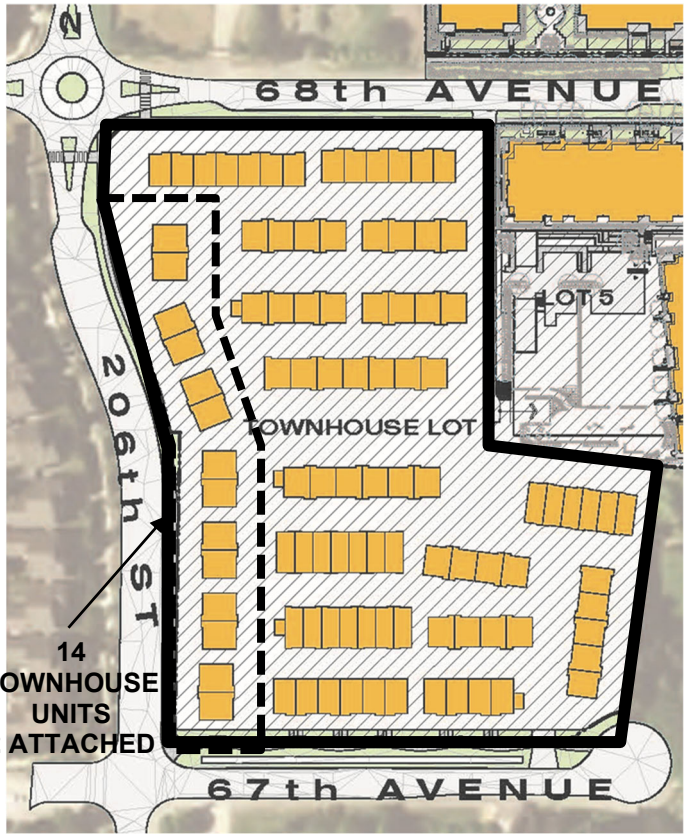
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential units* subject to Section 1107.2 and 1107.3

Residential Uses

1107.2 *Residential uses* shall consist of 14 *townhouse* units (2 units attached) and 85 *townhouse* units (minimum 3 units attached, maximum 7 units attached), for a total of 99 units on lands zoned Comprehensive Development Zone CD-207.

Location of Residential Uses

1107.3 The location of each *residential use* shall be in accordance with the following plan:



1107.4 **Lot Coverage**

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

Siting of Buildings and Structures

1107.5 Siting of *buildings* and *structures* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1107.6 Except as provided for in Section 104.5 the *height* of principal or amenity *buildings* and *structures* shall be in accordance with a Development Permit and not exceed three *storeys.* The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1107.7 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

1107.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

1107.9 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

1107.10 Age-Friendly Amenity areas shall be provided in accordance with Section 111.5.

1107.11 **Development Permit Requirements**

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

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

Lots 31 and 32 Section 14 Township 8 New Westminster District Plan 43913

Lot 81 Except Firstly: Plan 63808 and Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953

Lots 1 and 2 District Lot 311 Group 2 New Westminster District Plan 68504

Lot G District Lot 311 Group 2 New Westminster District Plan BCP28543, and

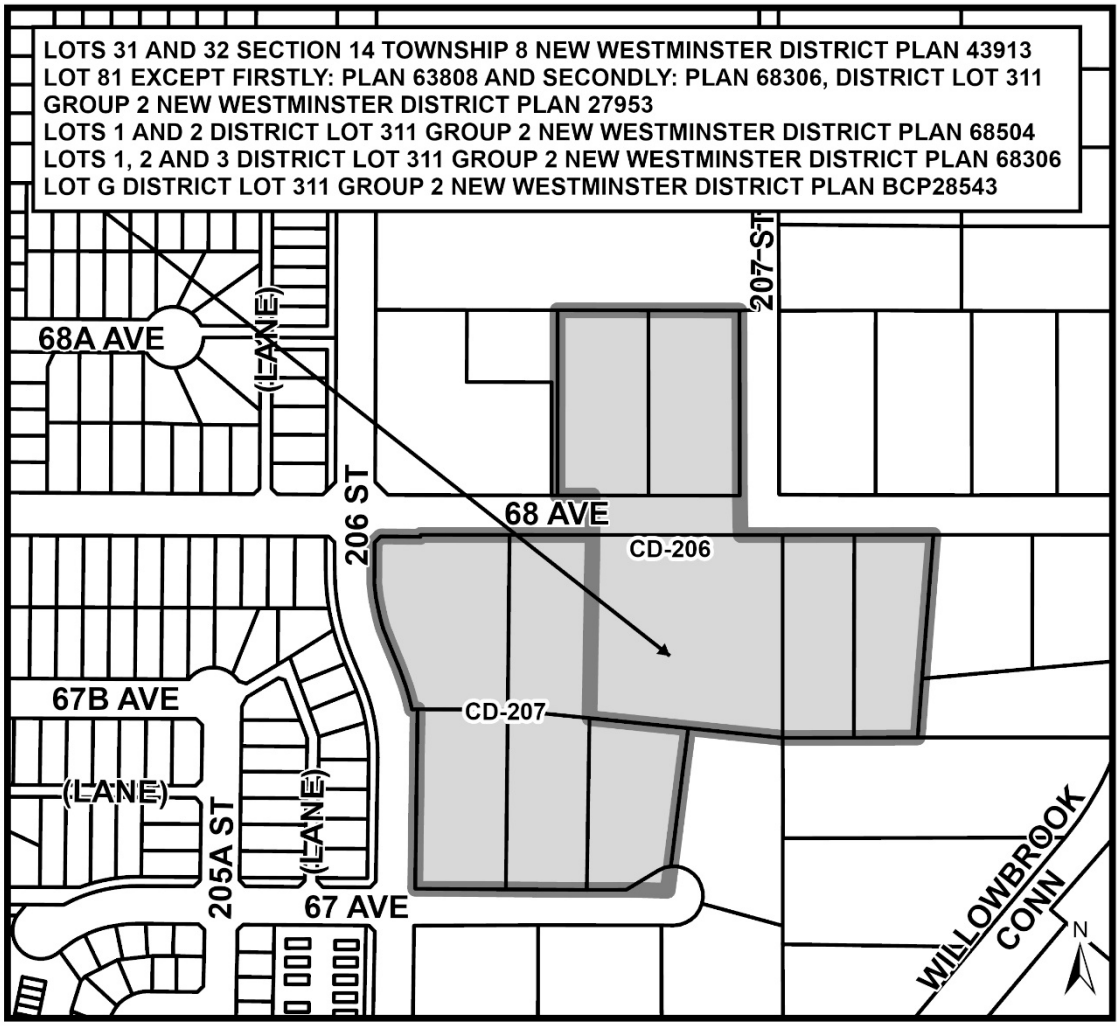
Lots 1, 2 and 3 District Lot 311 Group 2 New Westminster District Plan 68306

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-206 and Comprehensive Development Zone CD-207.

READ A FIRST TIME the	23	day of	September	, 2024
READ A SECOND TIME the	23	day of	September	, 2024
PUBLIC HEARING HELD the	07	Day of	October	, 2024
READ A THIRD TIME the		day of		, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6056



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-192
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0237
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100286 AND DEVELOPMENT PERMIT APPLICATION NO. 101391 (LANGLEY PROPERTIES / 20615, 20643 AND 20663 – 67 AVENUE; 20636, 20657, 20658, 20685, 20714 AND 20738 – 68 AVENUE)		

PROPOSAL:

Application to amend the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan and rezone approximately 4.64 ha (11.47 ac) of land located at 20615, 20643 and 20663 – 67 Avenue; and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zones CD-206 and CD-207 to facilitate development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of commercial space.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6055 and 6056 subject to 17 development prerequisites being satisfied prior to final reading of Bylaw No. 6056 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

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

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Langley Properties) Bylaw No. 6056 rezoning 4.64 ha (11.47 ac) of land located at 20615, 20643 and 20663 – 67 Avenue; and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zone CD-206 and CD-207 to facilitate the development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of commercial space subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedication along 206 Street (including amenity feature), 207 Street (including enhanced sidewalks), 67 Avenue (including greenway), 68 Avenue (including enhanced sidewalk)

and roundabouts at the intersections of 68 Avenue and 206 Street and at 68 Avenue 207 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and Northeast Gordon Estate Neighbourhood Plan.

3. Dedication and construction of a 4.5 m wide street greenway on the north side of 67 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Completion of a road closure bylaw for the portion of 67 Avenue cul-de-sac bulb between 206 Street and 207 Street.
5. Registration of a statutory right-of-way over the portion of the 67 Avenue cul-de-sac bulb that is subject to a road closure bylaw until such time as 67 Avenue and associated greenway are constructed to the full standard.
6. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
7. Consolidation of the lands to facilitate the townhouse and apartment properties, including completion of a lot line adjustment between 20738 and 20750 – 68 Avenue to facilitate the full future Blue Link.
8. Design and construction of the west half of the Blue Link on proposed Lot 6 including interim pedestrian route via statutory right-of-way to connect the Blue Link to 207 Street.
9. Registration of a statutory right-of-way on proposed Lot 6 for the purpose of accommodating the Blue Link.
10. 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).
11. Registration of restrictive covenants acceptable to the Township:
    a. restricting development of the townhouse portion of the site until a Development Permit is issued
    b. prohibiting access to 206 Street
    c. prohibiting clearing of the proposed townhouse lot (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection)
    d. identifying the units (5% of townhouse units and 10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    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.
12. Registration of statutory rights-of-ways for the purpose of a public pedestrian corridor over the townhouse portion of the site and proposed Lot 5 connecting 206 Street to 207 Street.
13. Registration of a cross access easement between the townhouse site and proposed Lot 5 for the purpose of providing joint access to 68 Avenue.
14. Dedication and construction of a 0.25 ac Urban Green between 67 and 68 Avenue.
15. Finalization of the architectural and landscape plans.

16. Compliance with the Community Amenity Contributions Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
17. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Rezoning Bylaw No. 6056 authorize issuance of Development Permit No. 101391 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. 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 by compatible architectural treatments.
e. All refuse areas to be located in an enclosure and screened.

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

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6055 and 6056.

EXECUTIVE SUMMARY:

Langley Properties has applied on behalf of the owners to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone approximately 4.64 ha (11.47 ac) of land located at 20615, 20643 and 20663 – 67 Avenue and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zones CD-206 and CD-207 to facilitate development of 509 apartments (in five 6-storey mixed use buildings and one 4-storey residential building), 99 townhouses and 929 m^2 (10,000 ft^2) of commercial space. A Development Permit (Attachment A) for the apartments and mixed-use buildings is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development. A delegated Development Permit for form and character for the proposed townhouses is being processed concurrently and will be considered by the delegated official should Council elect to advance the application.

The site is currently designated Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) in the Northeast Gordon Estate Neighbourhood Plan. Within the Willoughby Community Plan the site is designated Residential, Multi Family and Neighbourhood Commercial.

To accommodate the proposed development, the applicant has applied to amend the Willoughby Community Plan by redesignating the westerly portion of the site along 206 Street from Residential to Multi Family to be consistent with the provisions of the Northeast Gordon Estate Neighbourhood Plan. The applicant has further applied to amend the Northeast Gordon Estate Neighbourhood Plan to increase the permitted density on proposed Lots 4, 5 and 6 and permit a maximum height of 6-storeys in the Medium Density Apartment (1.9 FSR) land use designation. Additionally, the application proposes to rezone the site to Comprehensive Development Zones CD-206 and CD-207.

As the proposed development generally supports objectives in the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan including locating higher densities around commercial nodes, staff recommend that Council consider the community and neighbourhood plan amendments and rezoning request, subject to the completion of 17 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6055 and Rezoning Bylaw No. 6056.

REFERENCE:

Agent:	Langley Properties 201, 27617 Fraser Highway Abbotsford BC V4X 1M3
Owner:	1320581 / 412903 / 412906 BC Ltd. J Reimer Investments Ltd. Cara and Peter Reimer Reimer Pacific Holdings Ltd. 201, 27617 Fraser Highway Abbotsford BC V4X 1M3
Legal Description:	Lots 31 and 32 Section 14 Township 8 New Westminster District Plan 43913 Lot 81 Except Firstly: Plan 63808 and Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953 Lots 1 and 2 District Lot 311 Group 2 New Westminster District Plan 68504 Lot G District Lot 311 Group 2 New Westminster District Plan BCP28543 Lots 1, 2 and 3 District Lot 311 Group 2 New Westminster District Plan 68306
Location:	20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue
Area:	4.64 ha (11.47 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zones CD-206 and CD-207
Willoughby Community Plan (existing):	Multi Family, Neighbourhood Commercial and Residential
Willoughby Community Plan (proposed):	Multi Family and Neighbourhood Commercial
Northeast Gordon Estate Neighbourhood Plan (existing):	Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR)

Northeast Gordon Estate Neighbourhood Plan (proposed):	Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR)

BACKGROUND/HISTORY:

The subject site is currently zoned Suburban Residential Zone SR-2, designated Multi Family and Residential in the Willoughby Community Plan (Attachment B) and designated Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) in the Northeast Gordon Estate Neighbourhood Plan (Attachment B).

DISCUSSION/ANALYSIS:

- Langley Properties has applied to amend the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan and rezone the site to Comprehensive Development Zones CD-206 and CD-207.
- The proposal will facilitate development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of ground-floor commercial space.
- The proposal includes provision of a neighbourhood commercial centre, greenways and enhanced sidewalks, completion of the north half of 67 Avenue, widening of 68 Avenue, extension of 207 Street, completion of 206 Street fronting the site, Blue Link, accommodation of an amenity feature and a portion of Urban Green.

Adjacent Uses:

	Existing Use	Northeast / Southwest Gordon Neighbourhood Plan Designation	Existing Zoning
North:	68 Avenue and residential properties designated Institutional, Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR)	Institutional, Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR)	Comprehensive Development Zone CD-160 and Suburban Residential Zone SR-2
South:	67 Avenue and residential properties (as well as a stormwater detention facility) some of which are currently under application (ToL Project No. 08-14-0166)	Single Family Mixed Residential (10 UPA), Townhouse (22 UPA) and Townhouse Live Work (22 UPA)	Residential Compact Lot Zone R-CL(A) and Suburban Residential Zone SR-2
East:	Residential properties, some of which are currently under application (ToL Project No. 08-14-0166)	Townhouse (22 UPA) and Townhouse Live Work (22 UPA)	Suburban Residential Zone SR-2
West:	206 Street, beyond which are single family residential properties	Single Family (6 UPA)	Residential Zone R-1A

Willoughby Community Plan Amendment:

- The westerly portion of the site fronting 206 Street is currently designated Residential in the Willoughby Community Plan. Section 3.1.7 of the Willoughby Community Plan indicates a permitted density of 15 UPH (6 UPA) for lands designated Residential.
- The proposed amendment to the Willoughby Community Plan to designate this portion of the site as Multi Family is consistent with the land use designation and associated density (10 UPA) permitted in the Northeast Gordon Estate Neighbourhood Plan.
- Staff do not object to the proposed amendment as it brings the Community Plan in alignment with the Neighbourhood Plan.

Northeast Gordon Estate Neighbourhood Plan Amendments:

- The subject site consists of the following land use designations in the Northeast Gordon Estate Neighbourhood Plan: Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR). The subject site includes two Significant Tree Areas.
- The Northeast Gordon Estate Neighbourhood Plan further indicates permitted densities of 40 – 80 UPA in the Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) land use designations as well as a maximum height of 4-storeys in the Medium Density Apartment (1.9 FSR).
- Consistent with the intent of Bylaw No. 5887 (Willoughby Omnibus Bylaw) which received final reading on June 26, 2023 and proposed that “all apartment densities be calculated as FSR,” staff recommend removing the “40 – 80 UPA” provision from the Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) designations and calculating the density only on an FSR basis as part of the amendments to the Northeast Gordon Estate Neighbourhood Plan.
- The proponent has applied to amend the Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) designations on a site-specific basis to permit up to 2.02 FSR, as well as permitting heights up to 6-storeys in the Medium Density Apartment (1.9 FSR) land use designation noting a maximum height of 6-storeys is already permitted in the Medium Density Mixed Use (1.9 FSR) designation.
- The application proposes 73.34 UPA based on a gross developable area of 6.94 ac for the apartment / mixed use portion of the site.
- Section 3.1 of the Northeast Gordon Estate Neighbourhood Plan indicates that a plan objective is “Design higher density development around commercial nodes and near major roads.”
- Section 4.1 of the Northeast Gordon Estate Neighbourhood Plan further states that “The highest density residential units are located in clusters around two walkable mixed use commercial centres located at the intersections of 72 Avenue and 208 Street and 68 Avenue and 207 Street. The 68 Avenue node is intended to provide a highly urbanized node…”
- Staff do not object to the proposed amendments to the Northeast Gordon Estate Neighbourhood Plan given the location of the commercial node, objectives of the Plan and the construction and improvements to the local road network, including full dedication of 207 Street.

Zoning Amendment:

- Bylaw No. 6056 proposes to rezone the site to new Comprehensive Development Zones CD-206 and CD-207 to facilitate development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of commercial space.
- Proposed Comprehensive Development Zone CD-206 permits apartments with a density of up to 2.02 FSR and maximum height of 6-storeys as well as ground-floor commercial areas that align with the specified overall commercial space requirements of the Northeast Gordon Estate Neighbourhood Plan.
- Proposed Comprehensive Development Zone CD-207 permits townhouses with a density of up to 22 UPA and a 3-storey height limit.
- The project complies with the provisions of the site's proposed Comprehensive Development Zones CD-206 and CD-207 zoning in terms of siting, site coverage, height, use and density.
- Securing items specified in the Northeast Gordon Estate Neighbourhood Plan (Blue Link, Urban Green, greenways, enhanced sidewalks) have been included as development prerequisites of Rezoning Bylaw No. 6056. Funds for the Amenity Feature identified at 68 Avenue and 207 Street is included in the Willoughby Greenway Amenity Policy.
- On April 29, 2024, Council adopted Bylaw No. 5994 which requires new apartment developments with ten or more residential units to include a minimum 15% of the units as at least two-bedrooms and a minimum of 10% of the units as at least three-bedrooms, as well as an average project unit size of no less than 725 ft² (67.36 m²). As the subject application was submitted prior to April 29, 2024 it is granted an eighteen month grace period, meaning the rezoning bylaw must receive final reading by October 29, 2025 in order to be exempt from the requirements of Bylaw No. 5994.

Development Permits:

- The subject property is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan.
- Development Permit No. 101391, attached to this report, includes conceptual renderings, site plans, building elevations and tree and landscaping plans for the apartment and mixed-use portion of the site.
- The subject site slopes from the north to the south and includes a mixed use neighbourhood commercial node that requires design considerations with respect to grading and architectural integration within the neighbourhood at time of finalization of the Development Permit. A condition of final reading is finalization of the architectural and landscape plans.
- 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 townhouse portion of the development is less than 25 UPA (19.34 UPA proposed), the associated Development Permit application is being processed concurrently for consideration by a delegated staff official.

Community Amenity Contributions:

- The Community Amenity Contribution (CAC) Policy applies to the subject application and specifies target contribution amounts based on unit types.
- Section 5.2.(g) of the Community Amenity Policy indicates that for an application that includes an increase in the residential density beyond that established in the plan, an additional $25 / ft² target contribution for apartment uses (6-storeys or less) is applicable, in addition to the base contribution.
- The proposed plan amendment results in an additional 25,406.06 ft² of floor space provided in the Northeast Gordon Estate Neighbourhood Plan. Based on current target rates, this results in a total contribution of $7,659,751.50 as outlined below:

	Unit Count	Rate per unit	Total
Townhouses	99	$14,400	$1,425,600
Low Rise Apartments (6-storeys or less)	509	$11,000	$5,599,000
ft² exceeding Northeast Gordon Estate Neighbourhood Plan	25,406.06 ft²	$25 / ft²	$635,151.50
Total			**$7,659,751.50**

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
185	13	304	304	49	353

Three of the significant trees proposed to be retained are located in the Significant Tree Area that overlaps the Blue Link on the easterly portion of the site.

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

Detailed Tree Management and Landscape plans for onsite areas of the townhouse portion of the development will be provided in conjunction with a future delegated development permit application.

Policy Considerations:

The proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendments and rezoning application facilitate the development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of commercial space.

In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby

Community Plan and Northeast Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6055 and 6056 (subject to 17 development prerequisites) and authorize staff to schedule the required Public Hearing for Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6055 and Rezoning Bylaw No. 6056.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101391

ATTACHMENT B Maps and Graphics

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Development Permit No. 101391

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

1. Name: 1320581 / 412903 / 412906 BC Ltd.
   J Reimer Investments Ltd.
   Cara and Peter Reimer
   Reimer Pacific Holdings Ltd.

   Address: 201, 27617 Fraser Highway
   Abbotsford BC V4X 1M3

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 32 Section 14 Township 8 New Westminster District Plan 43913;

   Lot 81 Except Firstly: Plan 63808 And Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953;

   Lot 1 District Lot 311 Group 2 New Westminster District Plan 68504;

   Lot 31 Section 14 Township 8 New Westminster District Plan 43913;

   Lot 2 District Lot 311 Group 2 New Westminster District Plan 68504;

   Lot G District Lot 311 Group 2 New Westminster District Plan BCP28543; and

   Lots 1, 2 and 3 District Lot 311 Group 2 New Westminster District Plan 68306

   CIVIC ADDRESS: 20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 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 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. 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 by compatible architectural treatments.
e. All refuse areas to be located in an enclosure and screened.

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

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

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2024.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



NORTHEAST GORDON

LOOKING SOUTHWEST AT LOT 4, 5, AND 6 FROM 207TH STREET AND 68[illegible] AVENUE

SCHEDULE A

J.1 Page 24

COVER SHEET

NORTH EAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

JOB NO. 20109

REGISTERED ARCHITECT JUSTIN R. CHEK BRITISH COLUMBIA

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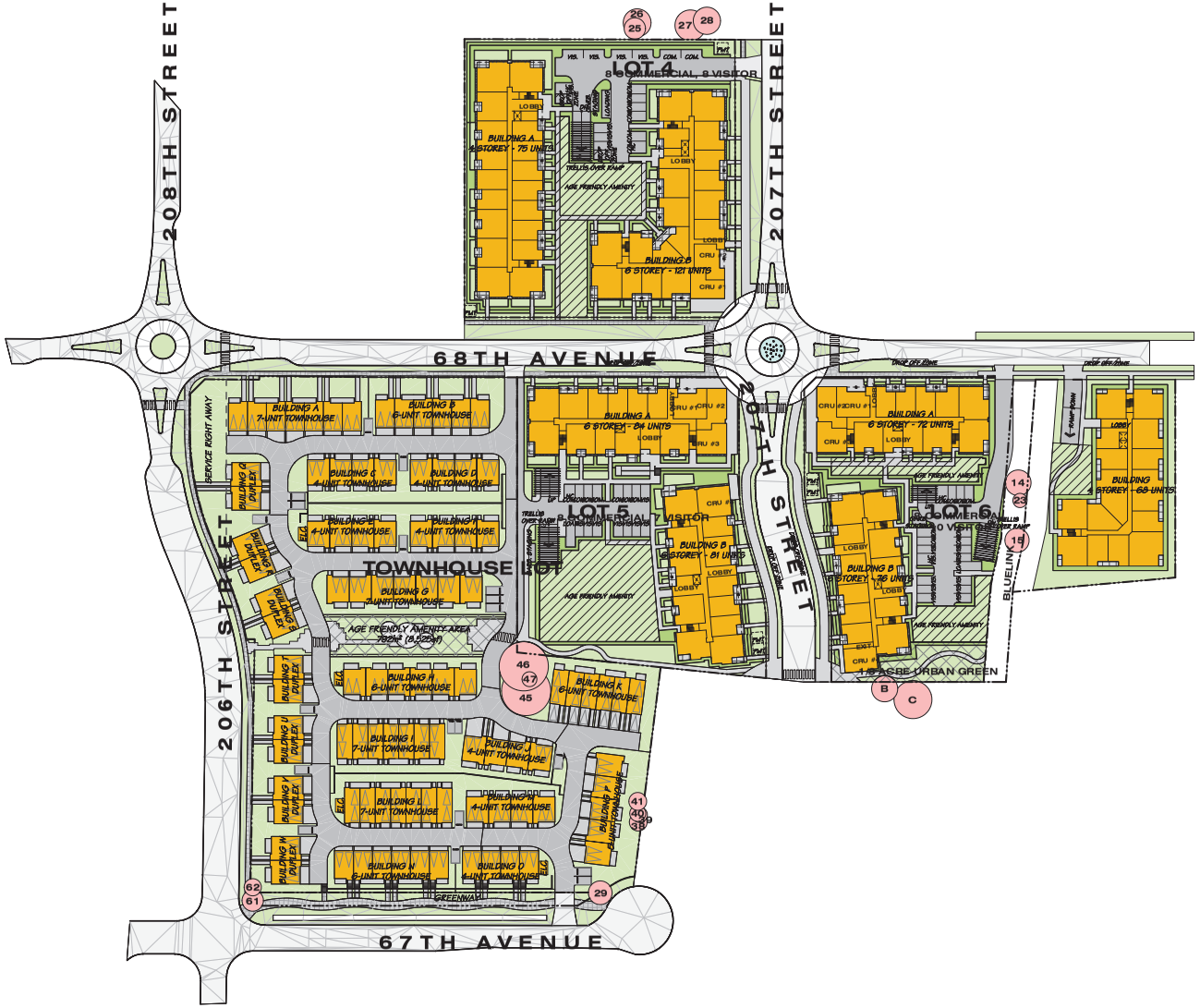
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Abbotsford
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DP1.0

J1



OVERALL SITE PLAN

NORTH EAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE 1" = 60'-0"
JOB NO. 20109

DP0.4

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LOT 4

LOOKING NORTHWEST AT LOT 4 FROM 68TH AVENUE AND 207TH STREET

J.1 Page 26

COVER SHEET

NORTHEAST GORDON

WALOUGHBY NEIGHBORHOOD

SCALE

JOB NO.

REGISTERED ARCHITECT JUSTIN N. GRICK BRITISH COLUMBIA

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LOOKING SOUTHWEST AT BLDG B FROM 207TH STREET



LOOKING NORTHEAST AT BLDG A FROM 68TH AVENUE



LOOKING SOUTHWEST AT BLDG A FROM ABOVE GRADE PARKING



LOOKING SOUTHEAST AT BLDG B FROM ABOVE GRADE PARKING

J.1 Page 27

RENDERINGS

NORTHEAST GORDON

WALOUGHBY NEIGHBORHOOD

SCALE

JOB NO.

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LOOKING SOUTH AT TYPICAL TRELLIS ENTRY FEATURE FROM 207TH STREET



LOOKING SOUTH AT LANDSCAPE FEATURE

J.1 Page 28

RENDERINGS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

JOB NO.

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PROJECT INFORMATION

CIVIC ADDRESS 20657 and 20685 68 AVENUE, LANGLEY, BC
LEGAL DESCRIPTION LOTS 31 AND 32, PLAN 40913; BOTH OF SECTION 14, TOWNSHIP 8
STANDARD 2018 BC Building Code / Division B Part 3
DESCRIPTION 6 STOREY APARTMENT/COMMERCIAL DEVELOPMENT

ZONE
EXISTING SR-2 SUBURBAN RESIDENTIAL
PROPOSED CD

LOT AREA
GROSS 8,653.1 SM
ROAD DEDICATION 0 SM
NET **8,653.1 SM**

ZONING BYLAW REVIEW

COMPREHENSIVE DEVELOPMENT ZONE (CD)

AMENITY AREAS
Amenity areas shall be provided in accordance with the provisions of the Development Permit.

AGE FRIENDLY AMENITY 4.0 SM PER UNIT * 194 UNITS = 776.0 SM REQUIRED, 776.0 SM PROVIDED

RESIDENTIAL DENSITY
GROSS FLOOR AREA 17,437.9 SM
RESIDENTIAL AREA 15,255.9 SM
UNITS PER ACREA 80 UPA ALLOWED, 171 UNITS ALLOWED (based on Gross Lot Area)
91 UPA PROVIDED, 194 UNITS PROVIDED (based on Gross Lot Area)

FLOOR SPACE RATIO (FSR)
RESIDENTIAL 1.76 FSR

LOT COVERAGE
Buildings and structures shall not cover more than 40% of the lot area.

Proposed: **40.4%** (3,494.4 SM / 8,653.1 SM)

SITING OF BUILDINGS AND STRUCTURES
Buildings and structures shall be sited in accordance with the provisions of the Development Permit

Front: **3.0m (68th Avenue)**
Front: **3.0m (207th Street)**
Side 1: **3.0m**
Side 2: **3.0m**

HEIGHT OF BUILDINGS AND STRUCTURES
The height of buildings and structures shall not exceed 6 storeys.

Proposed Building Height:
6 Storeys

107 - PARKING AND LOADING REQUIREMENTS

PARKING REQUIREMENTS:
Apartments: **1.5 spaces for each dwelling unit**
10% of required apartment parking spaces shall be provided for visitor parking
(1 EV charging space per dwelling unit having one or more bedrooms (included as part of the total Parking Requirements specified))

Total Spaces Required:
RESIDENTIAL 194 UNITS x 1.5 = 291 - 29 = 262 STALLS
VISITOR 291 x 0.1 = 29 STALLS
COMMERCIAL 8 STALLS
299 STALLS REQUIRED

Total Provided: **299 STALLS PROVIDED**

107.11 PARKING STALLS FOR PERSONS WITH DISABILITIES
For buildings required to be accessible by persons with disabilities, where more than 50 parking stalls are provided, parking stalls for persons with disabilities shall be provided in the ratio of 1 every 100 or part thereof.

(1 space is required for each adaptable unit (as per Schedule 2 Adaptable Housing Requirements 2.2.1.))

Total Spaces Required:
RESIDENTIAL 20 ADAPTABLE UNITS x 1 = 20 STALLS
VISITOR 1 STALL
COMMERCIAL 1 STALL
22 STALLS REQUIRED

Total Provided: **22 STALLS PROVIDED**

BUILDING A INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	1	680	32
A2	1	676	4
A3	1	662	0
B1	2	963	0
C1	2	1,111	16
C2	2	1,097	0
D1	2	1,076	0
D2	2	1,064	0
E1	1	573	0
F1	1	833	0
G1	2	1019	16
G2	2	1077	0
H1	1	803	0
J1	1	736	4
K1	1	592	0
K2	1	629	3
L1	1	570	0
M1	2	1,196	0
TOTAL			
FLOOR AREA - SF (SM)			**75**

STOREY	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA
1	0	17,648	17,648
2	0	17,648	17,648
3	0	17,648	17,648
4	0	17,452	17,452
TOTAL	**0.0** (0.0)	**70,396** (6,540.0)	**70,396** (6,540.0)

BUILDING B INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	1	680	18
A2	1	676	0
A3	1	662	12
B1	2	963	35
C1	2	1,111	22
C2	2	1,097	0
D1	2	1,076	0
D2	2	1,064	0
E1	1	573	0
F1	1	833	0
G1	2	1019	0
G2	2	1077	0
H1	1	803	6
J1	1	736	0
K1	1	592	11
K2	1	629	0
L1	1	570	12
M1	2	1,196	5
TOTAL			**121**
FLOOR AREA - SF (SM)			

STOREY	CRU	INSULATED AREA	TOTAL AREA
1	0	19,966	19,966
2	0	19,966	19,966
3	0	19,966	19,966
4	0	19,966	19,966
5	0	19,966	19,966
6	0	17,474	17,474
TOTAL	**0.0** (0.0)	**117,304** (10,897.9)	**117,304** (10,897.9)

DRAWING INDEX - DP

DP-4-0.0 COVER SHEET
DP-4-0.1 RENDERINGS
DP-4-0.2 RENDERINGS
DP-4-0.3 PROJECT DATA & ZONING ANALYSIS
DP-4-1.1 SITE PLAN LOT 4
DP-4-1.2 SITE SECTIONS
DP-4-1.3 UNDERGROUND PARKING A - LVL P1
DP-4-2.1a 1ST FLOOR PLAN
DP-4-2.2a 2ND FLOOR PLAN
DP-4-2.3a 3RD FLOOR PLAN
DP-4-2.4a 4TH FLOOR PLAN
DP-4-3.1a ELEVATIONS
DP-4-3.2a ELEVATIONS
DP-4-2.1b 1ST FLOOR PLAN
DP-4-2.2b 2ND FLOOR PLAN
DP-4-2.3b 3RD FLOOR PLAN
DP-4-2.4b 4TH FLOOR PLAN
DP-4-2.5b 5TH FLOOR PLAN
DP-4-2.6b 6TH FLOOR PLAN
DP-4-3.1b ELEVATIONS
DP-4-3.2b ELEVATIONS

LEGEND

AD - AREA DRAIN
CB - CATCH BASIN
DD - DECK DRAIN
PD - PATIO DRAIN
RD - ROOF DRAIN
TBC - TO BE CONFIRMED
SRW - SERVICE RIGHT OF WAY
UNO - UNLESS NOTED OTHERWISE
RWL - RAIN WATER LEADER
RV - ROOF VENT
FG - FIXED GLASS
H/C - HANDICAPPED PARKING STALL
S/C - SMALL CAR PARKING STALL
SU - SUPPLY AIR
EX - EXHAUST AIR
EVC - ELECTRIC VEHICLE CHARGER
EVR - ELECTRIC VEHICLE CHARGER ROUGH-IN
TA - TOP OF ASPHALT
TC - TOP OF FINISHED CONCRETE
TG - TOP OF GRADE
TS - TOP OF STRUCTURAL SLAB
TSF - TOP OF SUBFLOOR
BW - BOTTOM OF WALL
TW - TOP OF WALL

J.1

PROJECT DATA & ZONING ANALYSIS

NORTHEAST GORDON
WILLOUGHBY NEIGHBORHOOD

SCALE 1/4" = 1'-0"
JOB NO.

REGISTERED ARCHITECT JUSTIN R. CHUCK BRITISH COLUMBIA

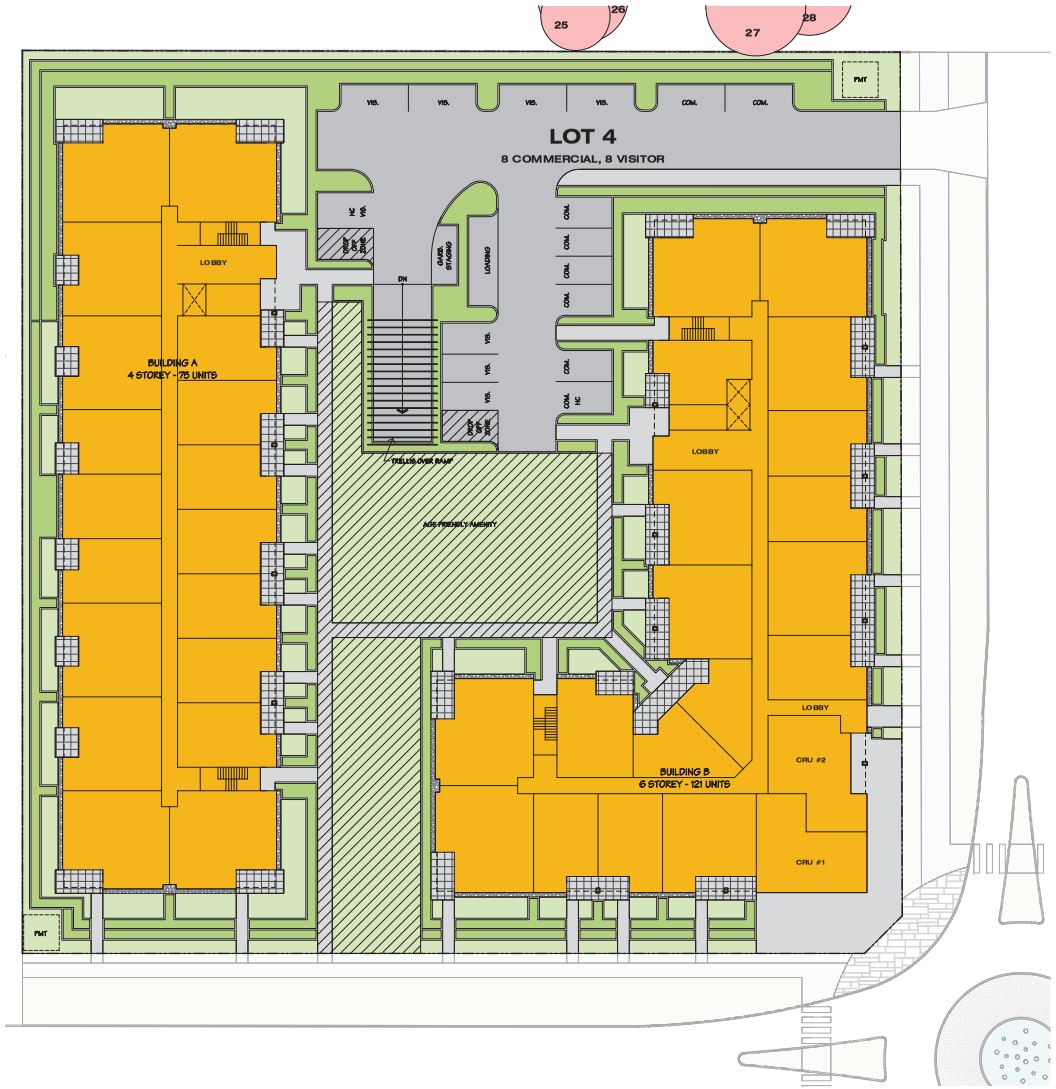
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SITE PLAN
1" = 20'-0"

LEGEND

= SIGNIFICANT TREES RETAINED, SEE ARBORIST REPORT

NORTH

SITE PLAN LOT 4

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

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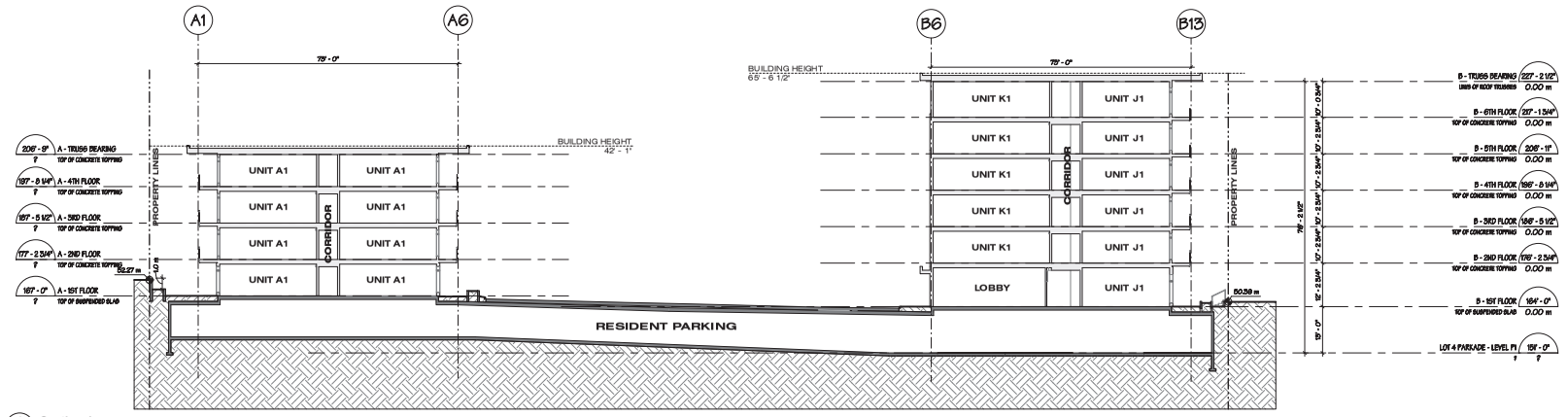
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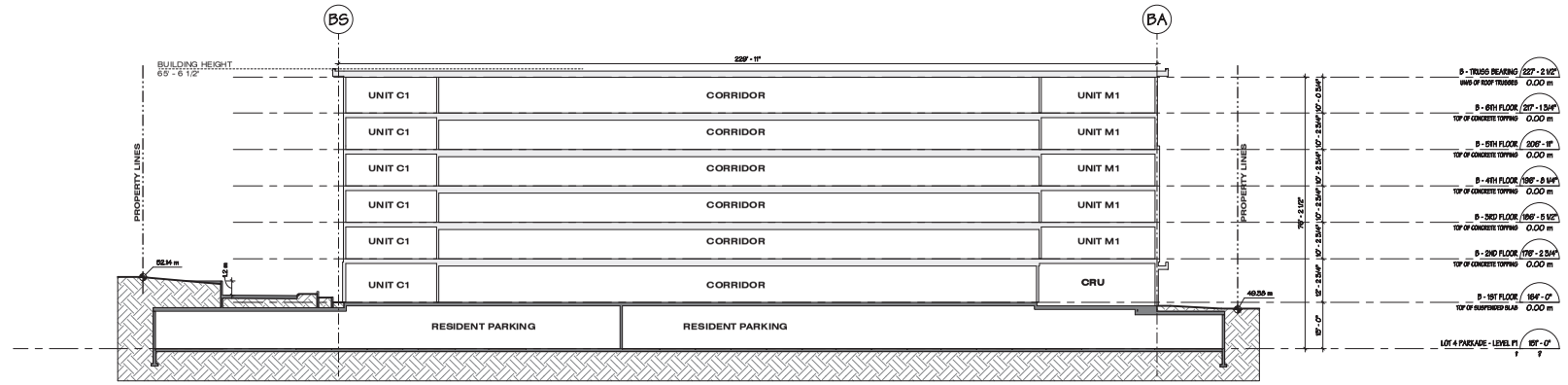
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DP-4.1.1



1 Section A
DP-4-1.2 1/16" = 1'-0"



2 Section B
DP-4-1.2 1/16" = 1'-0"

SITE SECTIONS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE 1/16" = 1'-0"

JOB NO.

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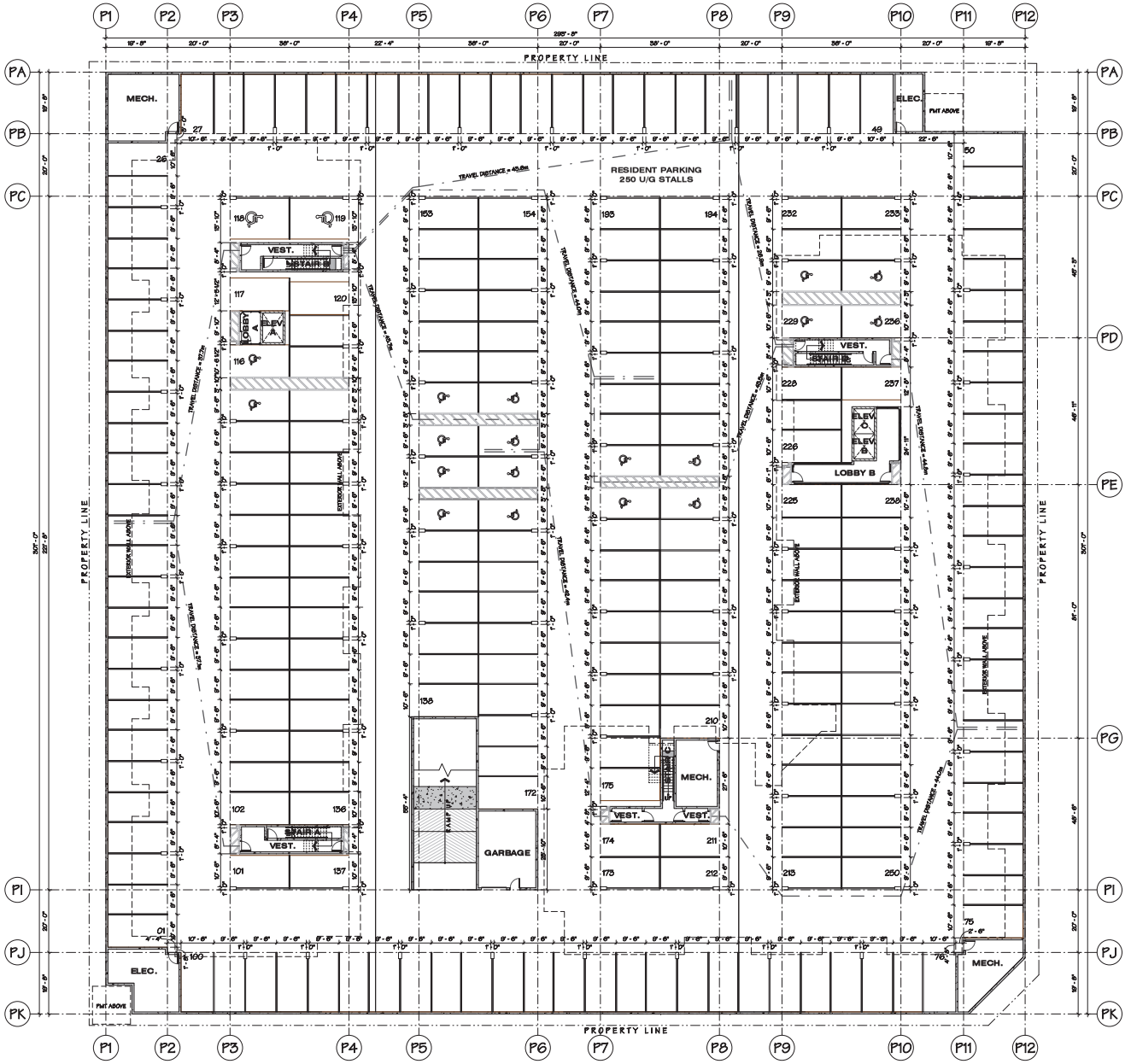
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J.1 Page 31



LOT 4 PARKADE - LEVEL P1
1/16" = 1'-0"

NORTH

UNDERGROUND PARKING A - LVL P1

NORTHEAST GORDON
WILLOUGHBY NEIGHBORHOOD

SCALE 1/16" = 1'-0"
JOB NO.

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A - EAST ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1	- WALL - BRICK VENEER MUTUAL MATERIALS;	12	- GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE
2	- WALL - HARDIE 2.0 CEMENT PANEL BENJAMIN MOORE;	13	- GLAZING - CURTAIN WALL - FACTORY BLACK FRAME
3	- WALL - JAMES HARDIE HARDIEPLANK LAP SIDING BENJAMIN MOORE;	14	- METAL SOFFIT - FACTORY BLACK
4	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	15	- METAL SOFFIT - WOOD TEXTURE MATERIAL;
5	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	16	- STEEL CANOPY - FACTORY BLACK
6	- PARAPET CAP/FLASHING - ALUMINUM GENTEK ALUMINUM;	17	- PRIVACY SCREEN - PREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS
7	- GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;	18	- TRANSLUCIENT POLYCARBONATE PANEL ON STANDOFFS ACCENT COLOUR; BURGUNDY
8	- GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;		
9	- GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS		
10	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		
11	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION



A - NORTH ELEVATION

1/8" = 1'-0"

J.1 Page 33

ELEVATIONS

NORTHEAST GORDON, BUILDING A

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated

JOB NO.

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A - WEST ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER MUTUAL MATERIALS;

2 - WALL - HARDIE 2.0 CEMENT PANEL BENJAMIN MOORE;

3 - WALL - JAMES HARDIE HARDIEPLANK LAP SIDING BENJAMIN MOORE;

4 - WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;

5 - WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;

6 - PARAPET CAP/FLASHING - ALUMINUM GENTEK ALUMINUM;

7 - GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;

8 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;

9 - GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS

10 - TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;

11 - TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;

12 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

13 - GLAZING - CURTAIN WALL - FACTORY BLACK FRAME

14 - METAL SOFFIT - FACTORY BLACK

15 - METAL SOFFIT - WOOD TEXTURE MATERIAL;

16 - STEEL CANOPY - FACTORY BLACK

17 - PRIVACY SCREEN - FREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS

18 - TRANSLUCIENT POLYCARBONATE PANEL ON STANDOFFS ACCENT COLOUR; BURGUNDY

NOTES

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2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
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A - SOUTH ELEVATION

1/8" = 1'-0"

J.1

ELEVATIONS

NORTHEAST GORDON

WALOUGHBY NEIGHBORHOOD

SCALE As indicated

JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHUCK BRITISH COLUMBIA

DP-4-52a

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B - EAST ELEVATION
1/8" = 1'-0"



B - NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1	- WALL - BRICK VENEER MUTUAL MATERIALS;	12	- GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE
2	- WALL - HARDIE 2.0 CEMENT PANEL BENJAMIN MOORE;	13	- GLAZING - CURTAIN WALL - FACTORY BLACK FRAME
3	- WALL - JAMES HARDIE HARDIEPLANK LAP SIDING BENJAMIN MOORE;	14	- METAL SOFFIT - FACTORY BLACK
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6	- PARAPET CAP/FLASHING - ALUMINUM CENTEK ALUMINUM;	17	- PRIVACY SCREEN - PREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS
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J.1

ELEVATIONS

NORTHEAST GORDON, BUILDING B

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHEK BRITISH COLUMBIA

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B - WEST ELEVATION
1/8" = 1'-0"



B - SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER MUTUAL MATERIALS;
2 - WALL - HARDIE 2.0 CEMENT PANEL BENJAMIN MOORE;
3 - WALL - JAMES HARDIE HARDIEPLANK LAP SIDING BENJAMIN MOORE;
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14 - METAL SOFFIT - FACTORY BLACK
15 - METAL SOFFIT - WOOD TEXTURE MATERIAL;
16 - STEEL CANOPY - FACTORY BLACK
17 - PRIVACY SCREEN - PREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS
18 - TRANSLUCIENT POLYCARBONATE PANEL ON STANDOFFS ACCENT COLOUR; BURGUNDY

NOTES
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J.1

ELEVATIONS

NORTHEAST GORDON, BUILDING B

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHEK BRITISH COLUMBIA

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DP-4-52b



LOT 5

LOOKING SOUTHWEST AT LOT 5 FROM 68TH AVENUE AND 207TH STREET

J.1 Page 37

COVER SHEET

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

JOB NO.

REGISTERED ARCHITECT JUSTIN R. GRAY BRITISH COLUMBIA

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LOOKING SOUTHEAST AT BLDG A FROM 68TH AVENUE



LOOKING SOUTH AT BLDG A FROM 68TH AVENUE



LOOKING SOUTHWEST AT BLDG A FROM 207TH STREET



LOOKING NORTHWEST AT BLDG B FROM 207TH STREET

J.1

RENDERINGS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

JOB NO.

REGISTERED ARCHITECT JUSTIN N. CHUCK BRITISH COLUMBIA

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Abbotsford
203-2190 W. Railway St
V2S 2E2

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DP-5.0.1

PROJECT INFORMATION

CIVIC ADDRESS 20658 68 AVENUE, LANGLEY, BC
LEGAL DESCRIPTION LOT 81 EXCEPT FIRSTLY: PLAN 69808 AND SECONDLY: PLAN 68306; PLAN 27953
STANDARD 2018 BC Building Code / Division B Part 3
DESCRIPTION 6 STOREY APARTMENT/COMMERCIAL DEVELOPMENT

ZONE
EXISTING SR-2 SUBURBAN RESIDENTIAL
PROPOSED CD

LOT AREA
GROSS 8,742.4 SM
ROAD DEDICATION 1,142.4 SM
NET **7,600.0 SM**

ZONING BYLAW REVIEW

COMPREHENSIVE DEVELOPMENT ZONE (CD)

AMENITY AREAS
Amenity areas shall be provided in accordance with the provisions of the Development Permit.

AGE FRIENDLY AMENITY 4.0 SM PER UNIT * 165 UNITS = 660.0 SM REQUIRED, 660.0 SM PROVIDED

RESIDENTIAL DENSITY
GROSS FLOOR AREA 15,258.7 SM
RESIDENTIAL AREA 13,234.4 SM
UNITS PER ACREA 80 UPA ALLOWED, 173 UNITS ALLOWED (based on Gross Lot Area)
76 UPA PROVIDED, 165 UNITS PROVIDED (based on Gross Lot Area)

FLOOR SPACE RATIO (FSR)
RESIDENTIAL 1.52 FSR if based on Gross Lot Area
1.72 FSR if based on Net Lot Area

LOT COVERAGE
Buildings and structures shall not cover more than 40% of the lot area.

Proposed: **29.6%** (2,585.3 SM / 8,742.4 SM) if based on Gross Lot Area
34.0% (2,585.3 SM / 7,600.0 SM) if based on Net Lot Area

SITING OF BUILDINGS AND STRUCTURES
Buildings and structures shall be sited in accordance with the provisions of the Development Permit

Front: **3.0m (68th Avenue)**
Front: **3.0m (207th Street)**
Side 1: **3.0m**
Side 2: **2.0m**

HEIGHT OF BUILDINGS AND STRUCTURES
The height of buildings and structures shall not exceed 6 storeys.

Proposed Building Height:
6 Storeys

107 - PARKING AND LOADING REQUIREMENTS

PARKING REQUIREMENTS:
Apartments: **1.5 spaces for each dwelling unit**
10% of required apartment parking spaces shall be provided for visitor parking
(1 EV charging space per dwelling unit having one or more bedrooms (included as part of the total Parking Requirements specified))

Total Spaces Required:
RESIDENTIAL 165 UNITS x 1.5 = 248 - 25 = 223 STALLS
VISITOR 248 x 0.1 = 25 STALLS
COMMERCIAL 8 STALLS
256 STALLS REQUIRED

Total Provided: **256 STALLS PROVIDED**

107.11 PARKING STALLS FOR PERSONS WITH DISABILITIES

For buildings required to be accessible by persons with disabilities, where more than 50 parking stalls are provided, parking stalls for persons with disabilities shall be provided in the ratio of 1 every 100 or part thereof.

(1 space is required for each adaptable unit (as per Schedule 2 Adaptable Housing Requirements 2.2.1.))

Total Spaces Required:
RESIDENTIAL 17 ADAPTABLE UNITS x 1 = 17 STALLS
VISITOR 1 STALL
COMMERCIAL 1 STALL
19 STALLS REQUIRED

Total Provided: **19 STALLS PROVIDED**

BUILDING A INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	1	680	29
A2	1	676	6
A3	1	662	0
B1	2	963	11
C1	2	1,111	20
C2	2	1,097	0
D1	2	1,076	0
D2	2	1,064	0
E1	1	573	0
F1	1	833	6
G1	2	1019	12
G2	2	1077	0
H1	1	803	0
J1	1	736	0
K1	1	592	0
K2	1	629	0
L1	1	570	0
M1	2	1,196	0
TOTAL			**84**

FLOOR AREA - SF (SM)

STOREY	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA
1	0	14,748	14,748
2	0	14,748	14,748
3	0	14,748	14,748
4	0	14,748	14,748
5	0	14,748	14,748
6	0	12,256	12,256
TOTAL	**0.0** (0.0)	**85,996** (7,989.3)	**85,996** (7,989.3)

BUILDING B INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	1	680	35
A2	1	676	6
A3	1	662	0
B1	2	963	0
C1	2	1,111	11
C2	2	1,097	6
D1	2	1,076	6
D2	2	1,064	0
E1	1	573	5
F1	1	833	0
G1	2	1019	12
G2	2	1077	0
H1	1	803	0
J1	1	736	0
K1	1	592	0
K2	1	629	0
L1	1	570	0
M1	2	1,196	0
TOTAL			**81**

FLOOR AREA - SF (SM)

STOREY	CRU	INSULATED AREA	TOTAL AREA
1	0	13,080	13,080
2	0	13,080	13,080
3	0	13,080	13,080
4	0	13,080	13,080
5	0	13,080	13,080
6	0	12,848	12,848
TOTAL	**0.0** (0.0)	**78,248** (7,269.4)	**78,248** (7,269.4)

DRAWING INDEX - DP

DP-5-0.0 COVER SHEET
DP-5-0.1 RENDERINGS
DP-5-0.2 PROJECT DATA & ZONING ANALYSIS
DP-5-1.1 SITE PLAN LOT 5
DP-5-1.2 SITE SECTIONS
DP-5-1.3 UNDERGROUND PARKING A - LVL P1
DP-5-2.1a 1ST FLOOR PLAN
DP-5-2.2a 2ND FLOOR PLAN
DP-5-2.3a 3RD FLOOR PLAN
DP-5-2.4a 4TH FLOOR PLAN
DP-5-2.5a 5TH FLOOR PLAN
DP-5-2.6a 6TH FLOOR PLAN
DP-5-3.1a ELEVATIONS
DP-5-3.2a ELEVATIONS
DP-5-2.1b 1ST FLOOR PLAN
DP-5-2.2b 2ND FLOOR PLAN
DP-5-2.3b 3RD FLOOR PLAN
DP-5-2.4b 4TH FLOOR PLAN
DP-5-2.5b 5TH FLOOR PLAN
DP-5-2.6b 6TH FLOOR PLAN
DP-5-3.1b ELEVATIONS
DP-5-3.2b ELEVATIONS

LEGEND

AD - AREA DRAIN
CB - CATCH BASIN
DD - DECK DRAIN
PD - PATIO DRAIN
RD - ROOF DRAIN
TBC - TO BE CONFIRMED
SRW - SERVICE RIGHT OF WAY
UNO - UNLESS NOTED OTHERWISE
RWL - RAIN WATER LEADER
RV - ROOF VENT
FG - FIXED GLASS
H/C - HANDICAPPED PARKING STALL
S/C - SMALL CAR PARKING STALL
SU - SUPPLY AIR
EX - EXHAUST AIR
EVC - ELECTRIC VEHICLE CHARGER
EVR - ELECTRIC VEHICLE CHARGER ROUGH-IN
TA - TOP OF ASPHALT
TC - TOP OF FINISHED CONCRETE
TG - TOP OF GRADE
TS - TOP OF STRUCTURAL SLAB
TSF - TOP OF SUBFLOOR
BW - BOTTOM OF WALL
TW - TOP OF WALL

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PROJECT DATA & ZONING ANALYSIS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE 1/4" = 1'-0"
JOB NO.

REGISTERED ARCHITECT JUSTIN R. CHUCK BRITISH COLUMBIA

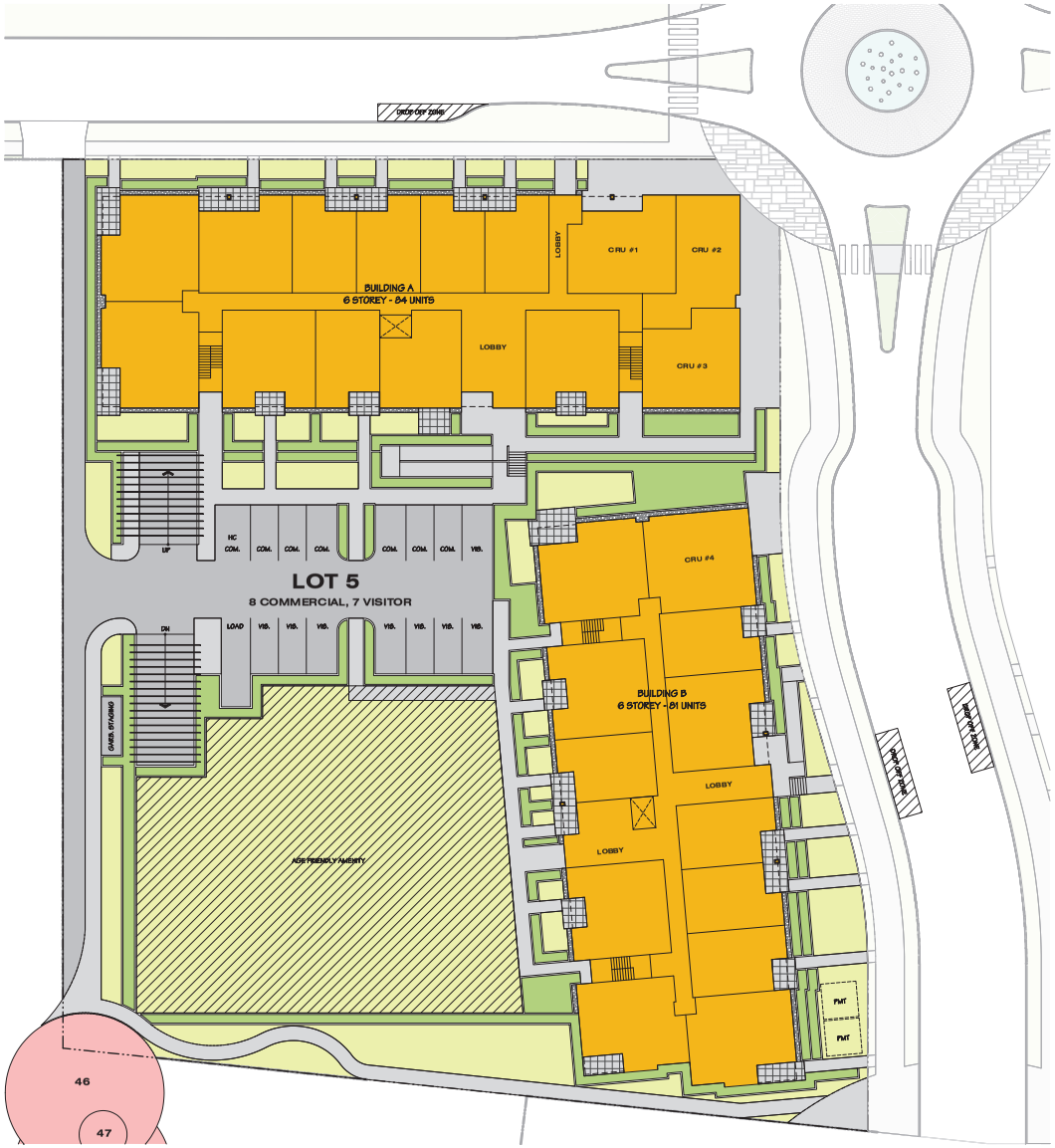
DP-5-0.2

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SITE PLAN
1" = 20'-0"

LEGEND

= SIGNIFICANT TREES RETAINED, SEE ARBORIST REPORT

NORTH

SITE PLAN LOT 5

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

REGISTERED ARCHITECT JUSTIN K. CHUCK BRITISH COLUMBIA

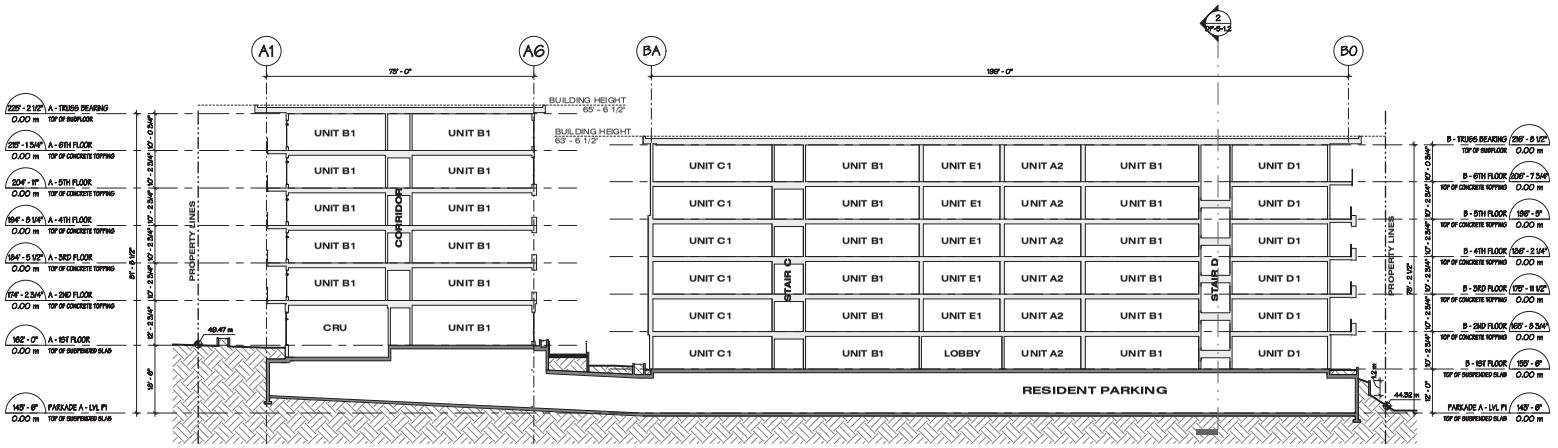
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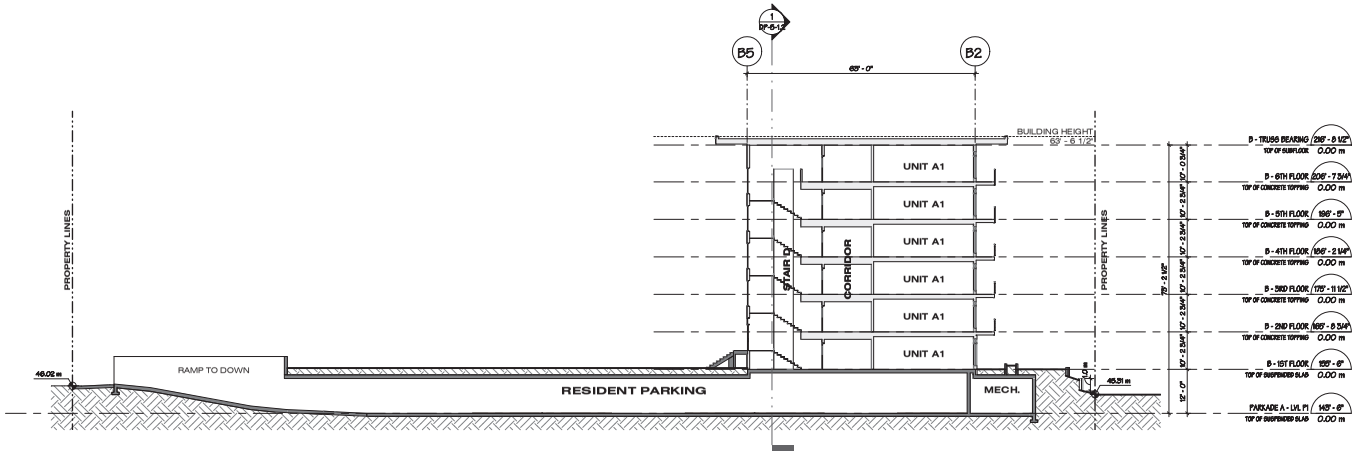
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DP-5.1.1



SITE SECTION A

1/16" = 1'-0"



SITE SECTION B

1/16" = 1'-0"

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SITE SECTIONS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE 1/16" = 1'-0"

JOB NO.

REGISTERED ARCHITECT JUSTIN R. CHEK BRITISH COLUMBIA

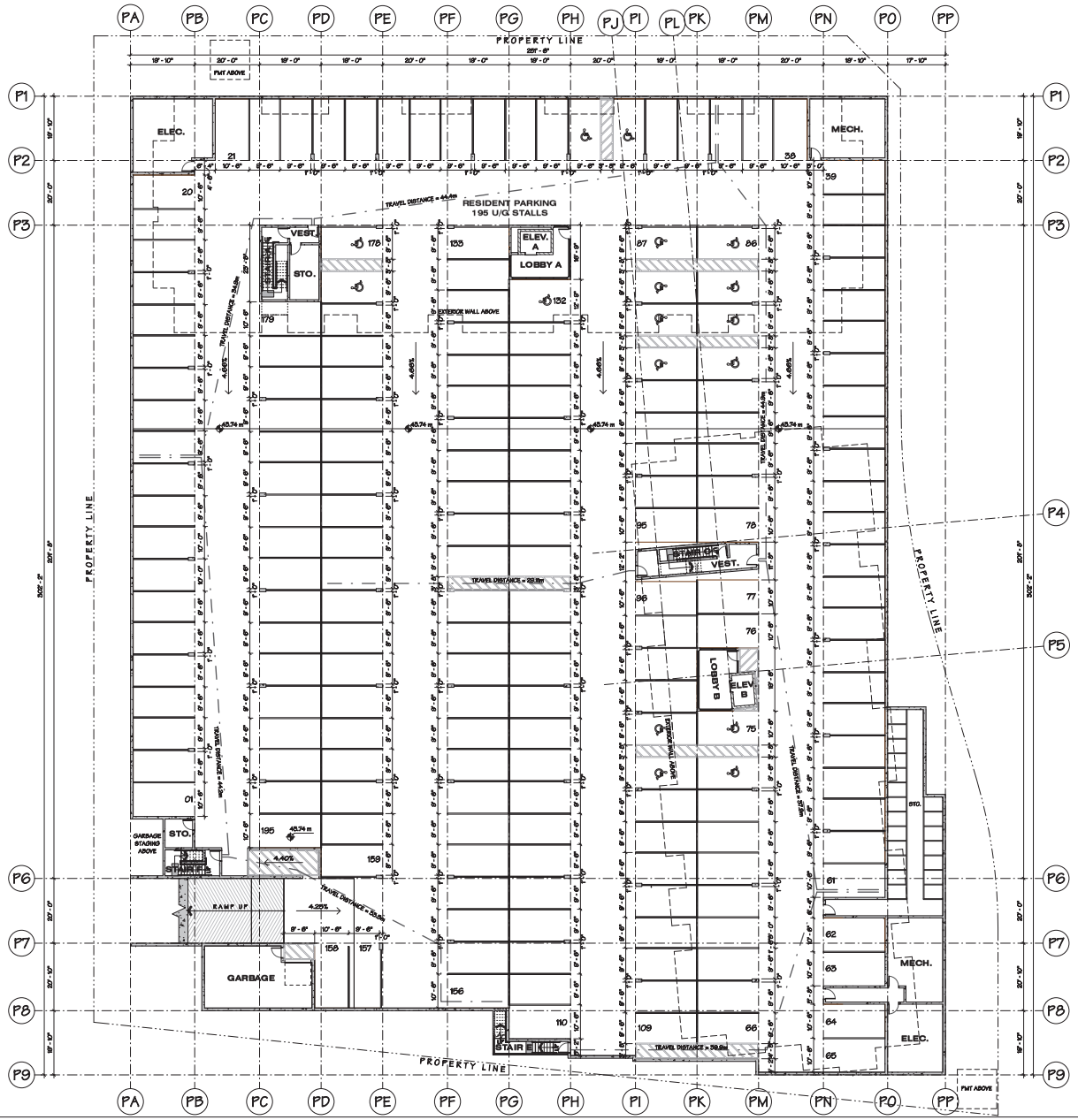
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PARKADE A - LVL P1
1/16" = 1'-0"

NORTH

UNDERGROUND PARKING A - LVL P1

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE 1/16" = 1'-0"
JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHEK BRITISH COLUMBIA

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A - NORTH ELEVATION

1/8" = 1'-0"



A - EAST ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER
MUTUAL MATERIALS;

2 - WALL - MAC METAL HARDYBOARD TEAK

3 - WALL - PAINTED CEMENTITIOUS CLAPBOARD & BATTEN
JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE
BENJAMIN MOORE;

4 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

5 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

6 - PARAPET CAP/FLASHING - ALUMINUM
GENTEK ALUMINUM;

7 - GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

8 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

9 - GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS

10 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

11 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

12 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

13 - GLAZING - CURTAIN WALL - FACTORY BLACK FRAME

14 - METAL SOFFIT - FACTORY BLACK

15 - METAL SOFFIT - WOOD TEXTURE
MATERIAL;

16 - STEEL CANOPY - FACTORY BLACK

17 - PRIVACY SCREEN - PREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS

18 - TRANSLUCENT POLYCARBONATE PANEL ON STANDOFFS
ACCENT COLOUR; BURGUNDY

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

J.1

ELEVATIONS

NORTHEAST GORDON, BUILDING A

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

REGISTERED ARCHITECT
JUSTIN A. CHEK
BRITISH COLUMBIA

DP-5-571a

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A - SOUTH ELEVATION
1/8" = 1'-0"



A - WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER MUTUAL MATERIALS;	12 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE
2 - WALL - MAC METAL HARRYBOARD TEAK	13 - GLAZING - CURTAIN WALL - FACTORY BLACK FRAME
3 - WALL - PAINTED CEMENTITIOUS CLAPBOARD & BATTEN JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE BENJAMIN MOORE;	14 - METAL SOFFIT - FACTORY BLACK
4 - WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	15 - METAL SOFFIT - WOOD TEXTURE MATERIAL;
5 - WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	16 - STEEL CANOPY - FACTORY BLACK
6 - PARAPET CAP/FLASHING - ALUMINUM GENTEK ALUMINUM;	17 - PRIVACY SCREEN - FREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS
7 - GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;	18 - TRANSLUCENT POLYCARBONATE PANEL ON STANDOFFS ACCENT COLOUR; BURGUNDY
8 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;	
9 - GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS	
10 - TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;	
11 - TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;	

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

J.1 Page 44

ELEVATIONS

NORTHEAST GORDON, BUILDING A

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHEK BRITISH COLUMBIA

DP-5-512a

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station one architects



B - EAST ELEVATION

1/8" = 1'-0"



B - NORTH ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER
MUTUAL MATERIALS;

2 - WALL - MAC METAL HARDYBOARD TEAK

3 - WALL - PAINTED CEMENTITIOUS CLAPBOARD & BATTEN
JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE
BENJAMIN MOORE;

4 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

5 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

6 - PARAPET CAP/FLASHING - ALUMINUM
GENTEK ALUMINUM;

7 - GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT -
PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

8 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

9 - GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS
STEEL STANDOFFS

10 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

11 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

12 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR
FACTORY WHITE

13 - GLAZING - CURTAIN WALL - FACTORY BLACK FRAME

14 - METAL SOFFIT - FACTORY BLACK

15 - METAL SOFFIT - WOOD TEXTURE
MATERIAL;

16 - STEEL CANOPY - FACTORY BLACK

17 - PRIVACY SCREEN - FREMANUFACTURED ALUMINUM FRAME
WITH SILVER INFIL PANELS

18 - TRANSLUCIENT POLYCARBONATE PANEL ON STANDOFFS
ACCENT COLOUR; BURGUNDY

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

J.1 Page 45

ELEVATIONS

NORTHEAST GORDON, BUILDING B

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

REGISTERED ARCHITECT JUSTIN A. GRAY BRITISH COLUMBIA

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DP-5-21b



B - WEST ELEVATION

1/8" = 1'-0"



B - SOUTH ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER
MUTUAL MATERIALS;

2 - WALL - MAC METAL HARDYBOARD TEAK

3 - WALL - PAINTED CEMENTITIOUS CLAPBOARD & BATTEN
JAMES HARDIE HARDIEPLANK LAP SIDING; ARCTIC WHITE
BENJAMIN MOORE;

4 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

5 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

6 - PARAPET CAP/FLASHING - ALUMINUM
GENTEK ALUMINUM;

7 - GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

8 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

9 - GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS

10 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

11 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

12 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

13 - GLAZING - CURTAIN WALL - FACTORY BLACK FRAME

14 - METAL SOFFIT - FACTORY BLACK

15 - METAL SOFFIT - WOOD TEXTURE
MATERIAL;

16 - STEEL CANOPY - FACTORY BLACK

17 - PRIVACY SCREEN - FREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS

18 - TRANSLUCIENT POLYCARBONATE PANEL ON STANDOFFS
ACCENT COLOUR; BURGUNDY

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

J.1

ELEVATIONS

NORTHEAST GORDON, BUILDING B

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHEK BRITISH COLUMBIA

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DP-5-52b



LOT 6

LOOKING SOUTHEAST AT LOT 6 FROM 68TH AVENUE AND 207TH STREET

J.1

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COVER SHEET

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

JOB NO.

REGISTERED ARCHITECT JUSTIN R. CHEK BRITISH COLUMBIA

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DP-6.0



LOOKING SOUTHWEST AT BLDG A FROM 68TH AVENUE



LOOKING SOUTHEAST AT BLDG A FROM 68TH AVENUE



LOOKING SOUTHEAST AT BLDG A FROM 68TH AVENUE



LOOKING NORTHEAST AT BLDG B FROM 207TH STREET

J.1 Page 48

RENDERINGS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE

JOB NO.

REGISTERED ARCHITECT JUSTIN R. CHUCK BRITISH COLUMBIA

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V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

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DP-6.1

PROJECT INFORMATION

CIVIC ADDRESS 20714 AND 20738 68 AVENUE, LANGLEY, BC
LEGAL DESCRIPTION LOTS 1 AND 2, PLAN 68904
STANDARD 2018 BC Building Code / Division B Part 3
DESCRIPTION 6 STOREY APARTMENT/COMMERCIAL DEVELOPMENT

ZONE
EXISTING SR-2 SUBURBAN RESIDENTIAL
PROPOSED CD

LOT AREA
GROSS 8,273.3 SM
ROAD DEDICATION 1,159.0 SM
NET **7,114.3 SM**

ZONING BYLAW REVIEW

COMPREHENSIVE DEVELOPMENT ZONE (CD)

AMENITY AREAS
Amenity areas shall be provided in accordance with the provisions of the Development Permit.

AGE FRIENDLY AMENITY 4.0 SM PER UNIT * 148 UNITS = 592.0 SM REQUIRED, 592.0 SM PROVIDED

RESIDENTIAL DENSITY
GROSS FLOOR AREA 14,001.2 SM
RESIDENTIAL AREA 11,790.0 SM
UNITS PER ACREA 80 UPA ALLOWED, 163 UNITS ALLOWED (based on Gross Lot Area)
73 UPA PROVIDED, 148 UNITS PROVIDED (based on Gross Lot Area)

FLOOR SPACE RATIO (FSR)
RESIDENTIAL 1.43 FSR if based on Gross Lot Area
1.63 FSR if based on Net Lot Area

LOT COVERAGE
Buildings and structures shall not cover more than 40% of the lot area.

Proposed: **28.7%** (2,375.7 SM / 8,273.3 SM) if based on Gross Lot Area
33.9% (2,375.7 SM / 7,114.3 SM) if based on Net Lot Area

SITING OF BUILDINGS AND STRUCTURES
Buildings and structures shall be sited in accordance with the provisions of the Development Permit

Front: **3.0m (68th Avenue)**
Front: **3.0m (207th Street)**
Side 1: **4.0m**
Side 2: **3.0m**

HEIGHT OF BUILDINGS AND STRUCTURES
The height of buildings and structures shall not exceed 6 storeys.

Proposed Building Height:
6 Storeys

107 - PARKING AND LOADING REQUIREMENTS

PARKING REQUIREMENTS:
Apartments: **1.5 spaces for each dwelling unit**
10% of required apartment parking spaces shall be provided for visitor parking
(1 EV charging space per dwelling unit having one or more bedrooms (included as part of the total Parking Requirements specified))

Total Spaces Required:
RESIDENTIAL 148 UNITS x 1.5 = 222 - 22 = 200 STALLS
VISITOR 221 x 0.1 = 22 STALLS
COMMERCIAL 8 STALLS
230 STALLS REQUIRED

Total Provided: **230 STALLS PROVIDED**

107.11 PARKING STALLS FOR PERSONS WITH DISABILITIES
For buildings required to be accessible by persons with disabilities, where more than 50 parking stalls are provided, parking stalls for persons with disabilities shall be provided in the ratio of 1 every 100 or part thereof.

(1 space is required for each adaptable unit (as per Schedule 2 Adaptable Housing Requirements 2.2.1.))

Total Spaces Required:
RESIDENTIAL 15 ADAPTABLE UNITS x 1 = 15 STALLS
VISITOR 1 STALL
COMMERCIAL 1 STALL
17 STALLS REQUIRED

Total Provided: **17 STALLS PROVIDED**

BUILDING A INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	1	680	18
A2	1	676	6
A3	1	662	0
B1	2	963	5
C1	2	1,111	20
C2	2	1,097	0
D1	2	1,076	0
D2	2	1,064	0
E1	1	573	5
F1	1	833	0
G1	2	1019	12
G2	2	1077	0
H1	1	803	6
J1	1	736	0
K1	1	592	0
K2	1	629	0
L1	1	570	0
M1	2	1,196	0
TOTAL			**72**

FLOOR AREA - SF (SM)

STOREY	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA
1	0	12,807	12,807
2	0	12,807	12,807
3	0	12,807	12,807
4	0	12,807	12,807
5	0	12,807	12,807
6	0	10,315	10,315
TOTAL	**0.0** (0.0)	**74,350** (6,907.3)	**74,350** (6,907.3)

BUILDING B INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	1	680	24
A2	1	676	6
A3	1	662	0
B1	2	963	0
C1	2	1,111	12
C2	2	1,097	6
D1	2	1,076	0
D2	2	1,064	6
E1	1	573	5
F1	1	833	0
G1	2	1019	11
G2	2	1077	6
H1	1	803	0
J1	1	736	0
K1	1	592	0
K2	1	629	0
L1	1	570	0
M1	2	1,196	0
TOTAL			**76**

FLOOR AREA - SF (SM)

STOREY	CRU	INSULATED AREA	TOTAL AREA
1	0	12,765	12,765
2	0	12,765	12,765
3	0	12,765	12,765
4	0	12,765	12,765
5	0	12,765	12,765
6	0	12,533	12,533
TOTAL	**0.0** (0.0)	**76,358** (7,093.9)	**76,358** (7,093.9)

DRAWING INDEX - DP

DP-6-0.0	COVER SHEET
DP-6-0.1	RENDERINGS
DP-6-0.2	PROJECT DATA & ZONING ANALYSIS
DP-6-1.1	SITE PLAN LOT 6
DP-6-1.2	SITE SECTIONS
DP-6-1.3	UNDERGROUND PARKING A - LVL P1
DP-6-2.1a	1ST FLOOR PLAN
DP-6-2.2a	2ND FLOOR PLAN
DP-6-2.3a	3RD FLOOR PLAN
DP-6-2.4a	4TH FLOOR PLAN
DP-6-2.5a	5TH FLOOR PLAN
DP-6-2.6a	6TH FLOOR PLAN
DP-6-3.1a	ELEVATIONS
DP-6-3.2a	ELEVATIONS
DP-6-2.1b	1ST FLOOR PLAN
DP-6-2.2b	2ND FLOOR PLAN
DP-6-2.3b	3RD FLOOR PLAN
DP-6-2.4b	4TH FLOOR PLAN
DP-6-2.5b	5TH FLOOR PLAN
DP-6-2.6b	6TH FLOOR PLAN
DP-6-3.1b	ELEVATIONS
DP-6-3.2b	ELEVATIONS

LEGEND

AD - AREA DRAIN
CB - CATCH BASIN
DD - DECK DRAIN
PD - PATIO DRAIN
RD - ROOF DRAIN
TBC - TO BE CONFIRMED
SRW - SERVICE RIGHT OF WAY
UNO - UNLESS NOTED OTHERWISE
RWL - RAIN WATER LEADER
RV - ROOF VENT
FG - FIXED GLASS
H/C - HANDICAPPED PARKING STALL
S/C - SMALL CAR PARKING STALL
SU - SUPPLY AIR
EX - EXHAUST AIR
EVC - ELECTRIC VEHICLE CHARGER
EVR - ELECTRIC VEHICLE CHARGER ROUGH-IN
TA - TOP OF ASPHALT
TC - TOP OF FINISHED CONCRETE
TG - TOP OF GRADE
TS - TOP OF STRUCTURAL SLAB
TSF - TOP OF SUBFLOOR
BW - BOTTOM OF WALL
TW - TOP OF WALL

J. 1 Page 49

PROJECT DATA & ZONING ANALYSIS

NORTHEAST GORDON
WALOUGHBY NEIGHBORHOOD

SCALE 1/4" = 1'-0"
JOB NO.

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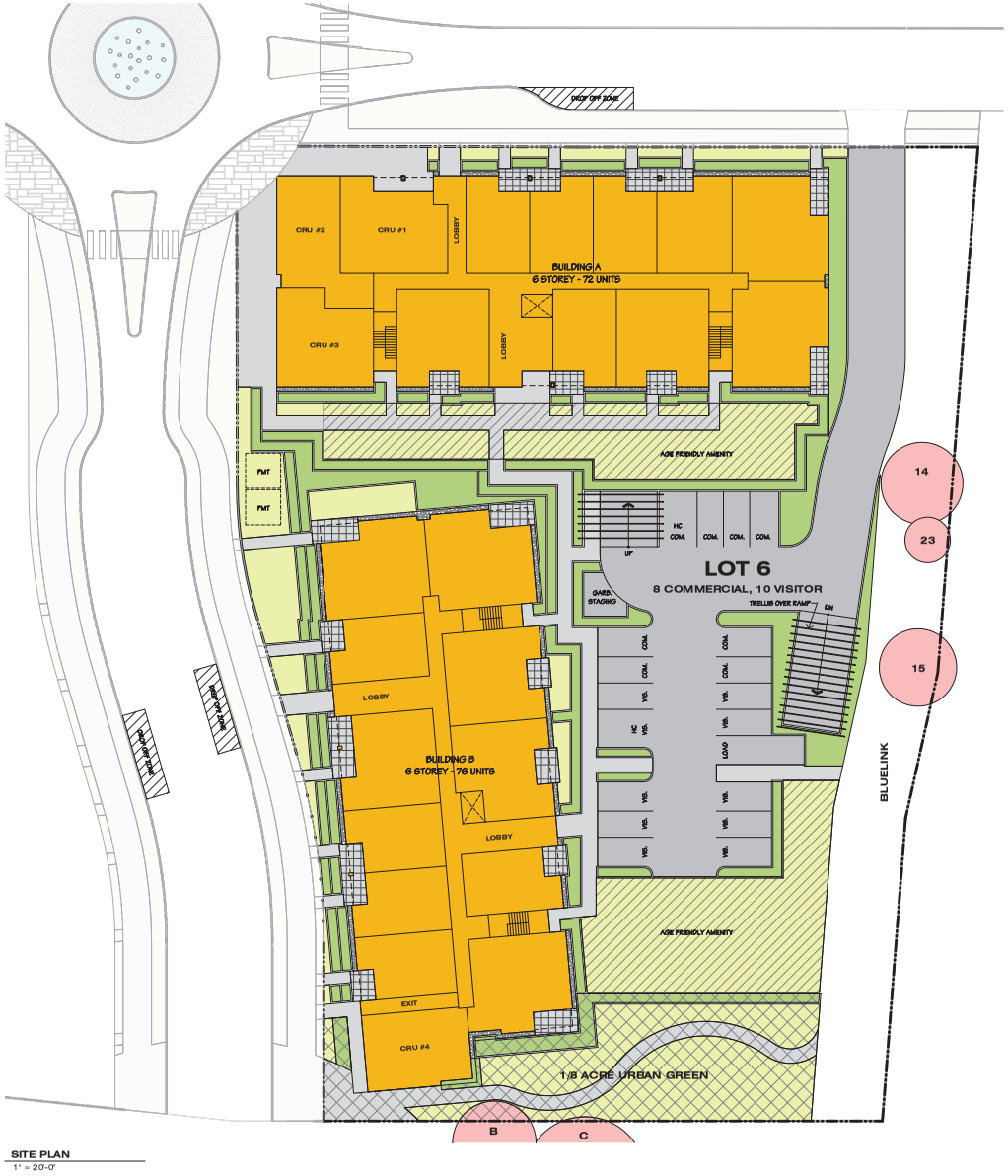
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SITE PLAN
1" = 20'-0"

NORTH

LEGEND

= SIGNIFICANT TREES RETAINED, SEE ARBORIST REPORT

SITE PLAN LOT 6

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated

JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHEK BRITISH COLUMBIA

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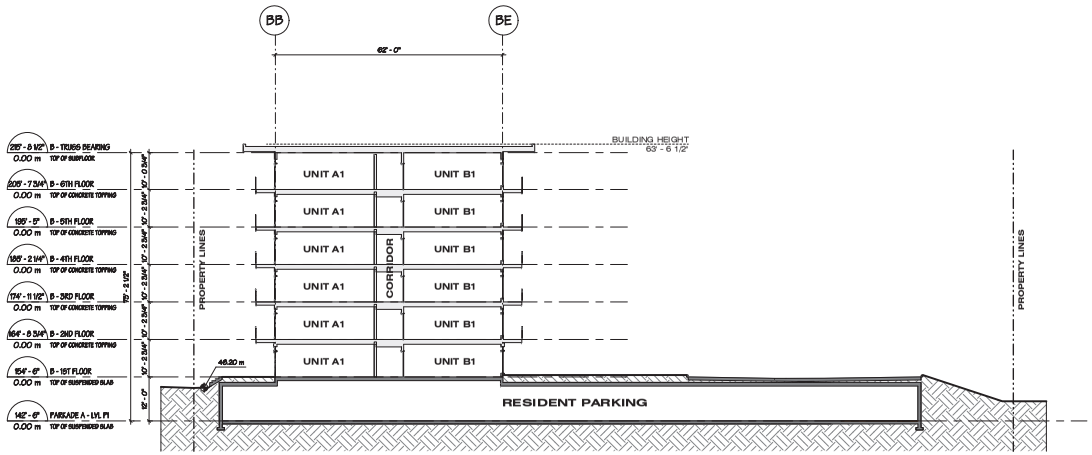
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V2S 2E2

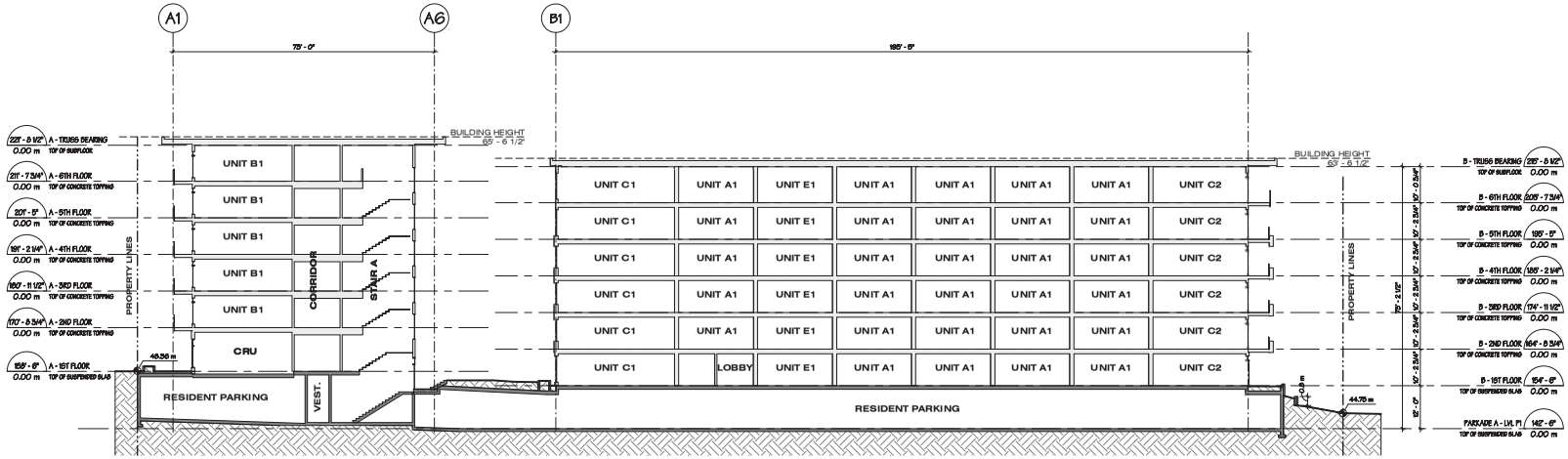
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DP-6.1.1

J.1 Page 50



1 Section A
DP-6-1.2 1/16" = 1'-0"



2 Section B
DP-6-1.2 1/16" = 1'-0"

SITE SECTIONS

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE 1/16" = 1'-0"

JOB NO. J.11

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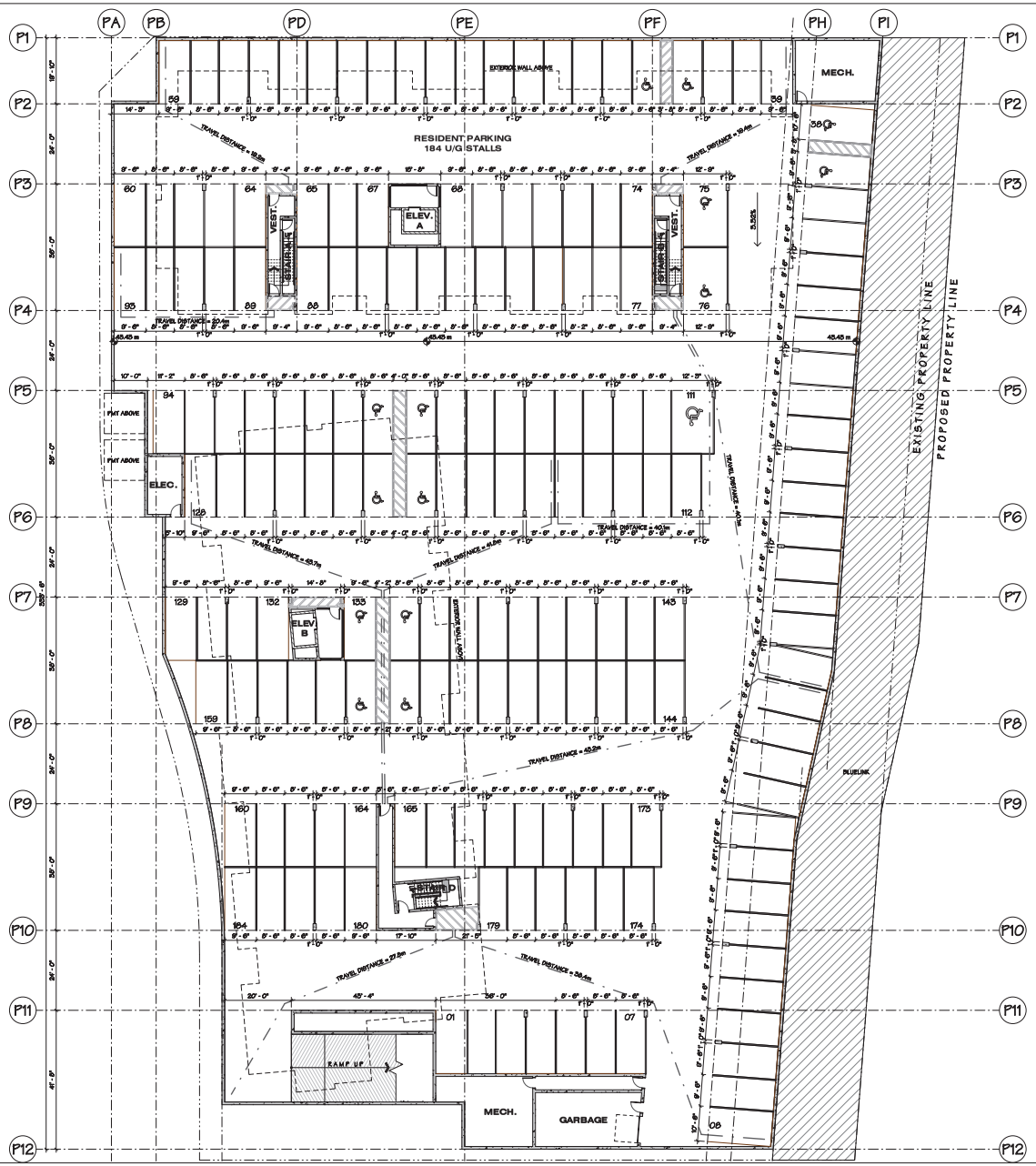
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PARKADE A - LVL P1
1/16" = 1'-0"

NORTH

UNDERGROUND PARKING A - LVL P1

NORTHEAST GORDON

WILLOUGHBY NEIGHBORHOOD

SCALE 1/16" = 1'-0"
JOB NO.

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DP-6.1.3



A - NORTH ELEVATION
1/8" = 1'-0"



A - EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1	- WALL - BRICK VENEER MUTUAL MATERIALS;	12	- GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE
2	- WALL - MAC METAL BLOCK, "METALLIC SILVER" METAL CORNER TRIMS: TO MATCH	13	- GLAZING - CURTAIN WALL - FACTORY BLACK FRAME
3	- WALL - HARDIE 2.0 CEMENT PANEL BENJAMIN MOORE;	14	- METAL SOFFIT - FACTORY BLACK
4	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	15	- METAL SOFFIT - WOOD TEXTURE MATERIAL;
5	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	16	- STEEL CANOPY - FACTORY BLACK
6	- PARAPET CAP/FLASHING - ALUMINUM GENTEK ALUMINUM;	17	- PRIVACY SCREEN - FREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS
7	- GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;	18	- TRANSLUCENT POLYCARBONATE PANEL ON STANDOFFS ACCENT COLOUR; BURGUNDY
8	- GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;		
9	- GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS		
10	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		
11	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

J.1

ELEVATIONS

NORTHEAST GORDON, BUILDING A

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHUCK BRITISH COLUMBIA

DP-6-571a

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A - SOUTH ELEVATION

1/8" = 1'-0"



A - WEST ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1	- WALL - BRICK VENEER MUTUAL MATERIALS;	12	- GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE
2	- WALL - MAC METAL BLOCK, "METALLIC SILVER" METAL CORNER TRIMS: TO MATCH	13	- GLAZING - CURTAIN WALL - FACTORY BLACK FRAME
3	- WALL - HARDIE 2.0 CEMENT PANEL BENJAMIN MOORE;	14	- METAL SOFFIT - FACTORY BLACK
4	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	15	- METAL SOFFIT - WOOD TEXTURE MATERIAL;
5	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	16	- STEEL CANOPY - FACTORY BLACK
6	- PARAPET CAP/FLASHING - ALUMINUM GENTEK ALUMINUM;	17	- PRIVACY SCREEN - FREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS
7	- GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;	18	- TRANSLUCENT POLYCARBONATE PANEL ON STANDOFFS ACCENT COLOUR; BURGUNDY
8	- GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;		
9	- GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS		
10	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		
11	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

J.1 Page 54

ELEVATIONS

NORTHEAST GORDON, BUILDING A

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated

JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHEK BRITISH COLUMBIA

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Abbotsford
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B - EAST ELEVATION
1/8" = 1'-0"



B - NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1 - WALL - BRICK VENEER
MUTUAL MATERIALS;

2 - WALL - MAC METAL BLOCK, "METALLIC SILVER"
METAL CORNER TRIMS: TO MATCH

3 - WALL - HARDIE 2.0 CEMENT PANEL
BENJAMIN MOORE;

4 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

5 - WALL - PAINTED CEMENTITIOUS SIDING
BENJAMIN MOORE;

6 - PARAPET CAP/FLASHING - ALUMINUM
GENTEK ALUMINUM;

7 - GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

8 - GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM
GENTEK ALUMINUM;

9 - GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS

10 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

11 - TRIM - PAINTED 2X MIDBAND TRIM
BENJAMIN MOORE;

12 - GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE

13 - GLAZING - CURTAIN WALL - FACTORY BLACK FRAME

14 - METAL SOFFIT - FACTORY BLACK

15 - METAL SOFFIT - WOOD TEXTURE
MATERIAL;

16 - STEEL CANOPY - FACTORY BLACK

17 - PRIVACY SCREEN - FREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS

18 - TRANSLUCENT POLYCARBONATE PANEL ON STANDOFFS
ACCENT COLOUR; BURGUNDY

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

J.1

ELEVATIONS

NORTHEAST GORDON, BUILDING B

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

REGISTERED ARCHITECT JUSTIN A. CHEK BRITISH COLUMBIA

DP-6-21b

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EXTERIOR FINISH SCHEDULE

1	- WALL - BRICK VENEER MUTUAL MATERIALS;	12	- GLAZING - VINYL TRIM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE
2	- WALL - MAC METAL BLOCK, "METALLIC SILVER" METAL CORNER TRIMS: TO MATCH	13	- GLAZING - CURTAIN WALL - FACTORY BLACK FRAME
3	- WALL - HARDIE 2.0 CEMENT PANEL BENJAMIN MOORE;	14	- METAL SOFFIT - FACTORY BLACK
4	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	15	- METAL SOFFIT - WOOD TEXTURE MATERIAL;
5	- WALL - PAINTED CEMENTITIOUS SIDING BENJAMIN MOORE;	16	- STEEL CANOPY - FACTORY BLACK
6	- PARAPET CAP/FLASHING - ALUMINUM GENTEK ALUMINUM;	17	- PRIVACY SCREEN - FREMANUFACTURED ALUMINUM FRAME WITH SILVER INFIL PANELS
7	- GUARDRAIL - STAINLESS STEEL WOVEN FACE MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;	18	- TRANSLUCENT POLYCARBONATE PANEL ON STANDOFFS ACCENT COLOUR; BURGUNDY
8	- GUARDRAIL - PICKET TOP MOUNT - PREFABRICATED ALUMINUM GENTEK ALUMINUM;		
9	- GUARDRAIL - FRAMELESS GLASS FACE MOUNT ON STAINLESS STEEL STANDOFFS		
10	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		
11	- TRIM - PAINTED 2X MIDBAND TRIM BENJAMIN MOORE;		

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

J.1

ELEVATIONS

NORTHEAST GORDON, BUILDING B

WILLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.

REGISTERED ARCHITECT JUSTIN R. CHEK BRITISH COLUMBIA

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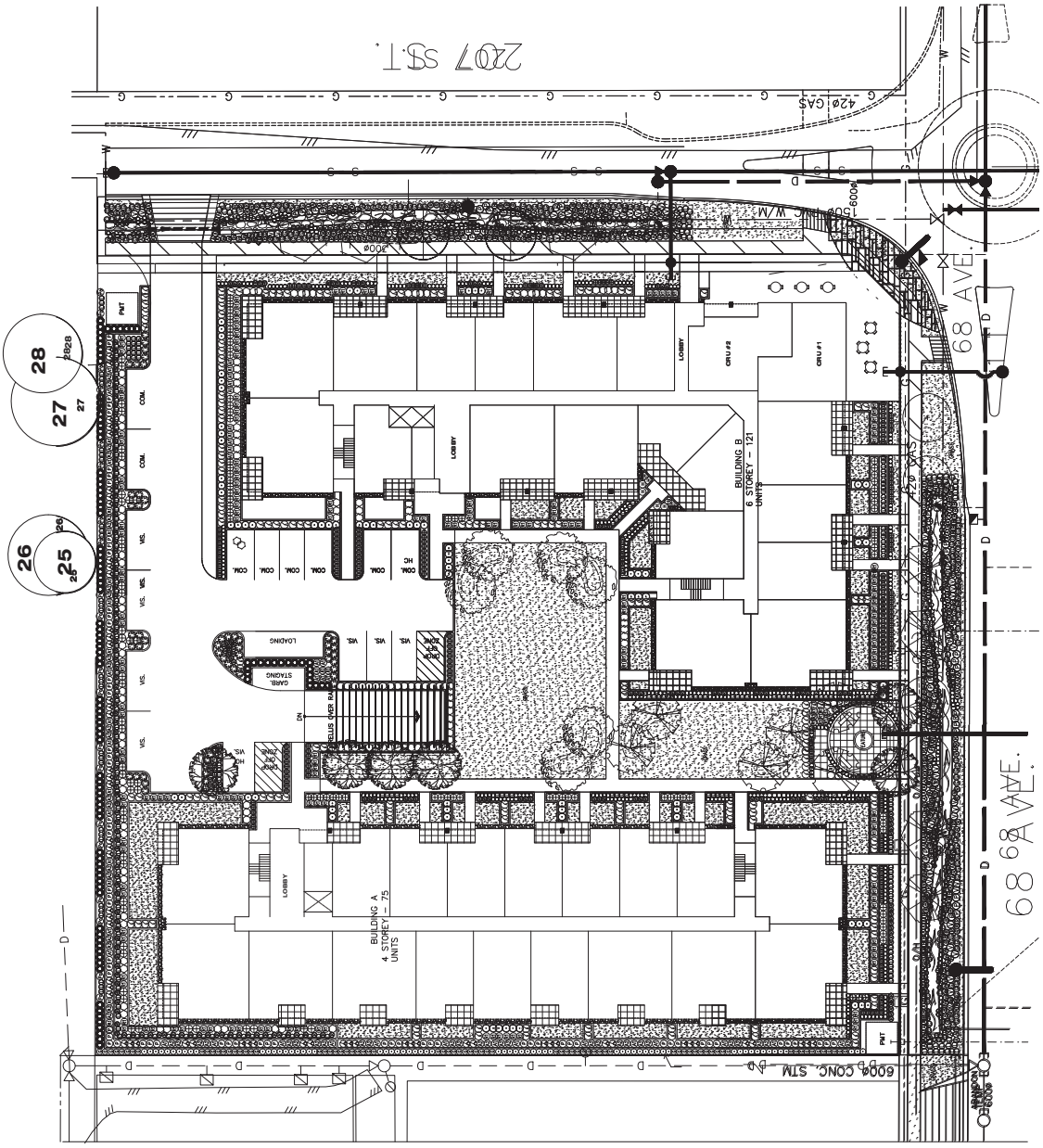
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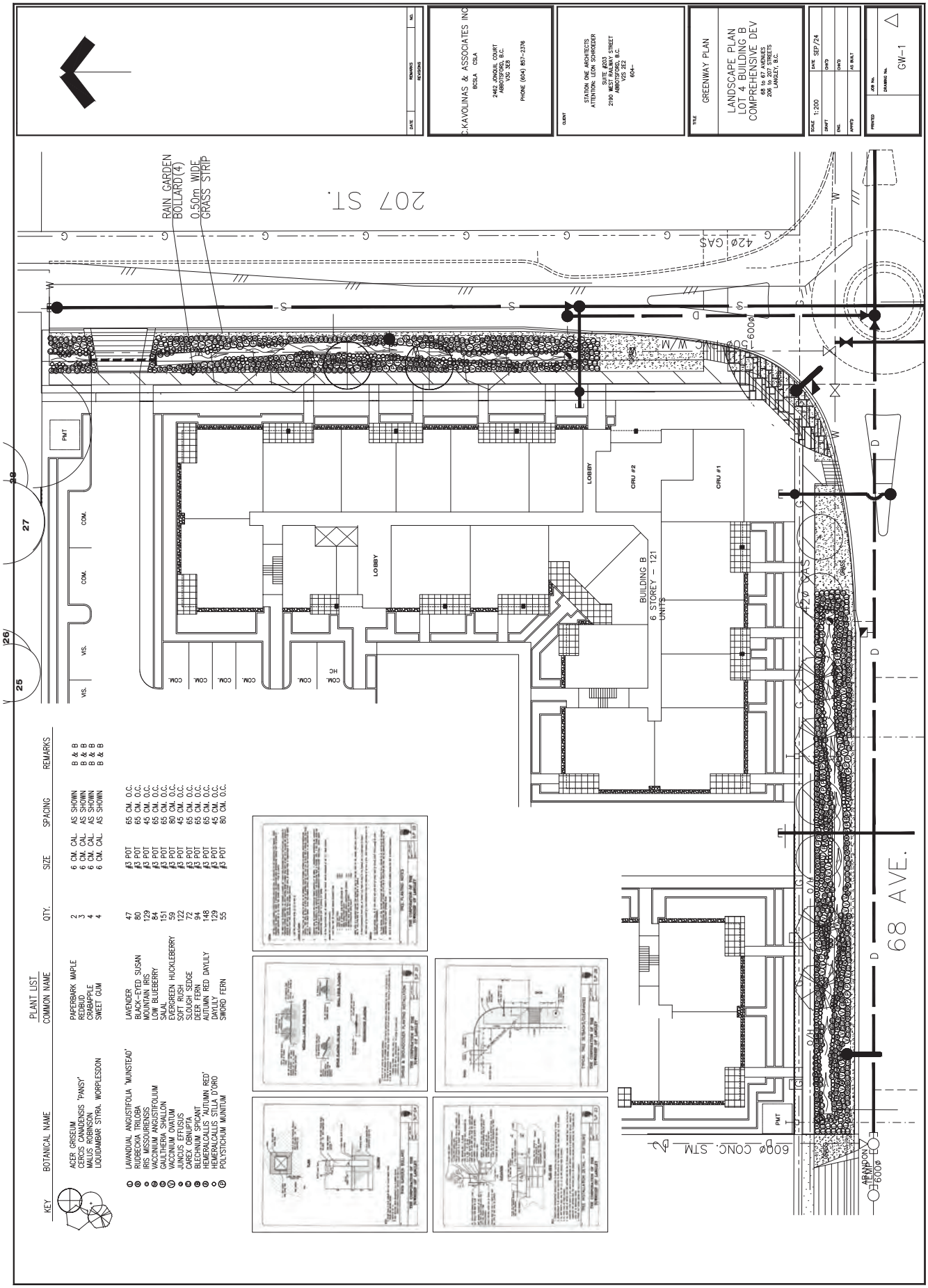
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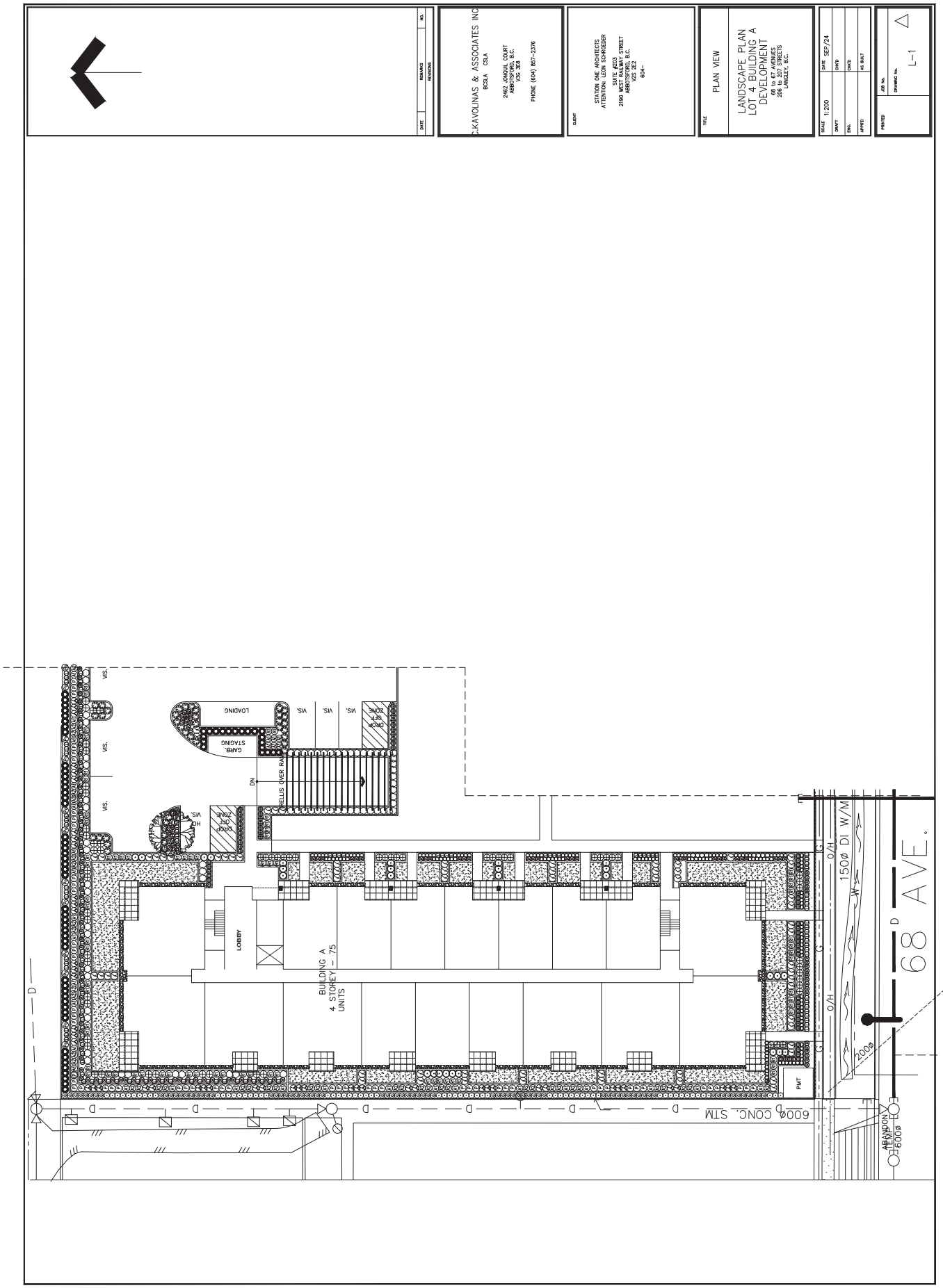
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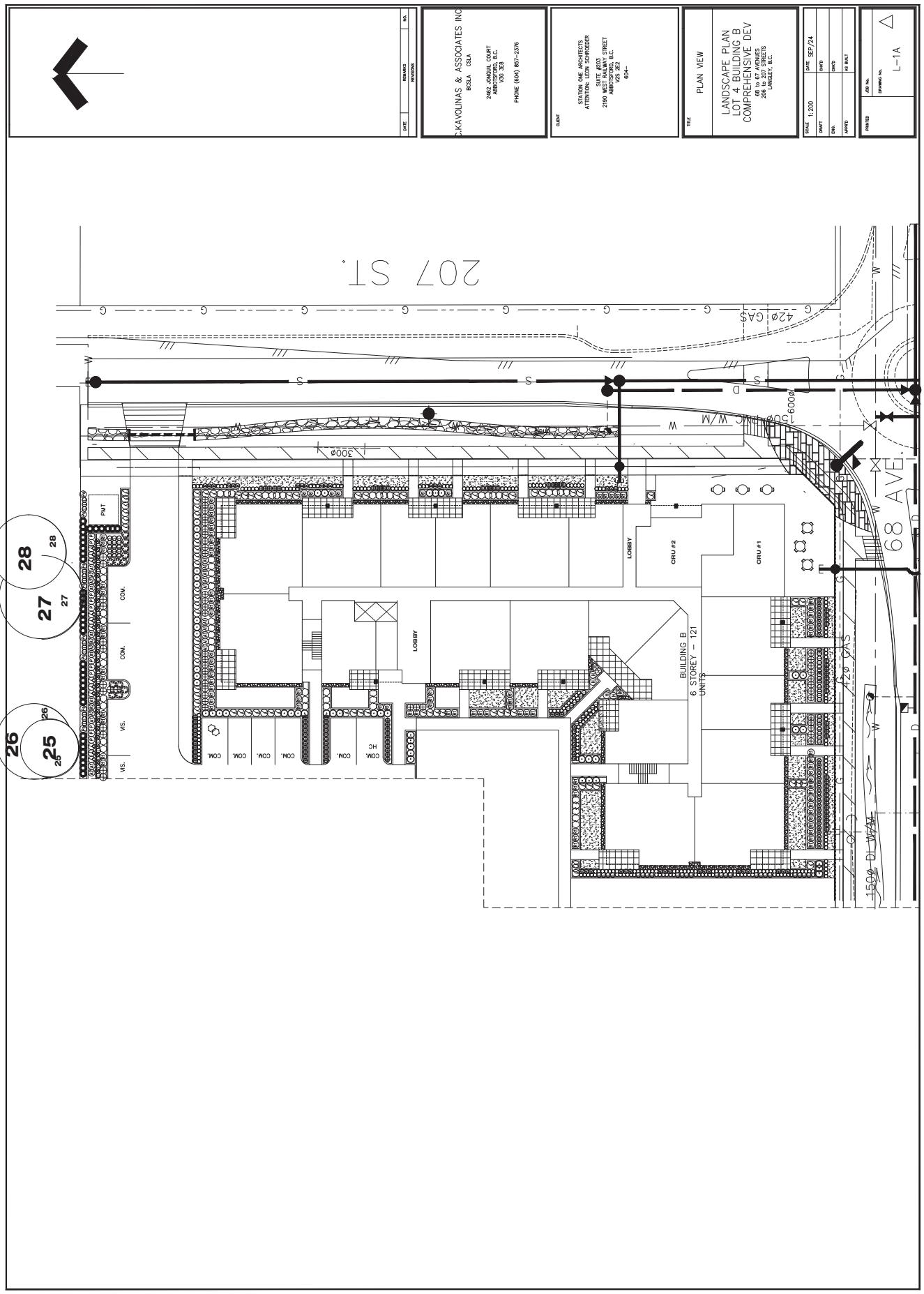
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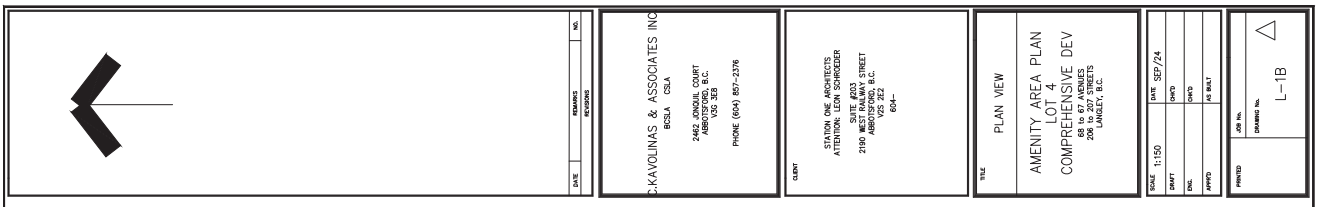
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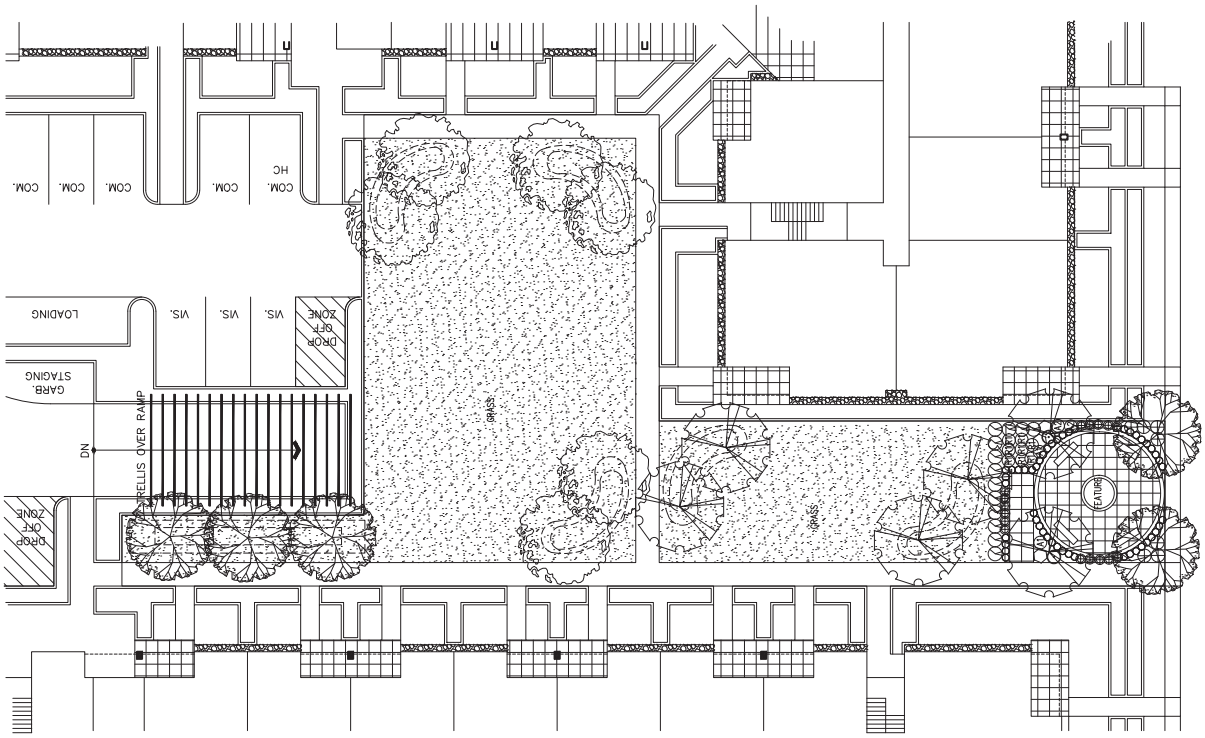

207 ST.
420 GAS
600ø CONC. W/M
68 AVE.
BUILDING B
6 STOREY – 121
UNITS
BUILDING A
4 STOREY – 75
UNITS
LOBBY
CRU #1
CRU #2
LOADING
CARR. STAGING
600ø CONC. STM
28
27
26
25


PLANT LIST
KEY BOTANICAL NAME COMMON NAME QTY. SIZE SPACING REMARKS
ACER GRISEUM PAPERBARK MAPLE 2 6 CM. CAL. AS SHOWN B & B
CERCIS CANADENSIS 'PANSY' REDBUD 3 6 CM. CAL. AS SHOWN B & B
MALUS ROBINSON CRABAPPLE 4 6 CM. CAL. AS SHOWN B & B
LIQUIDAMBAR STYRA. WORPLESDON SWEET GUM 4 6 CM. CAL. AS SHOWN B & B
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' LAVENDER 47 #3 POT 65 CM. O.C.
RUDBECKIA TRILOBA BLACK-EYED SUSAN 80 #3 POT 65 CM. O.C.
IRIS MISSOURIENSIS MOUNTAIN IRIS 129 #3 POT 45 CM. O.C.
VACCINIUM ANGUSTIFOLIUM LOW BLUEBERRY 84 #3 POT 65 CM. O.C.
GAULTHERIA SHALLON SALAL 151 #3 POT 65 CM. O.C.
VACCINIUM OVATUM EVERGREEN HUCKLEBERRY 59 #3 POT 80 CM. O.C.
JUNCUS EFFUSUS SOFT RUSH 122 #3 POT 45 CM. O.C.
CAREX OBNUPTA SLOUGH SEDGE 72 #3 POT 65 CM. O.C.
BLECHNUM SPICANT DEER FERN 94 #3 POT 65 CM. O.C.
HEMERACALLIS 'AUTUMN RED' AUTUMN RED DAYLILY 148 #3 POT 65 CM. O.C.
HEMERACALLIS 'STELLA D'ORO DAYLILY 129 #3 POT 45 CM. O.C.
POLYSTICHUM MUNITUM SWORD FERN 55 #3 POT 80 CM. O.C.
RAIN GARDEN
BOLLARD(4)
0.50m WIDE
GRASS STRIP
207 ST.
68 AVE.
BUILDING B
6 STOREY – 121
UNITS
LOBBY
CRU #2
CRU #1
LOBBY
PMT
VIS.
COM.
HC
600ø CONC. STM
ABANDON
600ø
420 CAS
600ø CAS
W/M
C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
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ABBOTSFORD, B.C.
V2S 3E8
PHONE (604) 857-2376
CLIENT
STATION ONE ARCHITECTS
ATTENTION: LEON SCHRIEDER
SUITE #203
2190 MCKENZIE STREET
ABBOTSFORD, B.C.
V2S 2E2
604-
TITLE
GREENWAY PLAN
LANDSCAPE PLAN
LOT 4 BUILDING B
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:200
DRAFT
ENG.
APPVD
DATE SEP/24
CHK'D
CHK'D
AS BUILT
PRINTED
JOB No.
DRAWING No. GW-1
DATE REMARKS NO.
REVISIONS


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2190 MEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
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TITLE
PLAN VIEW
LANDSCAPE PLAN
LOT 4, BUILDING A
DEVELOPMENT
60 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:200
DATE SEP/24
DRAFT CHK'D
ENG. CHK'D
APPR'D AS BUILT
PRINTED
JOB No.
DRAWING No.
L-1
REMARKS
REVISIONS
DATE
NO.
68 AVE.
BUILDING A
4 STOREY - 75
UNITS
LOBBY
LOADING
GARB. STAGING
DROP OFF ZONE
HC DROP OFF ZONE
VIS.
DN
RETAINING WALL
150Ø DI W/M
O/H
200Ø
PMT
600Ø CONC. STM
ABANDON
600Ø


207 ST.
68 AVE.
LOBBY
CRU #2
CRU #1
LOBBY
BUILDING B
6 STOREY – 121
UNITS
PMT
COM.
VIS.
HC
28
27
26
25
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SUITE #203
2190 160A STREET
ABBOTSFORD, B.C.
V2S 2E2
604-
PLAN VIEW
LANDSCAPE PLAN
LOT 4 BUILDING B
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:200
DATE SEP/24
DRAWN
CHKD
ENG.
CHKD
APPVD
AS BUILT
JOB No.
DRAWING No.
L-1A
PRINTED
DATE
REMARKS
REVISIONS
NO.


NO.
REMARKS
REVISIONS
DATE
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BCSLA CSLA
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ABBOTSFORD, B.C.
V2S 3E8
PHONE (604) 857-2376
CLIENT
STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER
SUITE #203
2190 MCCALLUM ROAD
ABBOTSFORD, B.C.
V2S 2E2
604-
TITLE
PLAN VIEW
AMENITY AREA PLAN
LOT 4
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:150
DRAFT
DES.
APPVD
DATE SEP/24
CHK'D
CHK'D
AS BUILT
PRINTED
JOB No.
DRAWING No.
L-1B


COM.
COM.
COM.
COM.
COM.
HC
LOADING
VIS.
VIS.
VIS.
DROP OFF ZONE
GARB. STAGING
DN
TRELLIS OVER RAMP
DROP OFF ZONE
GRASS
GRASS
FEATURE

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER'	EDDIE'S PACIFIC DOGWOOD		6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD		6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE		6 CM. CAL.	AS SHOWN	B. & B.
	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX		#2 POT	60 CM. O.C.	
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA		#3 POT	90 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA		#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	AZALEA		#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA		#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD		#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA		#3 POT	90 CM. O.C.	
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY		#2 POT	90 CM. O.C.	
	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA		#3 POT	90 CM. O.C.	
	POTENTILLA FRUITICOSA 'PINK WHISPER'	SHRUBBY CINQUEFOIL		#3 POT	90 CM. O.C.	
	JUNIPERUS HORIZONTALIS 'BLUE CARPET'	BLUE CARPET JUNIPER		#3 POT	90 CM. O.C.	
	ROSA MEIDILAND 'PINK'	MEIDILAND ROSE		#3 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON		#3 POT	90 CM. O.C.	
	POLYSTUCHUM MUNITUM	SWARD FERN		#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA		#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC		#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE		1.50 METERS	70 CM. O.C.	
	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER		#3 POT	45 CM. O.C.	
	RUDBECKIA TRILOBA	BLACK-EYED SUSAN		#3 POT	45 CM. O.C.	
	GAULTERIA SHALLON	SALAL		#3 POT	45 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS":BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

   ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

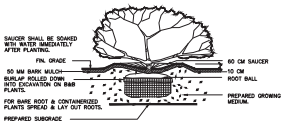
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

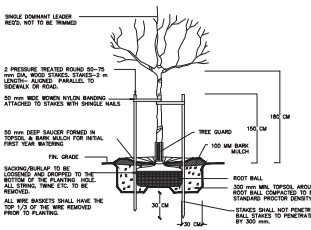
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8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604--

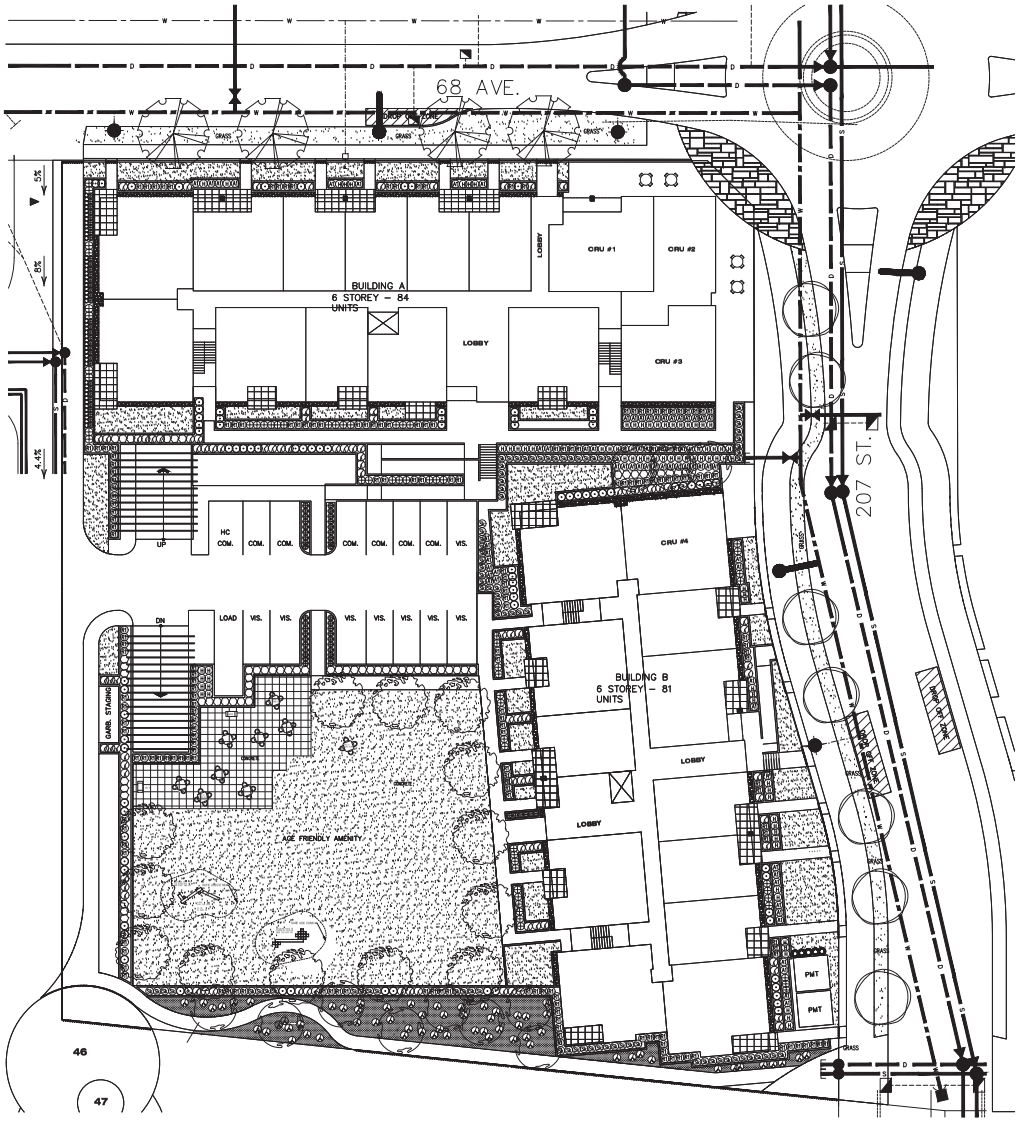
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PLAN VIEW

LANDSCAPE DETAILS
COMPREHENSIVE DEVELOPMENT
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

SCALE N.T.S.	DATE SEP/24
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1C



DATE | REMARKS | NO.
REVISIONS

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

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SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2A 2E2
604--

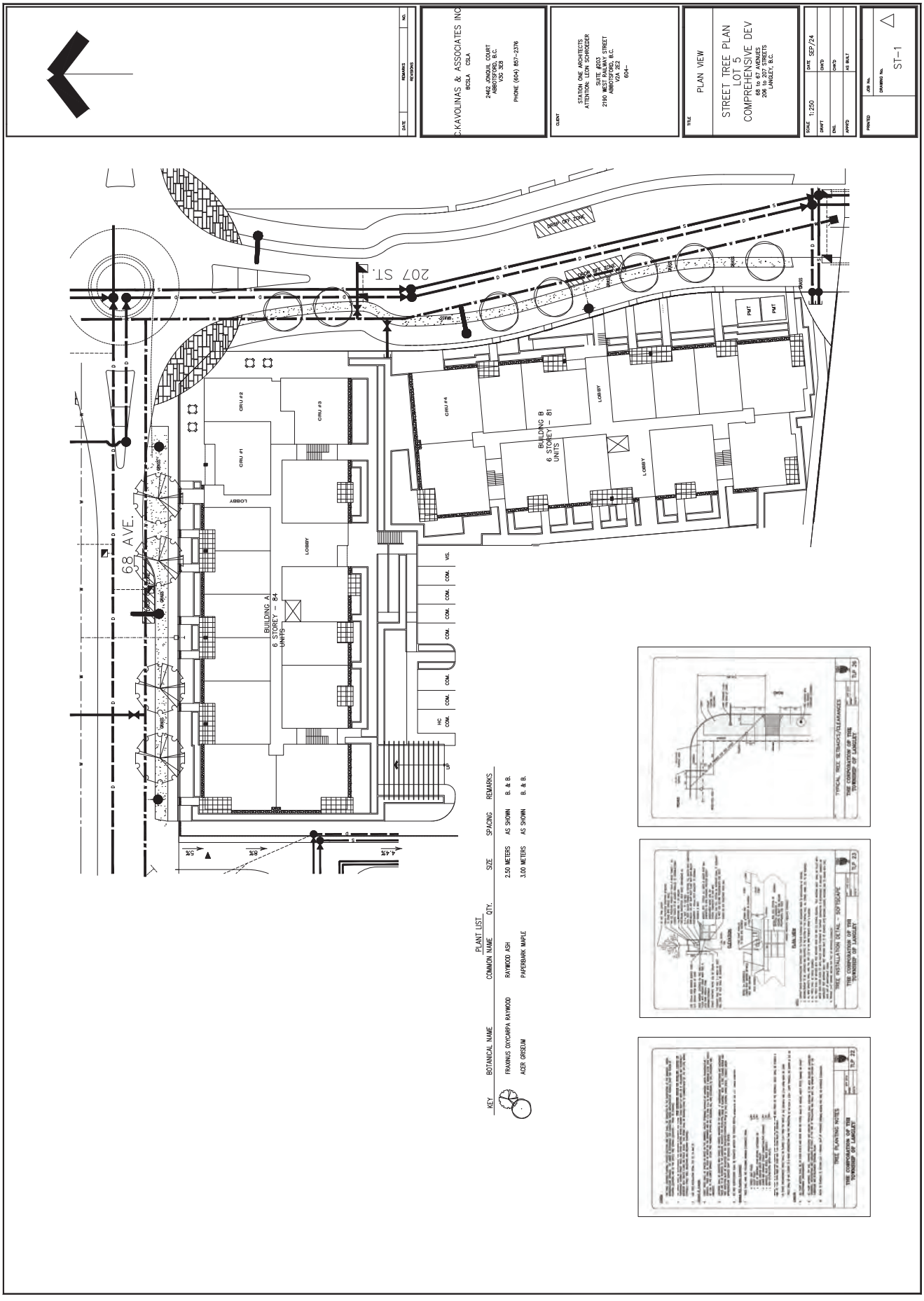
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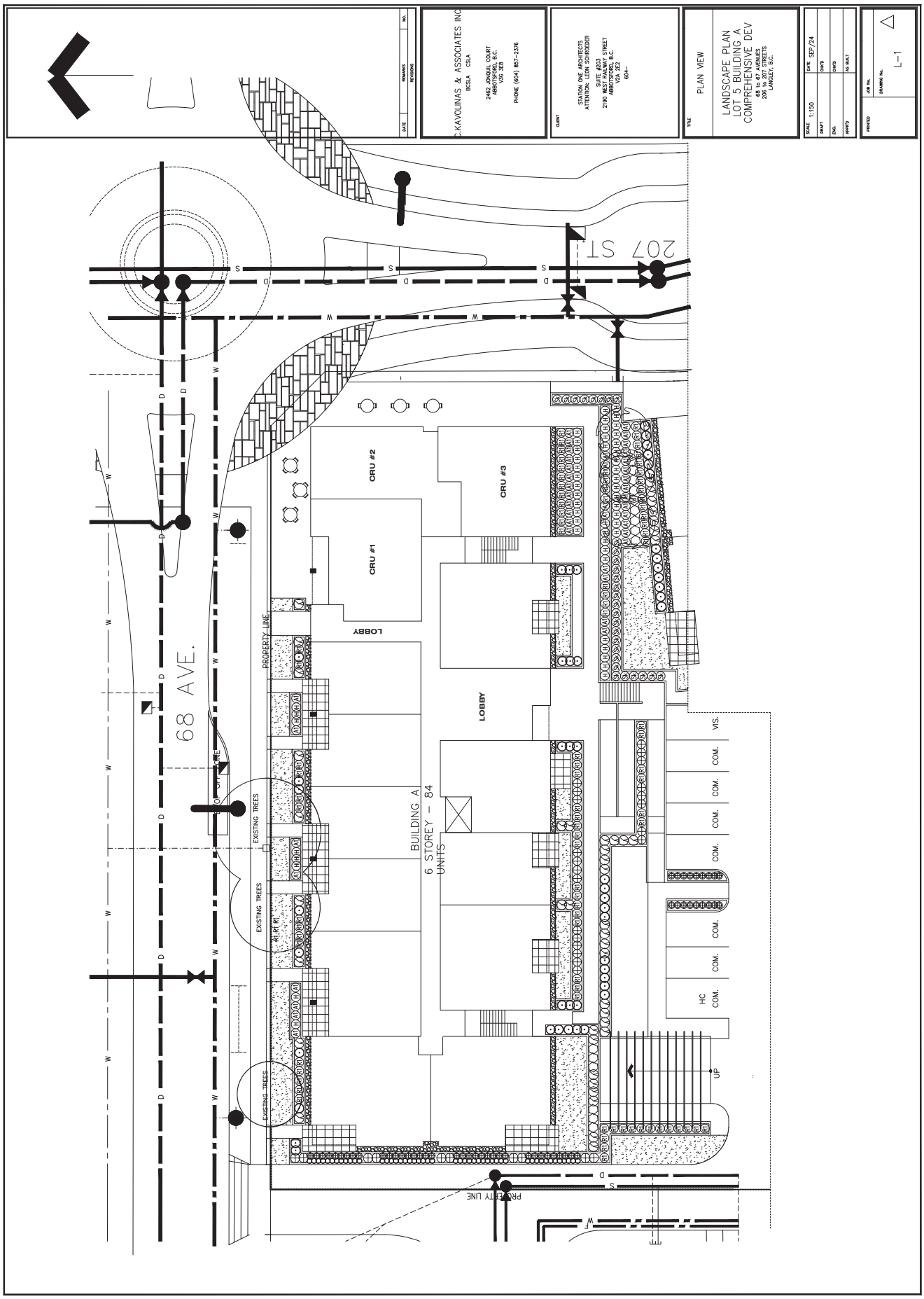
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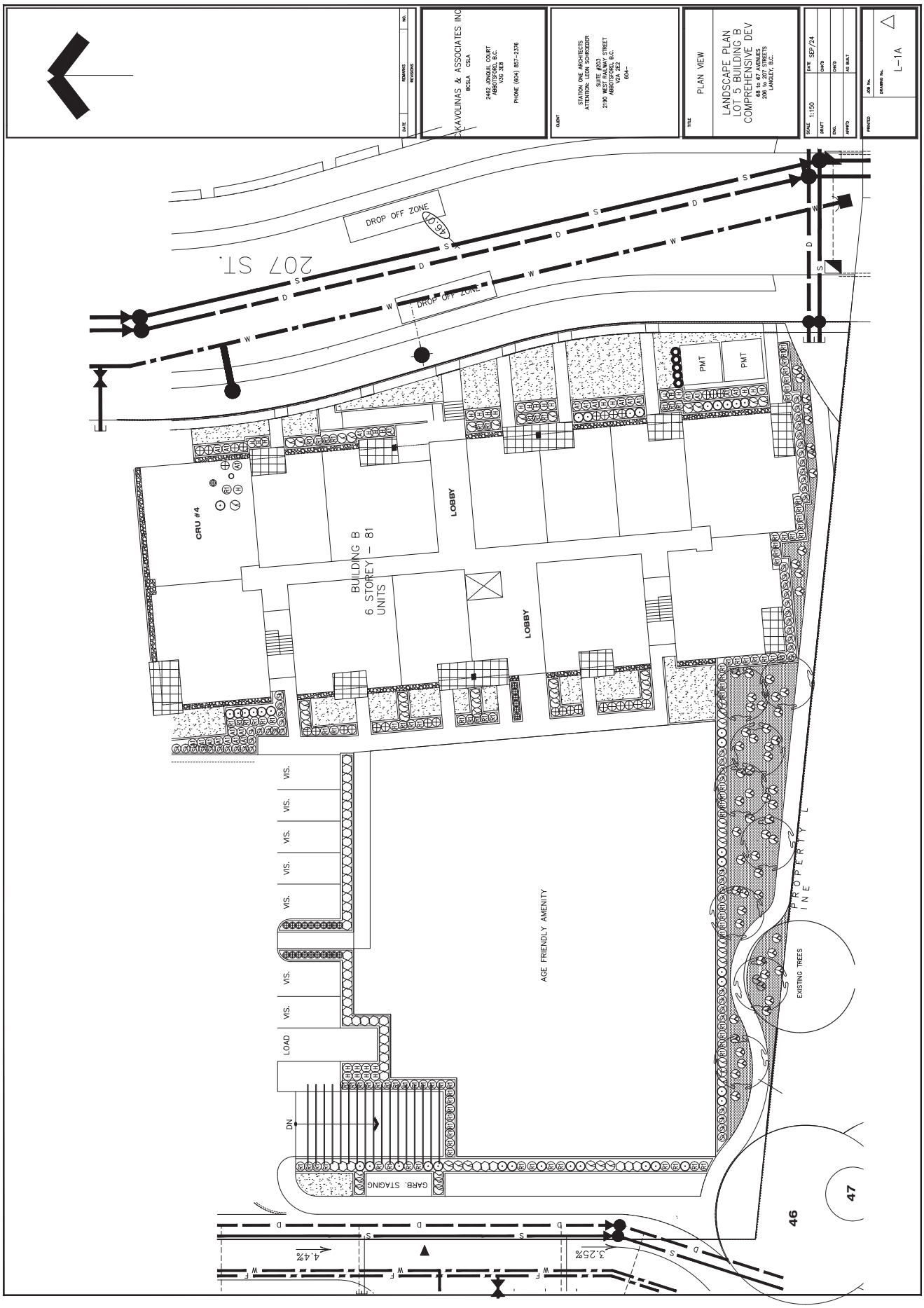
LANDSCAPE CONCEPT
LOT 5
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

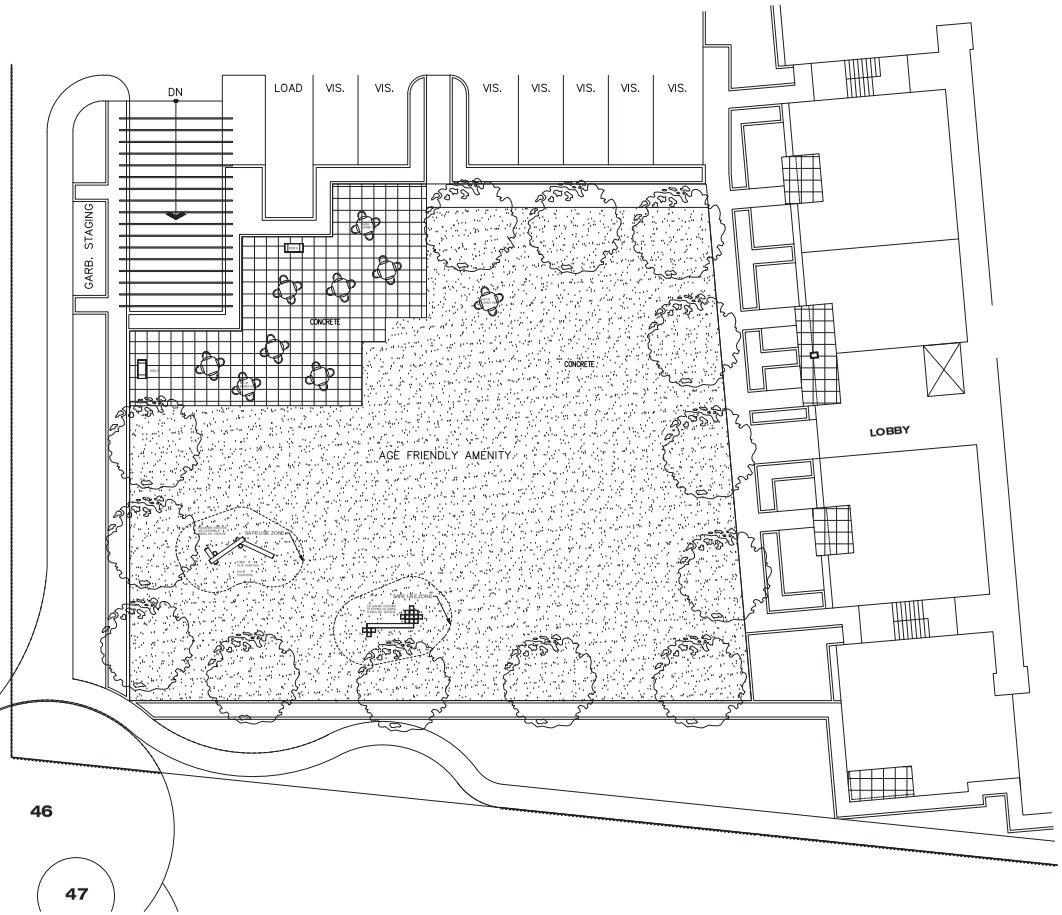
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ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-0

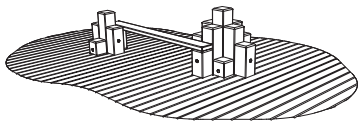

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2S 3Z8
PHONE (604) 857-2376
CLIENT
STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER
SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604-
TITLE
PLAN VIEW
STREET TREE PLAN
LOT 5
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:250
DRAFT
DES.
APPVD
DATE SEP/24
CHKD
CHKD
AS BUILT
JOB No.
DRAWING No.
ST-1
PRINTED
DATE
REMARKS
REVISIONS
NO.
207 ST.
68 AVE.
BUILDING A
6 STOREY - 84
UNITS
BUILDING B
6 STOREY - 81
UNITS
LOBBY
CRU #1
CRU #2
CRU #3
CRU #4
COML.
HC
PMT
GRASS
LANE DEDICATION
PLANT LIST
KEY
BOTANICAL NAME
COMMON NAME
QTY.
SIZE
SPACING
REMARKS
FRAXINUS OXYCARPA RAYWOOD
RAYWOOD ASH
2.50 METERS
AS SHOWN
B. & B.
ACER GRISEUM
PAPERBARK MAPLE
3.00 METERS
AS SHOWN
B. & B.
TREE PLANTING NOTES
TREE INSTALLATION DETAIL - ISO RECAPE
TYPICAL TREE SETBACKS/CLEARANCES
THE CORPORATION OF THE
TOWNSHIP OF LANGLEY


C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2S 3E9
PHONE (604) 857-2376
CLIENT
STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER
SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604-
TITLE
PLAN VIEW
LANDSCAPE PLAN
LOT 5 BUILDING A
COMPREHENSIVE DEV
65 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:150
DATE SEP/24
DRAWN
CHK'D
DWG.
CHK'D
APP'D
AS BUILT
PRINTED
JOB No.
DRAWING No.
L-1
DATE
REMARKS
REVISIONS
NO.
207 ST
68 AVE.
PROPERTY LINE
EXISTING TREES
CRU #1
CRU #2
CRU #3
LOBBY
LOBBY
BUILDING A
6 STOREY - 84
UNITS
COM.
COM.
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COM.
COM.
COM.
HC
VIS.
UP
PROPERTY LINE

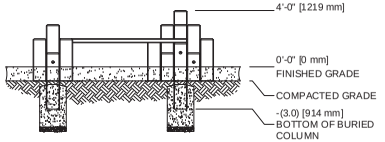

DROP OFF ZONE
46.0
207 ST.
DROP OFF ZONE
PMT
PMT
CRU #4
BUILDING B
6 STOREY - 81
UNITS
LOBBY
LOBBY
VIS.
VIS.
VIS.
VIS.
VIS.
VIS.
VIS.
LOAD
AGE FRIENDLY AMENITY
PROPERTY LINE
EXISTING TREES
DN
GARB. STAGING
4.4%
3.25%
46
47
CKAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD B.C.
V2S 3E9
PHONE (604) 857-2378
STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER
SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD B.C.
V2A 2E2
604-
PLAN VIEW
LANDSCAPE PLAN
LOT 5 BUILDING B
COMPREHENSIVE DEV
65 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:150
DRAFT
DES.
APPD
DATE SEP/24
DWG
CHK'D
AS BUILT
PRINTED
JOB No.
DRAWING No.
L-1A
DATE
REMARKS
REVISIONS
NO.



COLUMBIA CASCADE
STEPPING COLUMNS
MODEL NO. 4500-502

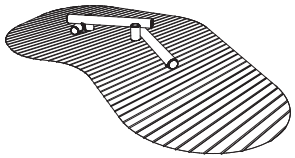


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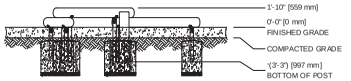


FRONT VIEW

COLUMBIA CASCADE
LOG SCRAMBLE
MODEL NO. 4500-302



ISO VIEW



FRONT VIEW

DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2A 2E2
604-

TITLE

PLAN VIEW

AMENITY AREA PLAN
LOT 5
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

SCALE	1:150	DATE	SEP/24
DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No. L-1B

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER CIRCINATUM	VINE MAPLE		3.00 METERS	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD		6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE		3.00 METERS	AS SHOWN	B. & B.
⊙	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX		#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA		#3 POT	90 CM. O.C.	
A1	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA		#3 POT	90 CM. O.C.	
A2	AZALEA JAPONICA (VARIOUS)	AZALEA		#3 POT	90 CM. O.C.	
⬡	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA		#3 POT	90 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD		#3 POT	45 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA		#3 POT	90 CM. O.C.	
A	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY		#3 POT	90 CM. O.C.	
Po	POTENTILLA FRUITICOSA 'PINK WHISPER'	SHRUBBY CINQUEFOIL		#3 POT	90 CM. O.C.	
R1	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON		#3 POT	90 CM. O.C.	
H	HOSTA (VARIOUS)	HOSTA		#3 POT	90 CM. O.C.	
S	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC		#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		#3 POT	90 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE		1.50 METERS	70 CM. O.C.	
Sk	SKIMMIA JAPONICA MACROPHYLLA (MALE)	SKIMMIA		#3 POT	90 CM. O.C.	

NOTES / GENERAL

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2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
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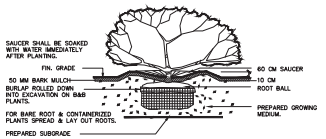
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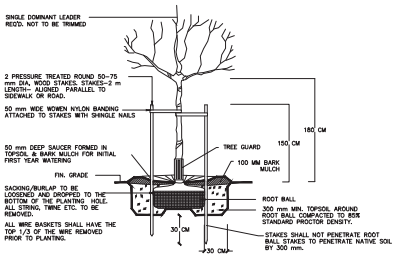
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PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2A 2E2
604-

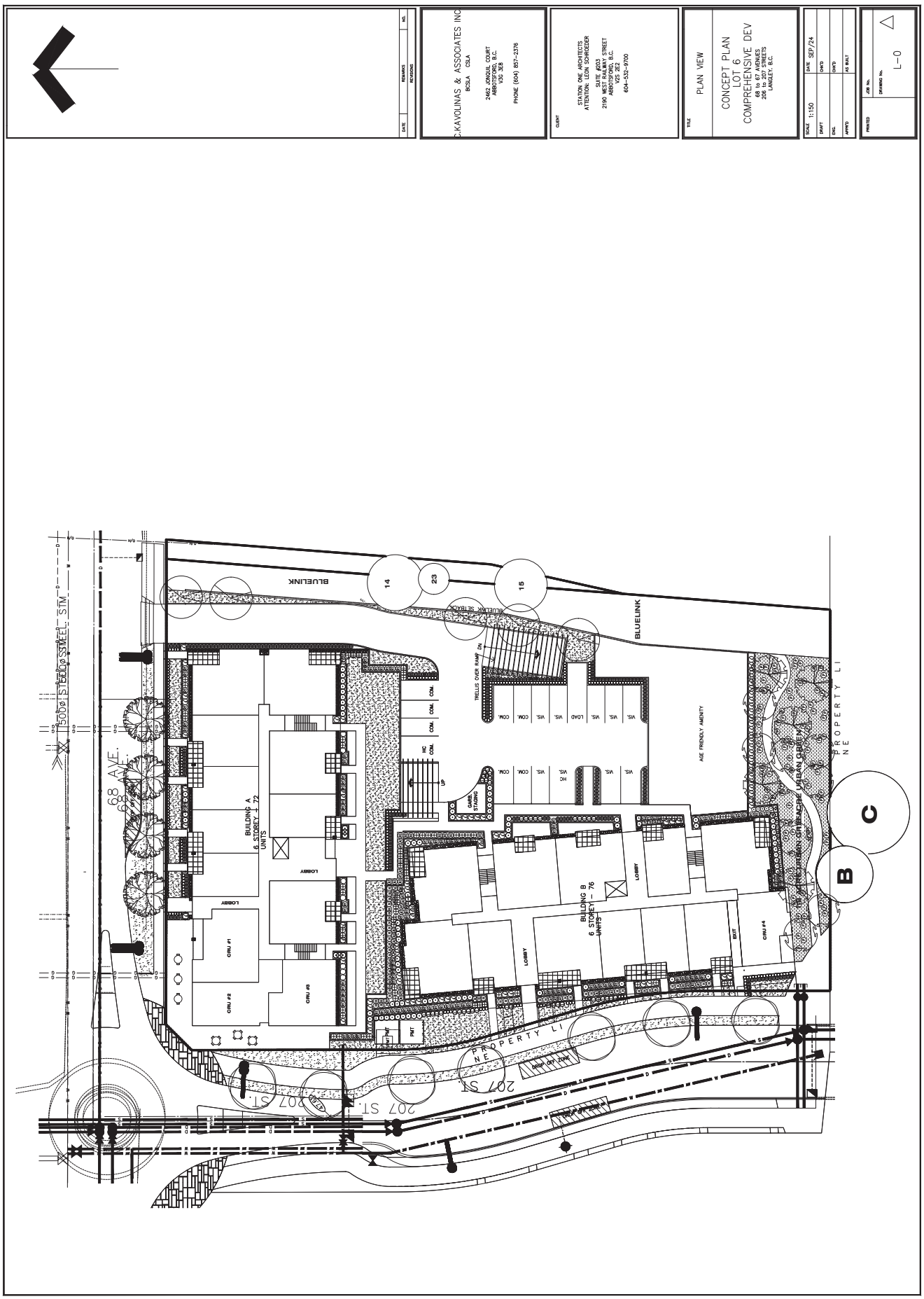
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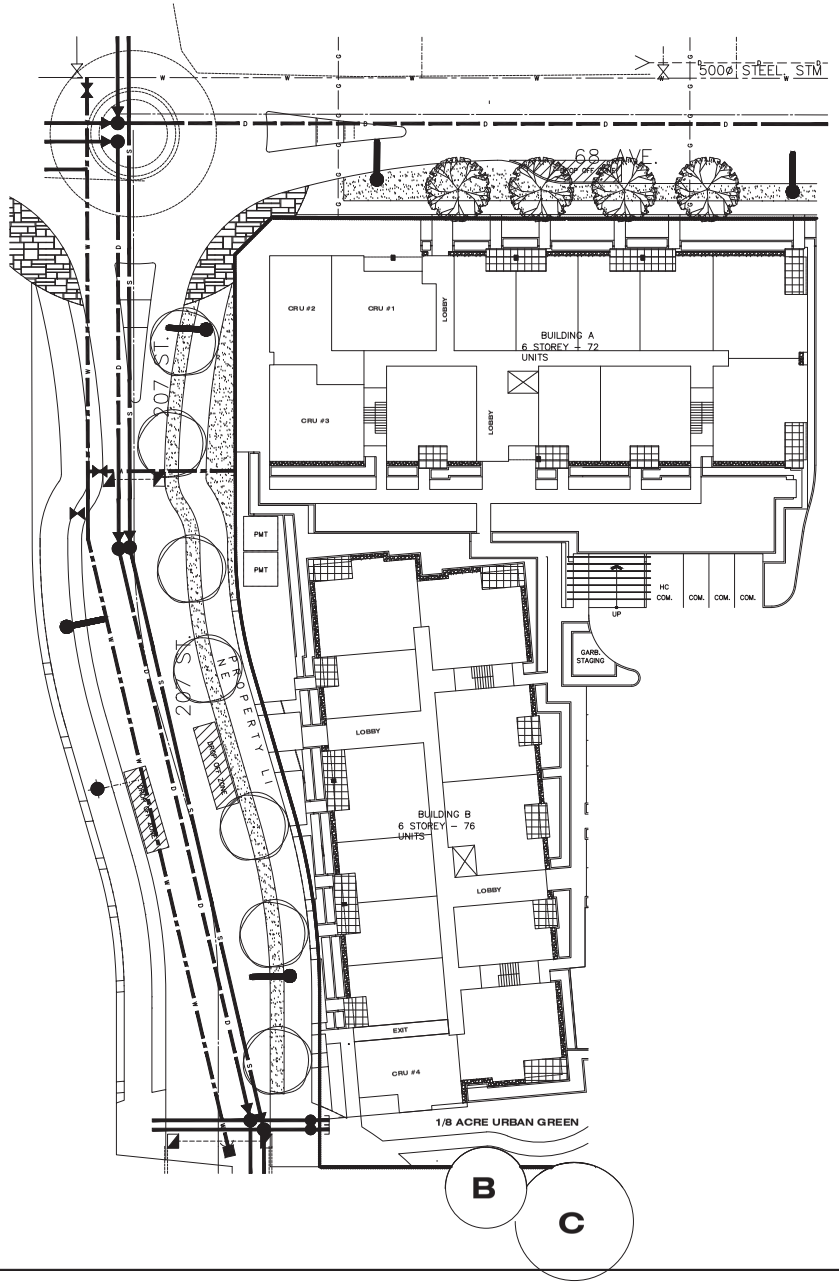
PLAN VIEW

LANDSCAPE DETAILS
LOT 5
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

SCALE N.T.S.	DATE SEP/24
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

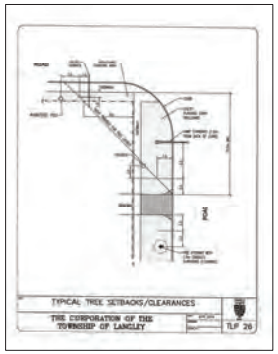
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	DRAWING No. L-1C


DATE
REVISIONS
REMARKS
NO.
C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2S 3Z8
PHONE (604) 857-2376
CLIENT
STATION ONE ARCHITECTS
ATTENTION: LEON SCHNEIDER
#201 - 8273
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604-552-9700
TITLE
PLAN VIEW
CONCEPT PLAN
LOT 6
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:150
DRAFT
DSN.
APPVD
DATE SEP/24
CHK'D
CHK'D
AS BUILT
PRINTED
JOB No.
DRAWING No.
L-0
BLUELINK
BLUELINK SETBACK
TRELLIS OVER RAMP
RAMP DN
RAMP UP
GARB STAGING
HC
COM.
VIS.
LOAD
AGE FRIENDLY AMENITY
BUILDING A
6 STOREY ± 72
UNITS
BUILDING B
6 STOREY ± 76
UNITS
LOBBY
CRU #1
CRU #2
CRU #3
CRU #4
MAT
68 AVE.
207 ST.
PROPERTY LI
NE
B
C
0.M
STORM SEWER
SANITARY SEWER

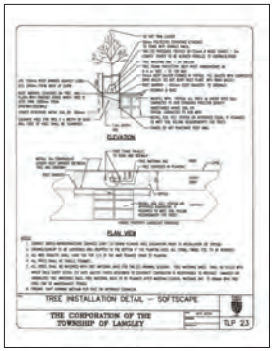


PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	GINKGO BILOBA PRINCETON SENTRY	MAIDENHAIR TREE	7	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	4	6 CM. CAL.	AS SHOWN	B. & B.







DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604-532-9700

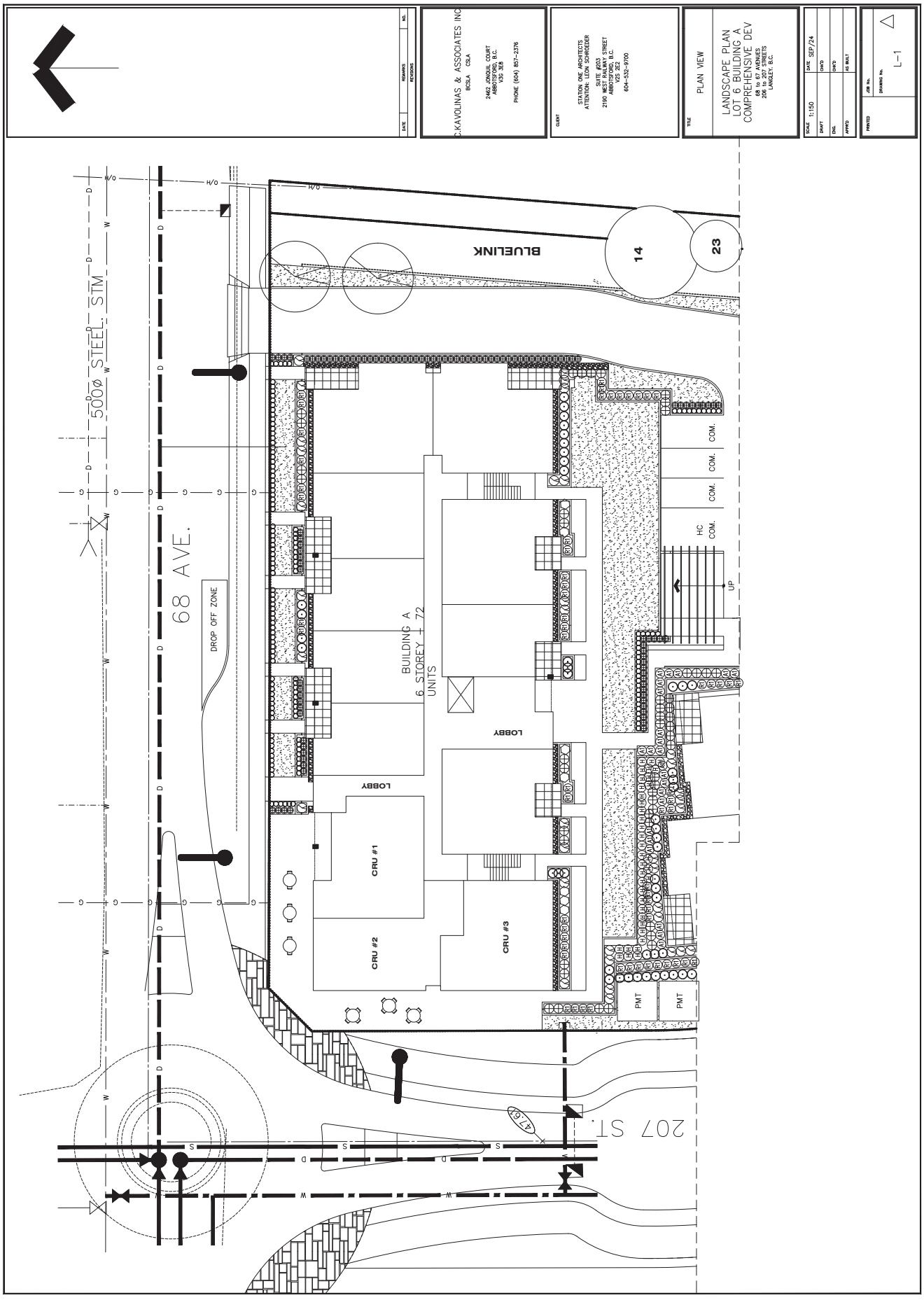
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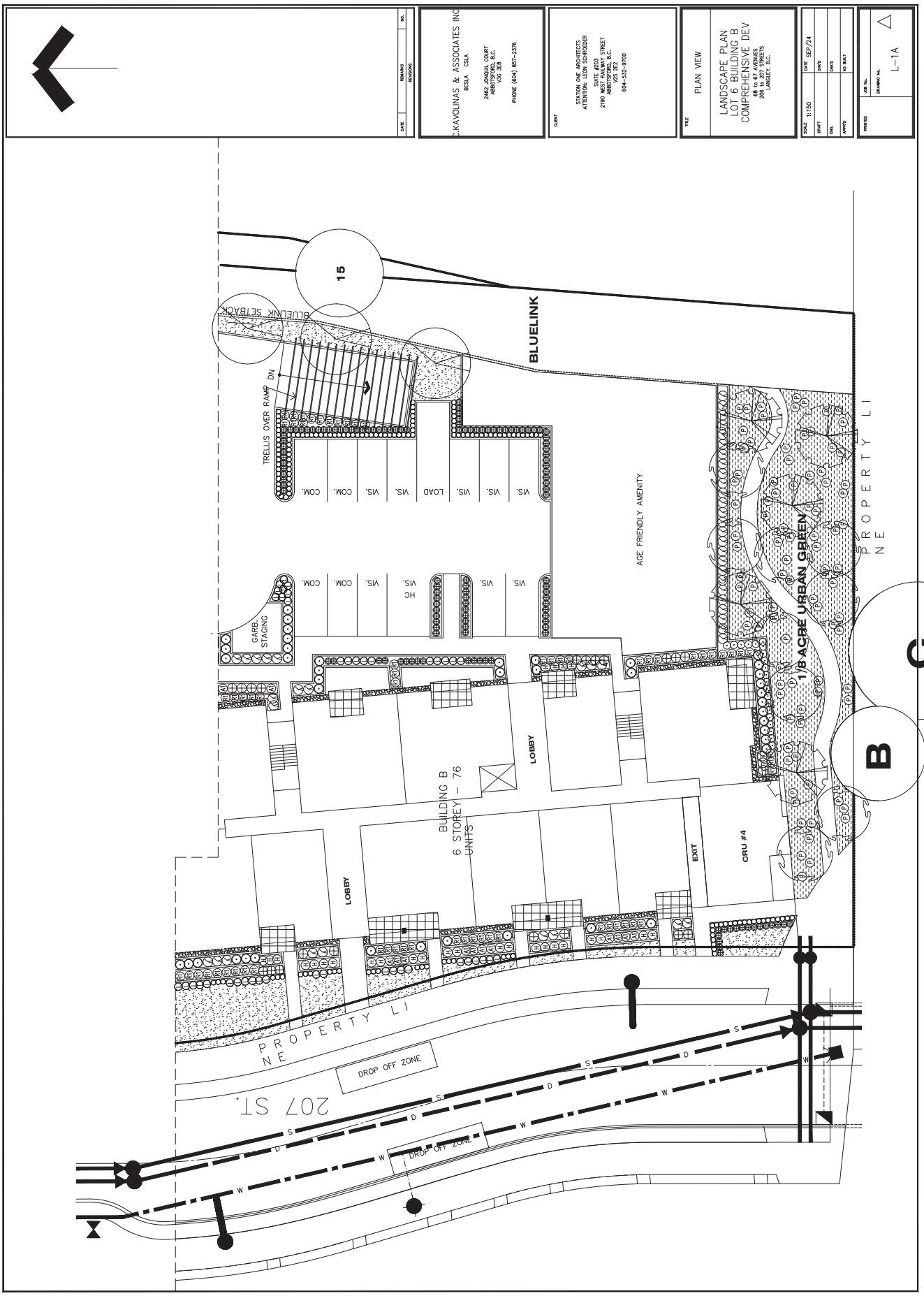
PLAN VIEW

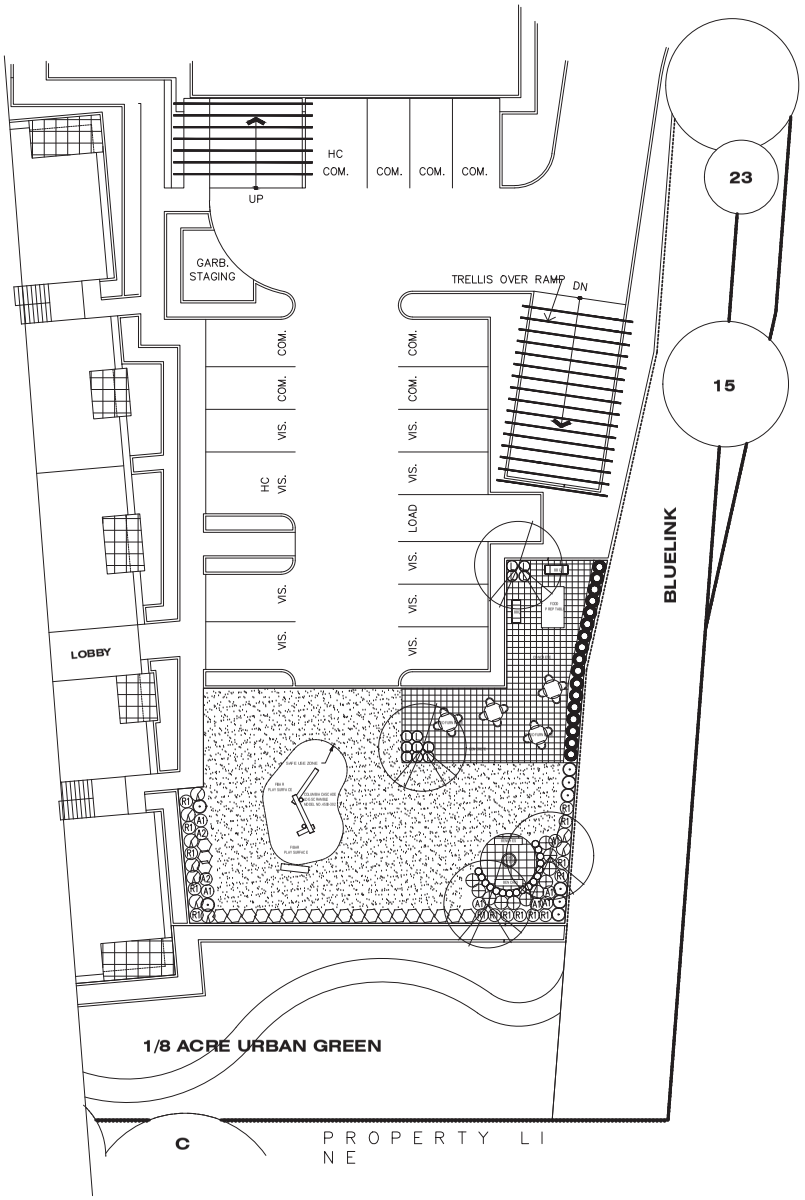
STREET TREE PLAN
LOT 6
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

SCALE	1:250	DATE	SEP/24
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

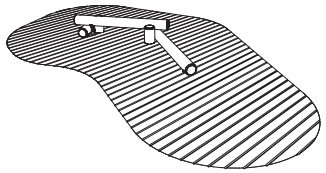
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	DRAWING No. ST-1


C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376
STATION ONE ARCHITECTS
ATTENTION: LEON SCHRODER
SUITE #203
2190 WEST BAY AVE STREET
ABBOTSFORD, B.C.
V2S 2E2
604-532-9700
PLAN VIEW
LANDSCAPE PLAN
LOT 6 BUILDING A
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.
SCALE 1:150
DRAWN
DES.
APP'D
DATE SEP/24
CHK'D
CHK'D
AS BUILT
JOB No.
DRAWING No.
L-1
PRINTED
REVISIONS
DATE
NO.
BLUELINK
14
23
500ø STEEL STM
68 AVE.
DROP OFF ZONE
BUILDING A
6 STOREY + 72
UNITS
LOBBY
LOBBY
LOBBY
CRU #1
CRU #2
CRU #3
COM.
COM.
COM.
HC
COM.
UP
PMT
PMT
207 ST.
47.6x

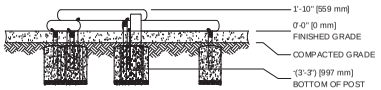

BLUELINK
BLUELINK SETBACK
15
TRELLIS OVER RAMP DN
VIS.
VIS.
VIS.
LOAD
VIS.
VIS.
COM.
COM.
AGE FRIENDLY AMENITY
VIS.
VIS.
HC
VIS.
COM.
COM.
GARB. STAGING
BUILDING B
6 STOREY – 76 UNITS
LOBBY
LOBBY
EXIT
CRU #4
1/8 ACRE URBAN GREEN
PROPERTY LI
NE
PROPERTY LI
NE
DROP OFF ZONE
DROP OFF ZONE
207 ST.
B
C
S
D
W
C.K.AVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2S 3E8
PHONE (604) 857-2376
STATION ONE ARCHITECTS
ATTENTION: LISA SARGEANT
SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E3
604-832-9700
PLAN VIEW
LANDSCAPE PLAN
LOT 6 BUILDING B
COMPREHENSIVE DEV
6B to 6F AVENUES
20611 to 20777 FRASER HIGHWAYS
LANGLEY, B.C.
SCALE 1:150
DATE SEP/24
DRAFT
CHK'D
DSN.
CHK'D
APPR'D
AS BUILT
PRINTED
JOB No.
DRAWING No.
L-1A
DATE
REMARKS
NO.



COLUMBIA CASCADE
LOG SCRAMBLE
MODEL NO. 4500-302



ISO VIEW



FRONT VIEW







DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2

604-532-9700

TITLE

PLAN VIEW

AMENITY AREA PLAN
LOT 6
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

SCALE 1:150	DATE SEP/24
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1B

J.1

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE		3.00 METERS	AS SHOWN	B. & B.
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD		6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER'	EDDIE'S PACIFIC DOGWOOD		6 CM. CAL.	AS SHOWN	B. & B.
	ACER CIRCINATUM	VINE MAPLE		3.00 METERS	AS SHOWN	B. & B.
⊙	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX		#3 POT	60 CM. O.C.	
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA		#3 POT	85 CM. O.C.	
Ⓐ1	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA		#3 POT	90 CM. O.C.	
Ⓐ2	AZALEA JAPONICA (VARIOUS)	AZALEA		#3 POT	90 CM. O.C.	
⬡	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA		#3 POT	90 CM. O.C.	
o	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD		#3 POT	45 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA		#3 POT	90 CM. O.C.	
Ⓥ	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY		#3 POT	90 CM. O.C.	
Ⓟe	PEONY (VARIOUS)	VARIOUS PEONIES		#3 POT	90 CM. O.C.	
⊙	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA		#3 POT	90 CM. O.C.	
Ⓟo	POTENTILLA FRUITICOSA 'PINK WHISPER'	SHRUBBY CINQUEFOIL		#3 POT	90 CM. O.C.	
Ⓡ1	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON		#3 POT	90 CM. O.C.	
Ⓟ	POLYSTUCHUM MUNITUM	SWARD FERN		#3 POT	90 CM. O.C.	
Ⓗ	HOSTA (VARIOUS)	HOSTA		#3 POT	90 CM. O.C.	
Ⓛ	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC		#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		#3 POT	90 CM. O.C.	
◉	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE		1.50 METERS	70 CM. O.C.	
Ⓛ	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER		#3 POT	45 CM. O.C.	
Ⓘ	TALL BEARDED IRIS (VARIOUS)	VARIOUS BEARDED IRIS		#2 POT	45 CM. O.C.	
	GAULTHERIA SHALLON	SALAL		#3 POT	45 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

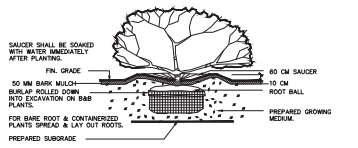
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

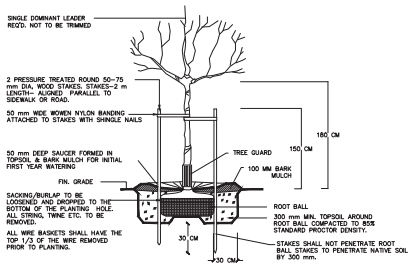
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604-532-9700

TITLE

PLAN VIEW

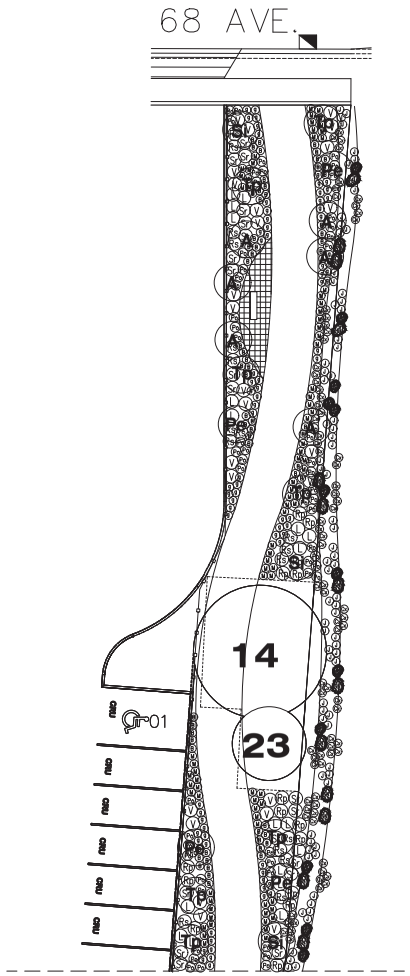
LANDSCAPE DETAILS
LOT S
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY. B.C.

SCALE	N.T.S.	DATE	SEP/24
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED

JOB No.

DRAWING No. L-1C



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
CONIFEROUS TREES						
Tp	THUJA PLICATA	WESTERN RED CEDAR	12	2.00 METERS	AS SHOWN	B. & B.
Si	PICEA SITCHENSIS	SITKA SPRUCE	6	2.00 METERS	AS SHOWN	B. & B.
DECIDUOUS TREES						
A	ACER CIRCINATUM	VINE MAPLE	12	2.00 METERS	AS SHOWN	B. & B.
Pe	PRUNUS EMARGINATA	BITTER CHERRY	9	6.00 CM. CAL.	AS SHOWN	B. & B.
SHRUBS						
Sr	SAMBUCUS RACEMOSA	RED ELDERBERRY	29	#2 POT	AS SHOWN	WELL BRANCHED
Rp	RUBUS PARVIFLORUS	THIMBLE BERRY	25	#2 POT	AS SHOWN	WELL BRANCHED
L	LONICERA INVOLUCRATA	BLACK TWINBERRY	30	#2 POT	AS SHOWN	WELL BRANCHED
Rs	RUBUS SPECTABILIS	SALMONBERRY	27	#2 POT	AS SHOWN	WELL BRANCHED
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	48	#2 POT	AS SHOWN	WELL BRANCHED
J	JUNCUS EFFUSUS	SOFT RUSH	121	#2 POT	AS SHOWN	
C	CAREX OBNUPTA	SLOUGH SEDGE	131	#2 POT	AS SHOWN	
B	BLECHNUM SPICANT	DEER FERN	124	#2 POT	AS SHOWN	
M	MAHONIA NERVOSA	LONGLEAF MAHONIA	168	#2 POT	AS SHOWN	
Ps	POLYSTICHUM MUNITUM	SWARD FERN	117	#2 POT	AS SHOWN	
G	GAULTHERIA SHALLON	SALAL	174	#2 POT	AS SHOWN	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

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2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 3 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

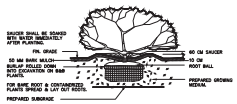
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD (ALL WOODY PLANT PARTS), WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

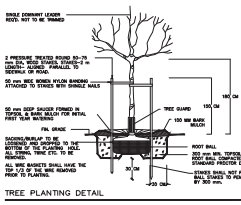
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8) THE CONTRACTOR SHALL CLEAN AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



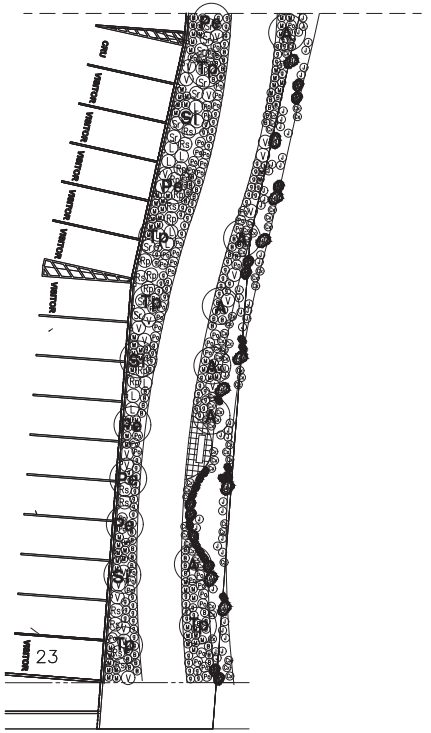
TREE PLANTING DETAIL

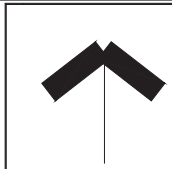
SECTION N.T.S.











DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

STATION ONE ARCHITECTS
ATTENTION: LEON SCHROEDER

SUITE #203
2190 WEST RAILWAY STREET
ABBOTSFORD, B.C.
V2S 2E2
604-532-9700

TITLE

PLAN VIEW

LANDSCAPE PLAN
BLUELINK
COMPREHENSIVE DEV
68 to 67 AVENUES
206 to 207 STREETS
LANGLEY, B.C.

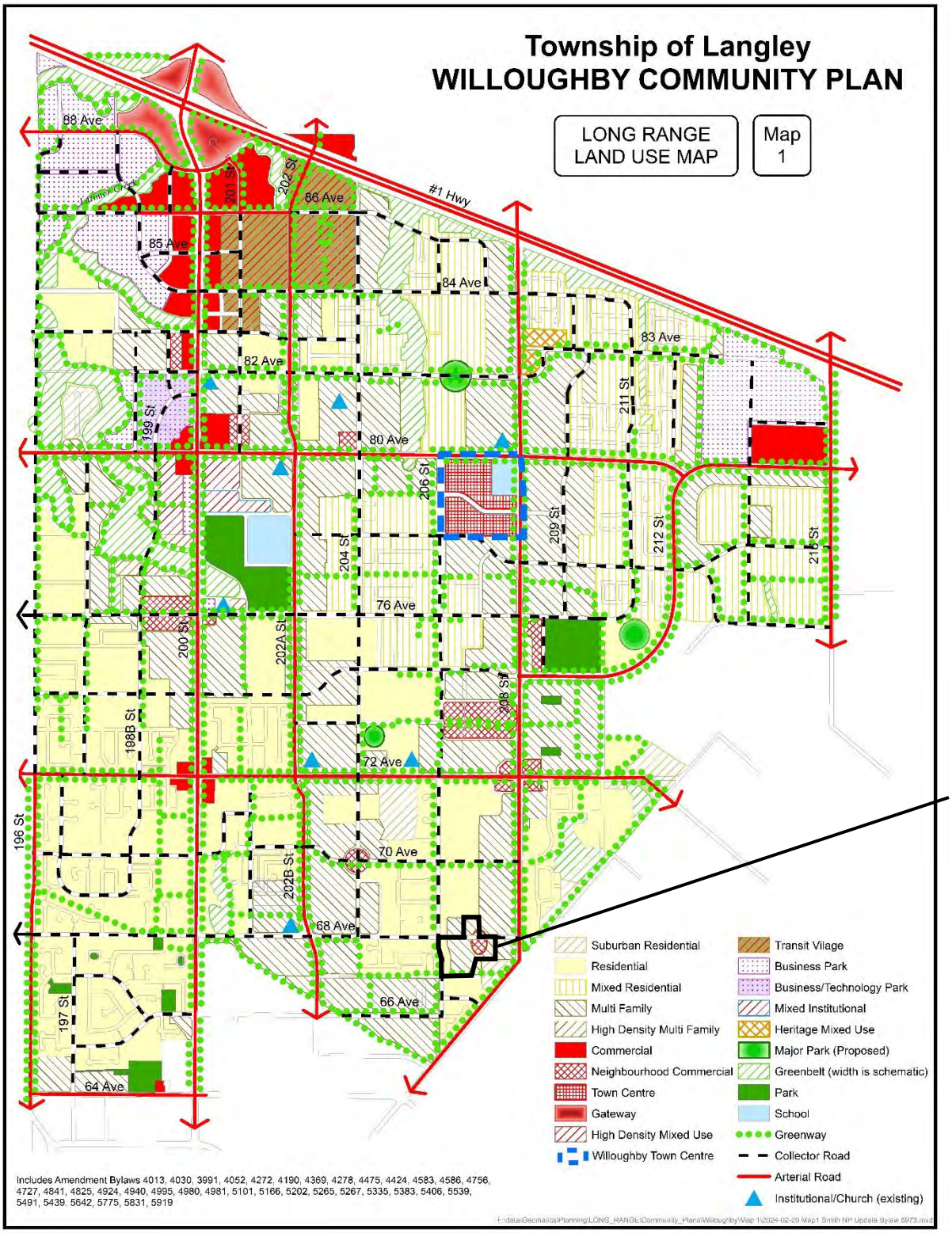
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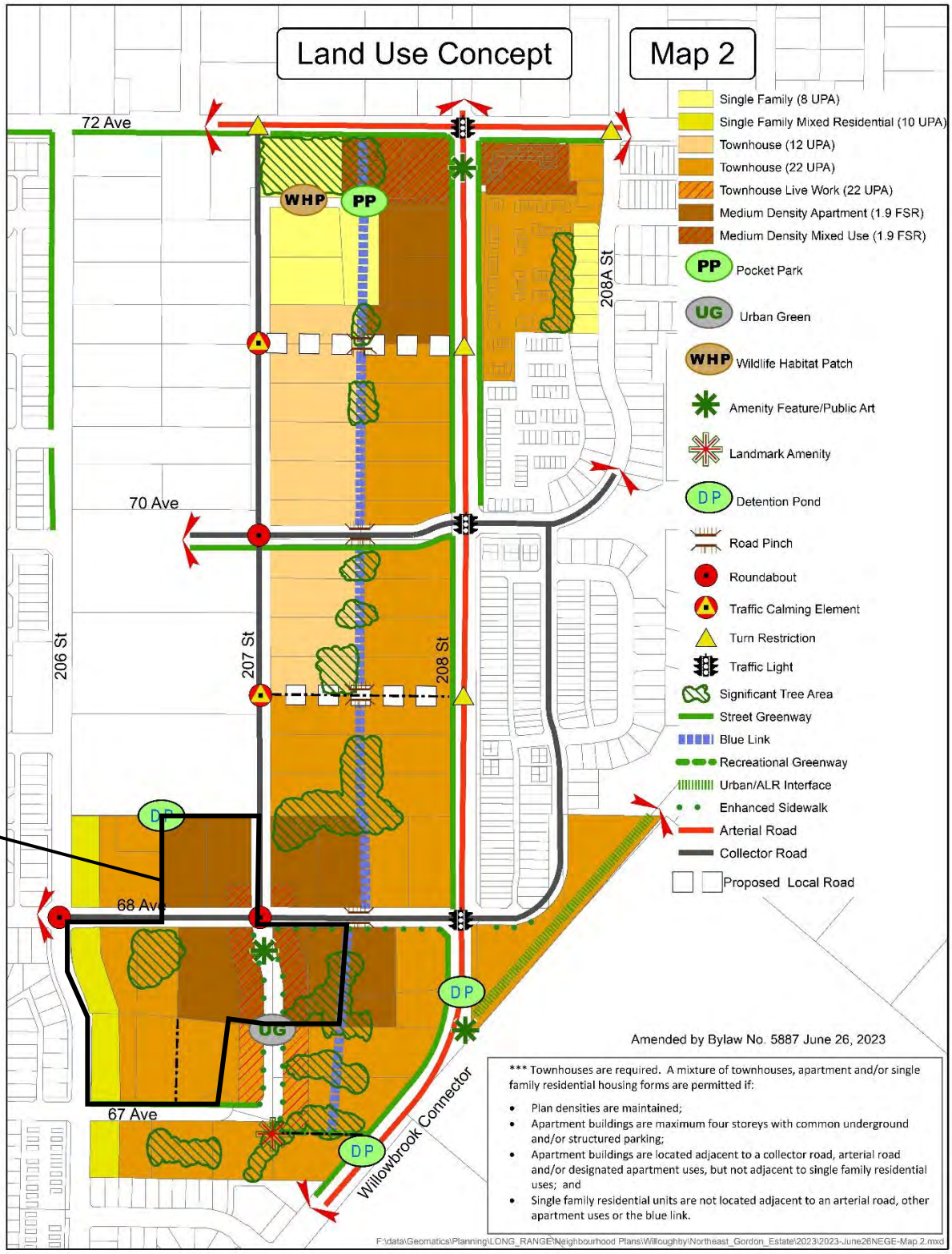
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ATTACHMENT B

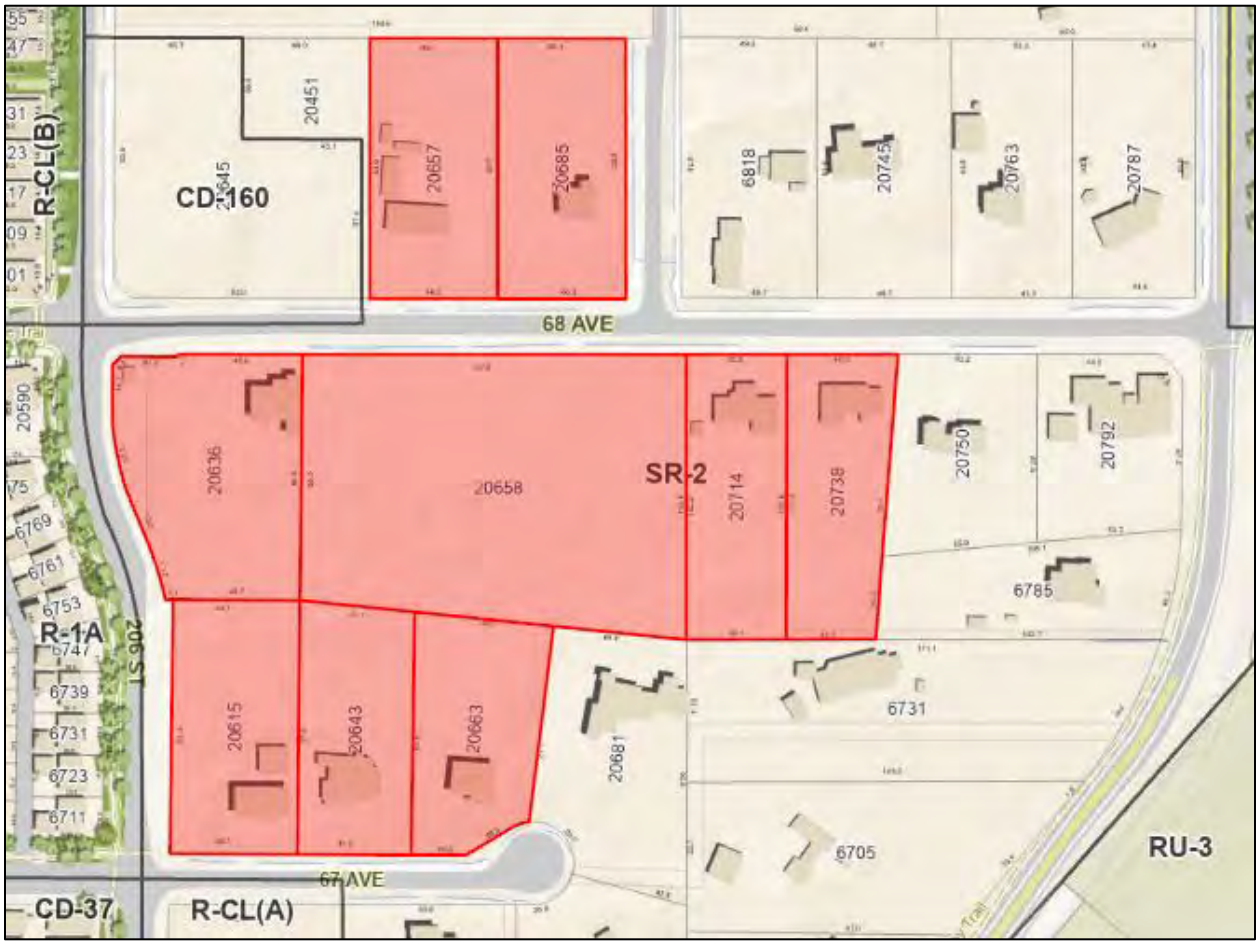


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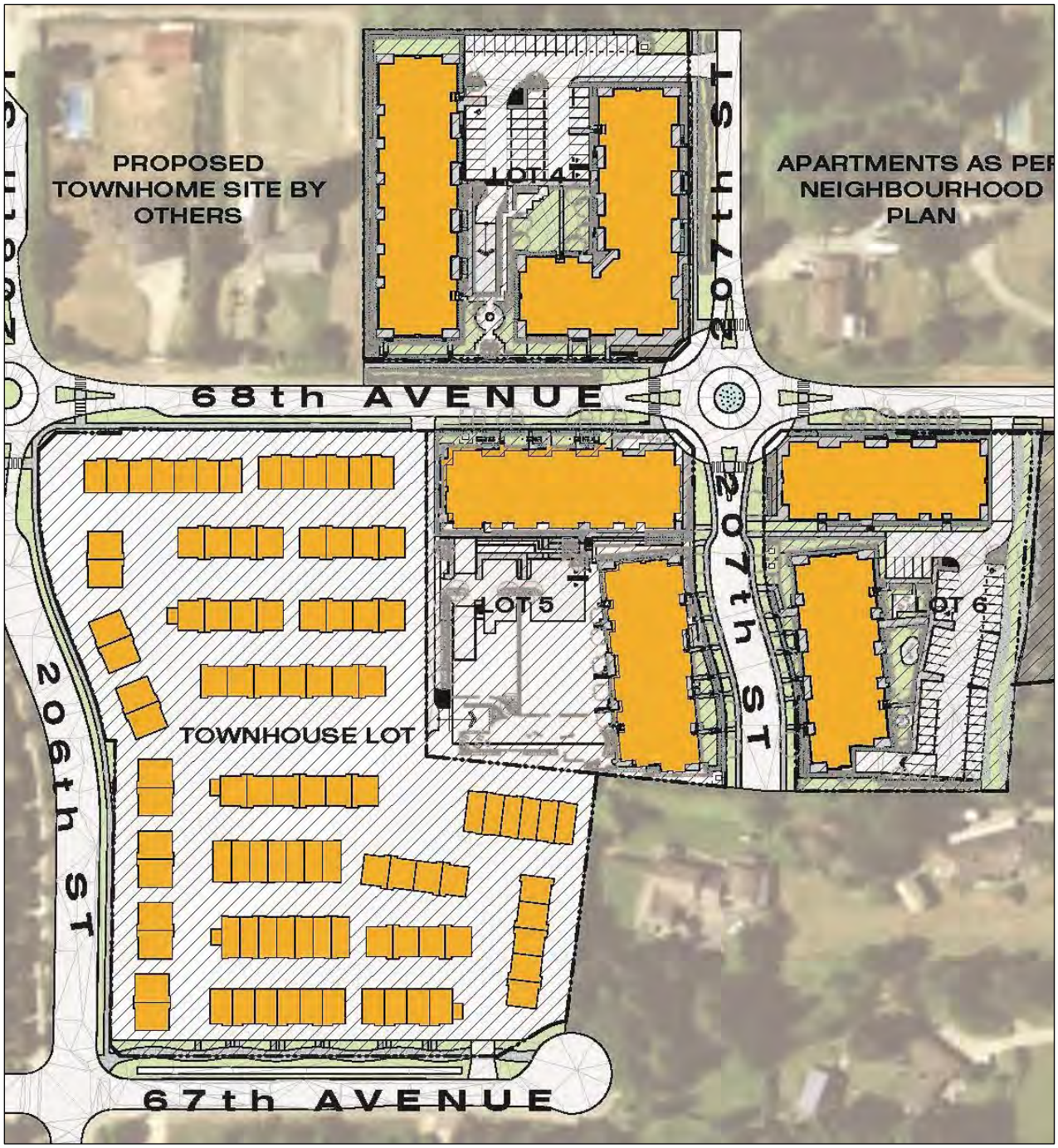

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
SUBJECT
Suburban 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, 5819


Land Use Concept
Map 2
72 Ave
70 Ave
68 Ave
67 Ave
206 St
207 St
208 St
208A St
Willowbrook Connector
WHP
PP
DP
UG
Single Family (8 UPA)
Single Family Mixed Residential (10 UPA)
Townhouse (12 UPA)
Townhouse (22 UPA)
Townhouse Live Work (22 UPA)
Medium Density Apartment (1.9 FSR)
Medium Density Mixed Use (1.9 FSR)
Pocket Park
Urban Green
Wildlife Habitat Patch
Amenity Feature/Public Art
Landmark Amenity
Detention Pond
Road Pinch
Roundabout
Traffic Calming Element
Turn Restriction
Traffic Light
Significant Tree Area
Street Greenway
Blue Link
Recreational Greenway
Urban/ALR Interface
Enhanced Sidewalk
Arterial Road
Collector Road
Proposed Local Road
Amended by Bylaw No. 5887 June 26, 2023
*** Townhouses are required. A mixture of townhouses, apartment and/or single family residential housing forms are permitted if:
Plan densities are maintained;
Apartment buildings are maximum four storeys with common underground and/or structured parking;
Apartment buildings are located adjacent to a collector road, arterial road and/or designated apartment uses, but not adjacent to single family residential uses; and
Single family residential units are not located adjacent to an arterial road, other apartment uses or the blue link.
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Northeast_Gordon_Estate\2023\2023-June26NEGE-Map 2.mxd

SUBJECT



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 21, 2024 - REGULAR MEETING	**REPORT:**	24-211
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-159
SUBJECT:	CAPITAL REQUEST - FRASER HIGHWAY FUNCTIONAL DESIGN AND CONSTRUCTION OF FRASER HIGHWAY 24300 TO 24600 BLOCK		

RECOMMENDATIONS:

That Council endorse the functional designs for the Fraser Highway corridor, as presented in Attachment A and B.

That Council pre-approve in the 2025 Capital Budget the use of up to $9,765,000 for the construction of Phase 2 (24300 Block to 24600 Block) widening of Fraser Highway, funded $6,895,350 from Transportation Development Cost Charges, $69,650 from Capital Projects Reserve and $2,800,000 from Water Capital Works Reserve.

That Council authorize applications to TransLink for $3,535,000 of cost sharing towards Phase 2 (24300 Block to 24600 Block) widening of Fraser Highway.

That Council authorize an application to the British Columbia Active Transportation Infrastructure Grant program for $500,000 of funding for Fraser Highway Multi Use Pathway (24300 Block to 24600 Block) on the northside.

That Council authorize an application to the British Columbia Active Transportation Infrastructure Grant program for $500,000 of funding for Fraser Highway Multi Use Pathway (24300 Block to 24600 Block) on the southside.

That Council pre-approve in the 2025 Capital Budget the use of up to $2,900,000 from Water Capital Works Reserve for the ultimate watermain design along the Fraser Highway corridor (228 Street to 264 Street), along 240 Street (Fraser Highway to 52 Avenue) and along 248 Street (Fraser Highway to 44 Avenue).

That Council pre-approve in the 2025 Capital Budget the use of up to $1,000,000 from Sewer Capital Works Reserve for the ultimate sanitary trunk sewer design along the Fraser Highway corridor (252 Street to 236 Street).

That Council pre-approve in the 2025 Capital Budget $800,000 for the intersection design of Fraser Highway and 240 Street from $792,000 of Transportation Development Cost Charges and $8,000 Capital Projects Reserve.

ANALYSIS:

To date, the Fraser Highway corridor from the City of Langley boundary to the 23400 Block and the section from the 24600 Block to 24900 Block (Phase 1 and completed in 2023) has been upgraded and widened to a four-lane arterial standard.

The section of Fraser Highway between the 24300 Block and 24600 Block (Phase 2) is currently under detailed design with construction tentatively scheduled for early 2025, subject to funding approval. Table 1 below shows the current sections of Fraser Highway improvements completed.

Table 1 - Previous Fraser Highway Corridor Improvements

Year	Fraser Highway Improvement Locations
2005	216 Street Intersection
2007	21600 Block to 22800 Block
2012	21100 Block to 21600 Block
2014	22800 Block to 23400 Block
2018	26900 Block to 27000 Block
2023	24600 Block to 24900 Block

Council Resolution:
On February 27, 2023 Council adopted the following resolution:

A. *Directs staff to report to Council outlining for its consideration an updated plan and requirements to complete Fraser Highway from 232 Street to 264 Street by 2030, along with potentially updated financial support mechanisms from TransLink, the Province of British Columbia and extraordinary land use conversions;*

B. *Directs staff to include within the aforementioned report to Council the potential provision of sewerage service along Fraser Highway extended to 248 Street;*

C. *Directs staff to continue with the current practice of applying to the TransLink Minor Capital Program, on an annual basis, requiring 50% Township cost-share funding, for the next scheduled segment of improvements along Fraser Highway between the 24300 and 24600 Blocks; and*

D. *Authorizes up to $200,000 from existing budgets to complete functional designs and more detailed construction estimates to widen Fraser Highway: (1) between the 23400 and 24300 Blocks; and (2) between the 25000 Block and 264 Street in time for the 2024 budget process and to inform future discussions with TransLink.*

Fraser Highway Functional Design Endorsement:
Staff worked with qualified consultants to prepare a functional design as presented in Attachments A and B. Functional designs for the remaining sections of the Fraser Highway corridor and the widening to four lanes were advanced for projected development growth along the corridor. This includes Phase 3, which covers the area between the 23400 Block and 24300 Block and Phase 4, covering the area between the 24900 Block and 26400 Block.

The designs were also prepared to provide construction cost estimates for budgeting purposes and to accommodate the future sanitary trunk sewer and transmission watermain along Fraser Highway. Council endorsement for the functional designs along Fraser Highway is requested so staff can proceed with the next design phase and is provided in Attachments A and B.

Phase 2 Construction of Fraser Highway (24300 to 24600 Block):
The detailed design for the next section of Fraser Highway from the 24300 Block to the 24600 Block is at 95 percent while the third-party utility review and design (BC Hydro, FortisBC, TELUS, Rogers, etc.), working easements and rights-of-way, and approvals are outstanding.

The following is the current anticipated project schedule:

- October 2024 – Design Completion
- December 2024 – Tender
- January 2025 – Construction Award
- December 2025 – Substantial Completion

A Class-B construction cost estimate was completed with the associated costs shown in Table 2 below.

Table 2 - Fraser Highway 24300 to 24600 Block Construction Cost Estimate

Construction Component	Estimated Cost
Road Works	$23,100,000
Water Works	$2,800,000
Total	**$25,900,000**

The cost estimate noted above is based on design work to date and may be subject to change as the design progresses and the project is tendered.

Transmission Watermain in the 24300 to 24600 Block:
Design and construction of the transmission watermain is recommended to be completed in conjunction with the road widening to reduce future construction costs and impacts to traffic. The installation of a transmission watermain will provide conveyance capacity from Aldergrove into the Salmon River Uplands area. Direct property connections to transmission mains are not permitted per Council approved Policy 05-208 and a separate distribution watermain would be required for any direct property connections.

Modeling for the future transmission watermain indicates that a 600mm diameter transmission main is required to service the Salmon River Uplands area, the Fraser Highway Corridor and provide additional supply to Aldergrove. The estimated cost to install the watermain in the 24300 Block to the 24600 Block is $2,800,000.

Transmission Watermain Design:
It is recommended to complete the detailed design of the transmission and distribution watermains for the remainder of the corridor to confirm separations and identify any potential conflicts. The scope of the watermain design is shown on Attachment C. The estimated cost to complete this watermain design is $2,900,000.

Sanitary Trunk Sewer Design:
It is recommended to complete the detailed design of the sanitary sewer; however, the construction of the sanitary trunk main is not recommended in interim steps as gravity sewers are more susceptible to conflicts should the sewer grading and alignment change in the future.

The scope of the sewer main design is shown on Attachment C. The estimated cost to complete this sanitary design is $1,000,000.

Phase 3 Design of Fraser Highway and 240 Street:
The next priority section identified for Fraser Highway widening is the 240 Street intersection. This intersection currently experiences significant traffic delays particularly in the peak periods. Due to the proximity of 40 Avenue and Old Yale Road, on the south side of the intersection, significant realignments are anticipated as illustrated on the functional design recently completed. In addition, the Fraser Highway Employment Lands Study is currently underway with coordination required for this section of highway. The estimated cost to complete this detail design is $800,000.

Potential Grant Funding:
For previous sections of Fraser Highway, the Township has also received grant funding from TransLink, ICBC and MOTI through their various funding programs each with specific eligibility requirements. Staff have summarized these programs in Table 3 below and anticipate these programs will continue.

Table 3 - Available Funding Programs

Program	Agency	Criteria	Approximate Annual Amount (Millions)
Major Road Network Minor Capital	TransLink	- Limited to improvements on the Major Road Network - Up to 50% funding levels - Four-year timeline for completion from first funding year	$2.3
Major Road Network Bicycle Program	TransLink	- Cycling projects on the Major Road Network - Up to 50% funding levels - Four-year timeline for completion from first funding year	$0.6
Walking Infrastructure to Transit	TransLink	- Expansion of infrastructure to connect to transit - Limited to distinct areas around transit stops	$0.2
Road Improvement Program	ICBC	- Based on safety improvements - Separate application required - Can only apply in year of construction	Historically ~ $0.15
BC Active Transportation Grant	MOTI	- Competitive funding to expand active transportation infrastructure	$1

Funding Applications for the 24300 to 24600 Block of Fraser Highway:
Staff have previously applied for grant funding for the 24300 Block to 24600 Block section of Fraser Highway. Staff are proposing to apply for 2025 funding for this section as noted in Tables 4 and 5 below, showing allocated and competitive applications, respectively. All required Township cost sharing would be in place with the DCC funding also proposed.

Table 4 - Proposed Allocated Funding Fraser Highway Widening: 24300 to 24600 Block

Agency	Program	2025 Grant Funding	Cost Share
TransLink	MRNB Allocated	$2,312,000	50%
TransLink	BICCS Allocated	$623,000	50%
	Total	**$2,935,000**	

Table 5 - Proposed Competitive Funding Fraser Highway Widening: 24300 to 24600 Block

Agency	Program	2025 Grant Funding	Cost Share	Note
TransLink	BICCS Competitive	$600,000	75%	
MOTI	British Columbia Active Transportation Infrastructure Grant	$500,000	50%	North Side Multi-Use Path
MOTI	British Columbia Active Transportation Infrastructure Grant	$500,000	50%	South Side Multi-Use Path
	Total	**$1,600,000**		

Financial Implications:
A summary of the required funding to complete Fraser Highway Widening (Phase 2): 24300 Block to 24600 Block Funding is presented below. Previously approved funding remaining for construction is $13,200,000 and includes funding previously received from TransLink, Development Cost Charges (DCCS) and Capital Project Reserve.

After considering allocated TransLink funding, which is anticipated at $2,935,000 for 2025, additional funding of $9,765,000 is required. Competitive funding from TransLink and the Province of BC is not incorporated into this estimate as the funding is not guaranteed. If this competitive Grant Funding of $1,600,000 is received, this may allow for the project scope to be expanded and additional portions of the widening of Fraser Highway to be completed or a reduction in Township contributions, subject to any tender pricing received.

Table 6 - Funding Summary for Fraser Highway Widening: 24300 to 24600 Block

Fraser Highway Widening: 24300 Block to 24600 Block Funding	
Estimated Cost of Construction	$25,900,000
Previously approved funding remaining for Construction	($13,200,000)
Additional Funding Required:	**$12,700,000**
2025 TransLink Allocated MRNB Program	($2,312,000)
2025 TransLink Allocated BICCS Program	($623,000)
Remaining Required:	**$9,765,000**
Proposed 2025 Township Funding:	
Transportation Development Cost Charges	($6,895,350)
Capital Project Reserve	($69,650)
Water Capital Works Reserve	($2,800,000)

With the previous grant applications and funding of Fraser Highway from the 24300 Block to 24600 Block, the funding tables for this section are identified below. In addition, tables are also presented for the watermain design on Fraser Highway, sanitary sewer main design on Fraser Highway and the detailed design for the next section of Fraser Highway, 23400 Block to 24300 Block.

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Construction (24300 Block to 24600 Block)					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$12,700,000				
Budget Remaining	$13,200,000					
Total Projected Cost	$13,200,000	$12,700,000				

Project Description *(Phased Project)	Continuation of the design and construction of the next phase of widening Fraser Highway from 243 Street to 246 Street to four travel lanes plus multi-use paths on both sides and ultimate intersection improvements with turn bays at 244 Street. Project is 50% funded by TransLink (75% for multi-use paths) with additional funding being requested for the next two years as part of the MRNB cost share program.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Existing intersection of 244 Street and Fraser Highway is congested during peak hours with high traffic volumes along Fraser Highway. Installation of turn lanes and widening Fraser Highway to four lanes with multi-use paths will improve traffic flows, reduce vehicle conflicts, and improve safety.

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):	4	Initial Year of Approval:	2022

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Construction (24300 Block to 24600 Block)					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Transportation Development Cost Charges	$5,430,000	$6,895,350				
Reserve: Capital Projects Reserve	$22,000	$69,650				
Reserve: Water Capital Works Reserve		$2,800,000				
Debt						
TransLink	$7,748,000	$2,935,000				
ICBC						
Other:_____						
Total Currently Funded	**$13,200,000**	**$12,700,000**				

Total Currently Unfunded						

Estimated Annual Operating Impact	$38,956

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Watermain Design					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$2,900,000				
Budget Remaining						
Total Projected Cost		$2,900,000				

Project Description *(Phased Project)	Watermain design from the 22800 Block to 26400 Block along the Fraser Highway corridor.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Modeling for the future transmission watermain was completed requiring a 600mm diameter main to provide service to the Salmon River Uplands area, Fraser Highway corridor, and increased supply to Aldergrove.

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):	1	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Watermain Design					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Water Capital Works Reserve		$2,900,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$2,900,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Sanitary Trunk Sewer Design					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$1,000,000				
Budget Remaining						
Total Projected Cost		$1,000,000				

Project Description *(Phased Project)	Sanitary trunk sewer design from 23600 Block to 25200 Block.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Modeling for the future sanitary was completed requiring a 375mm diameter trunk sewer for future development.

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):	1	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Sanitary Trunk Sewer Design					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Sewer Capital Works Reserve		$1,000,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$1,000,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Fraser Highway and 240 Street Intersection Improvement					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$800,000				
Budget Remaining						
Total Projected Cost		$800,000				

Project Description *(Phased Project)	Continuation of the detail design for the next phase of widening Fraser Highway from 234 Street to 243 Street to four (4) travel lanes plus multi-use paths on both sides and ultimate intersection improvements with turn bays at 240 Street.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Existing intersection of 240 Street and Fraser Highway is congested during peak hours with high traffic volumes along Fraser Highway. Installation of turn lanes and widening Fraser Highway to four (4) lanes with multi-use paths will improve traffic flows, reduce vehicle conflicts, improve safety and incorporate the Fraser Highway Employment Lands Study which is currently underway.

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):	1	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title:	Fraser Highway and 240 Street Intersection Improvements					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges		$792,000				
Capital Projects Reserve		$8,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$800,000**				
Total Currently Unfunded						

Respectfully submitted,

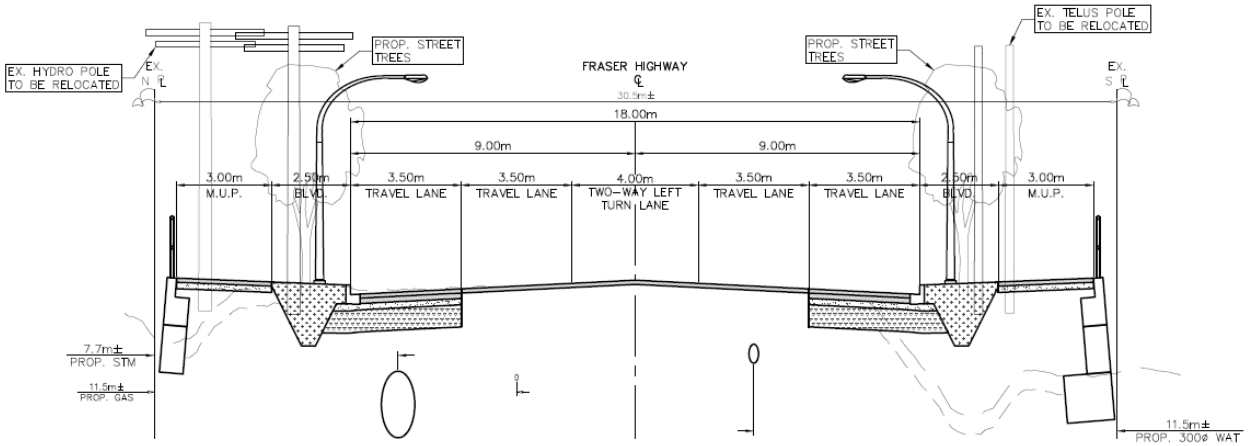
Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

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

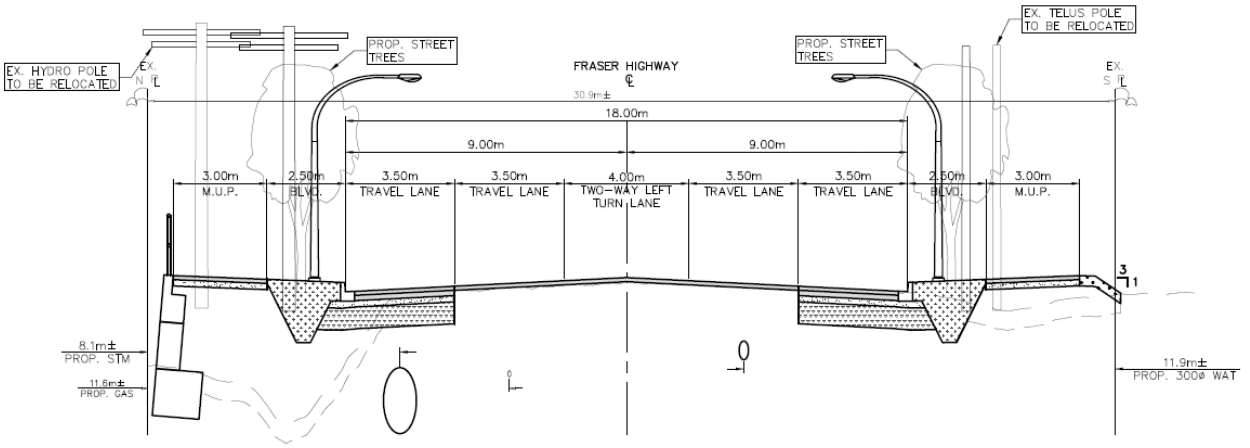
CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

ATTACHMENT A Functional Design Phase 3 for 23400 Block to 24300 Block
ATTACHMENT B Functional Design Phase 4 for 24900 Block to 26400 Block
ATTACHMENT C Summary Map of Fraser Highway Corridor

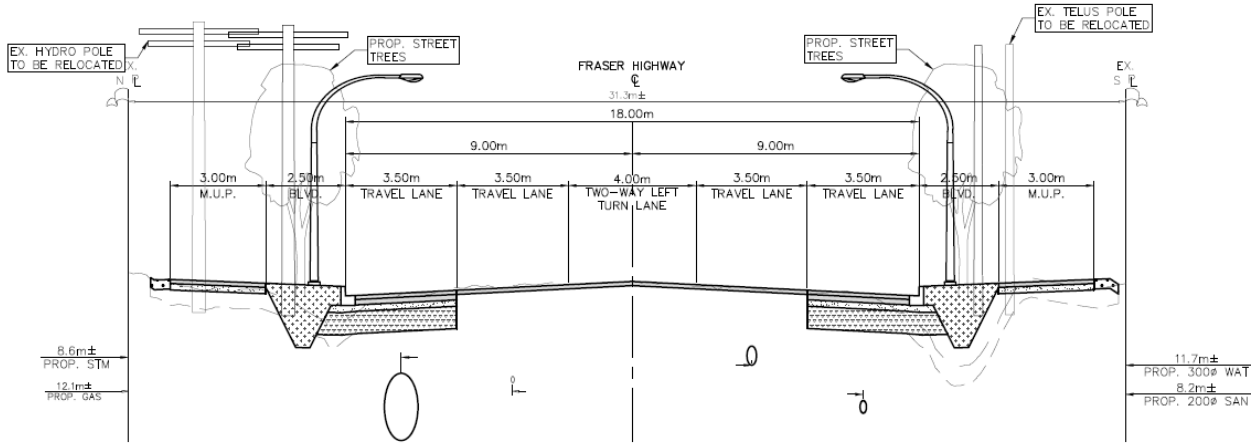
Fraser Highway - 23400 Block to 24300 Block - Functional Design



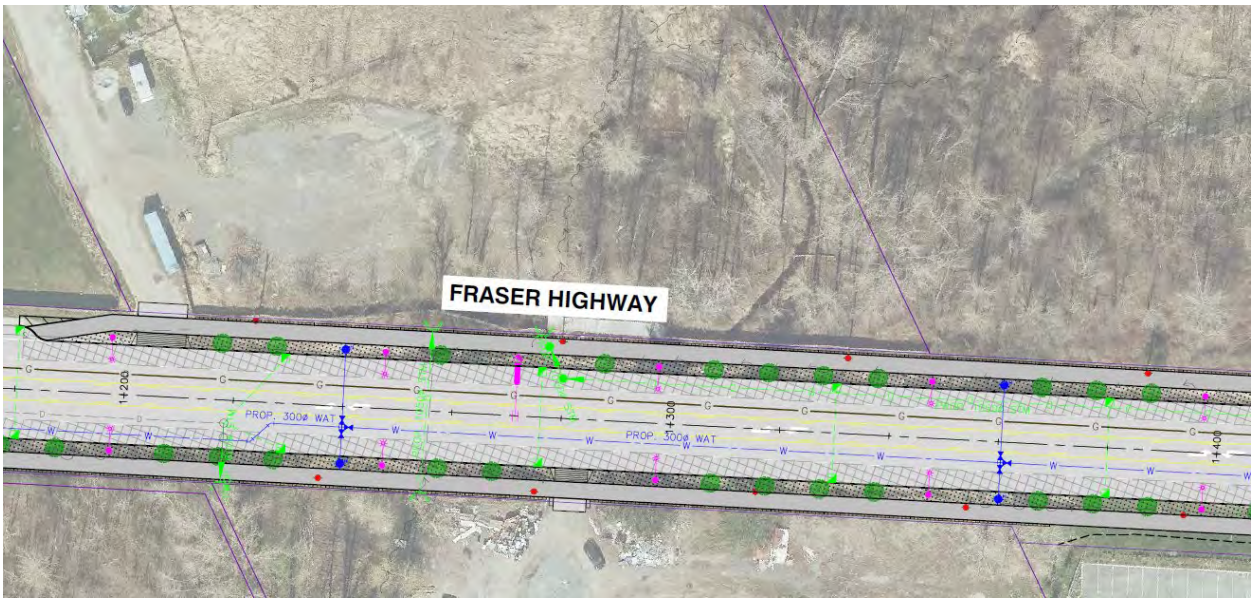
TYPICAL CROSS-SECTION FRASER HIGHWAY STA 1+200 TO 1+360 & 1+900 TO 1+940 & 2+060 TO 2+160 & 2+540 TO 2+840 & 2+600 TO 3+060
N.T.S.

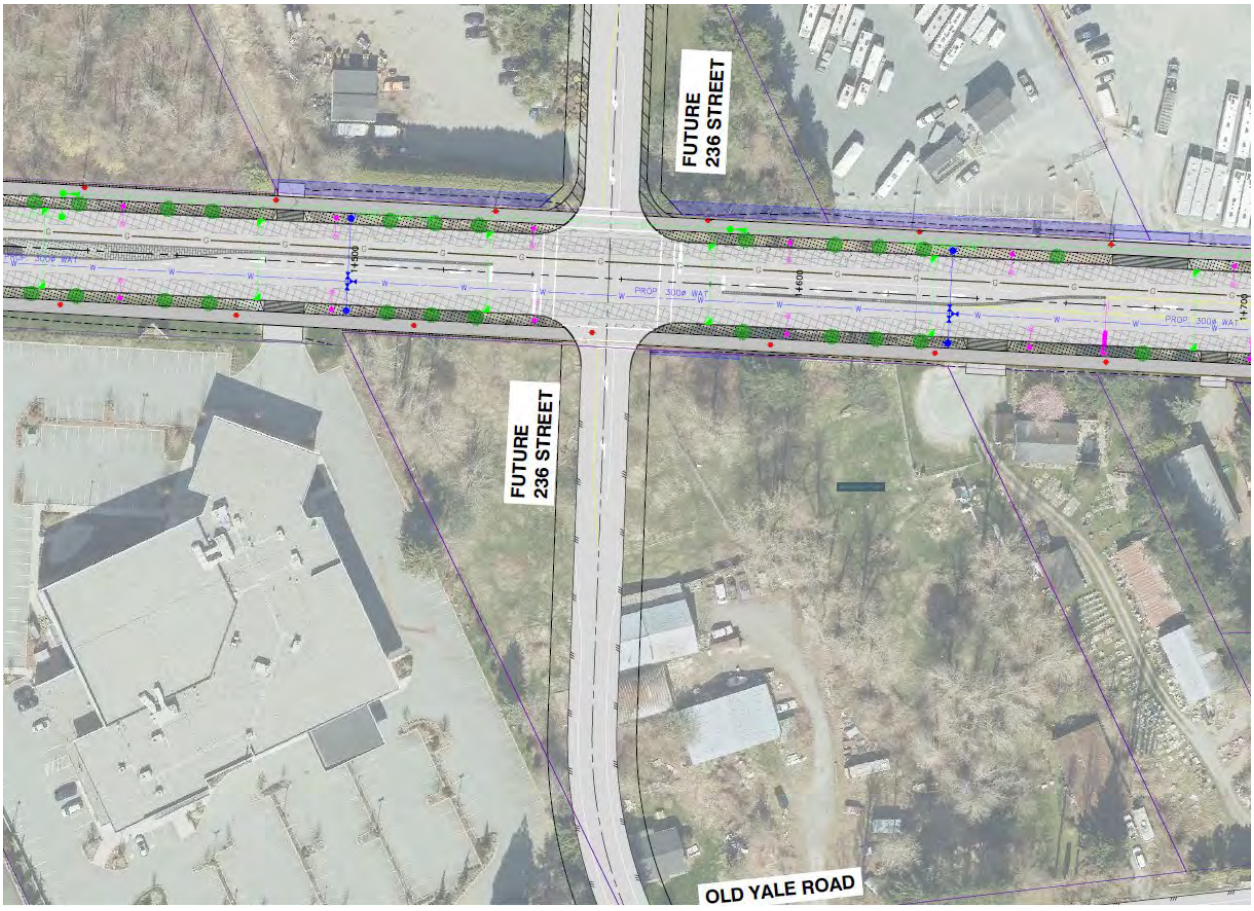


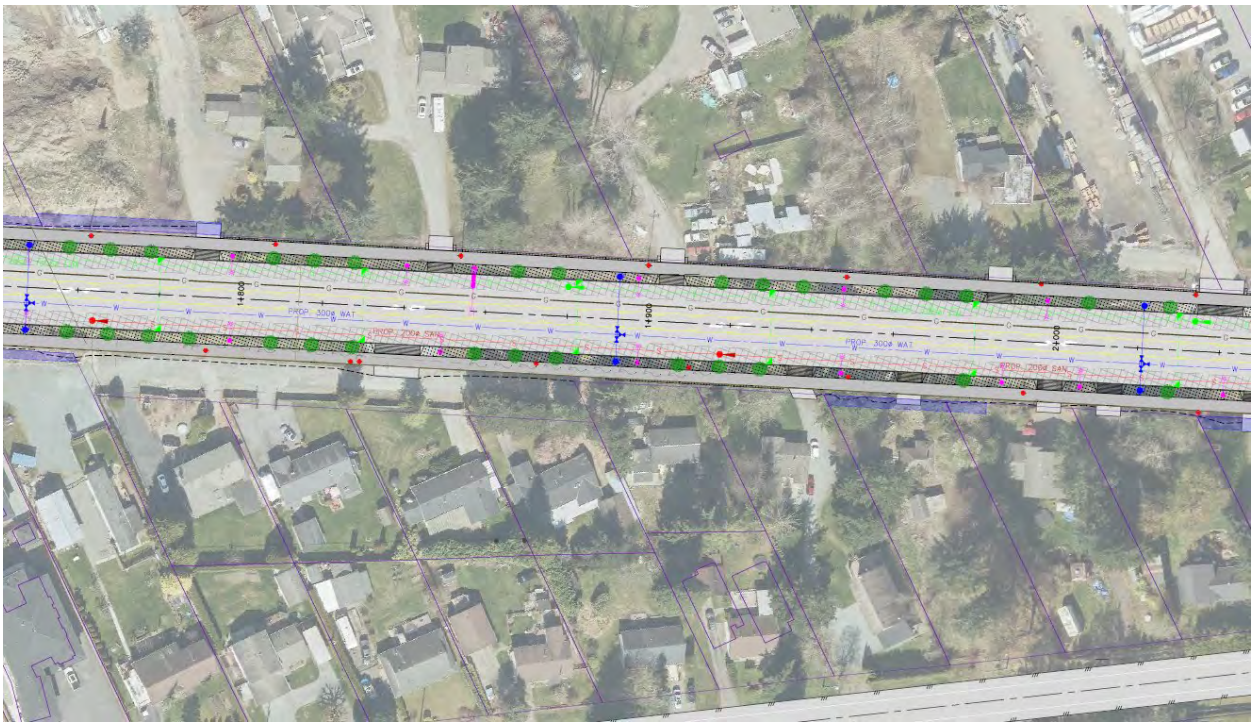
TYPICAL CROSS-SECTION FRASER HIGHWAY STA 1+380 TO 1+480 & 1+800 TO 1+880 & 1+940 TO 2+060 & 2+420 TO 2+540
N.T.S.

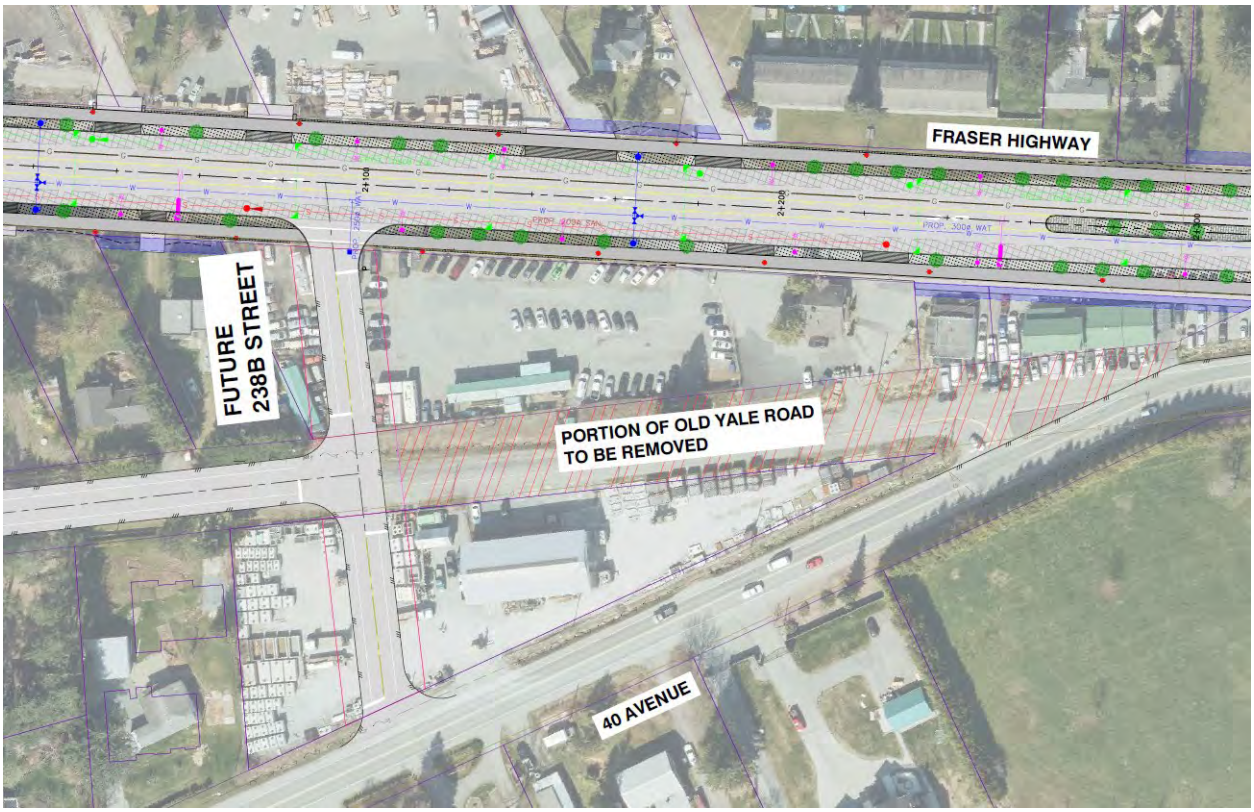


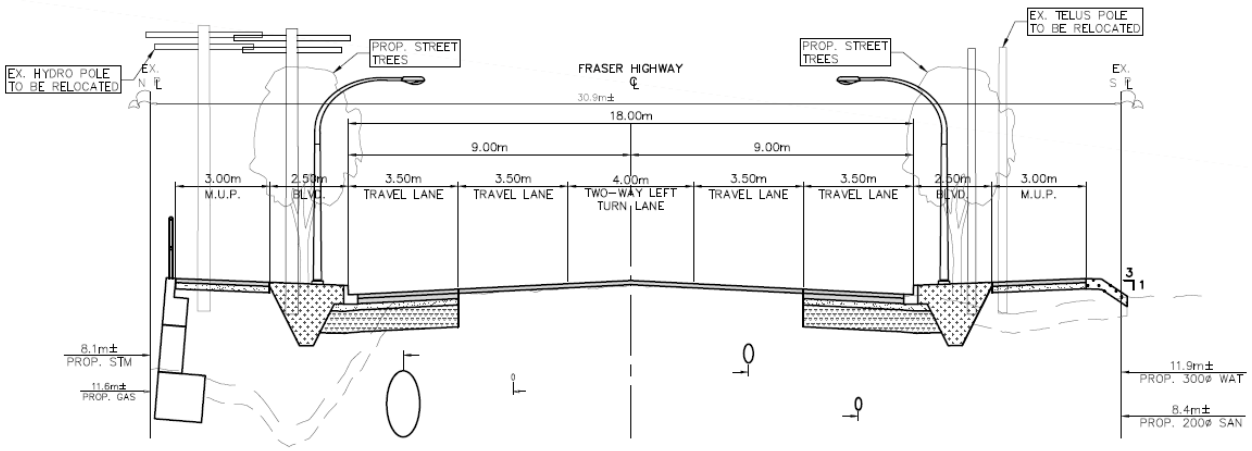
TYPICAL CROSS-SECTION FRASER HIGHWAY STA 1+480 TO 1+500 & 1+560 TO 1+800 & 2+160 TO 2+180
N.T.S.


FRASER HIGHWAY

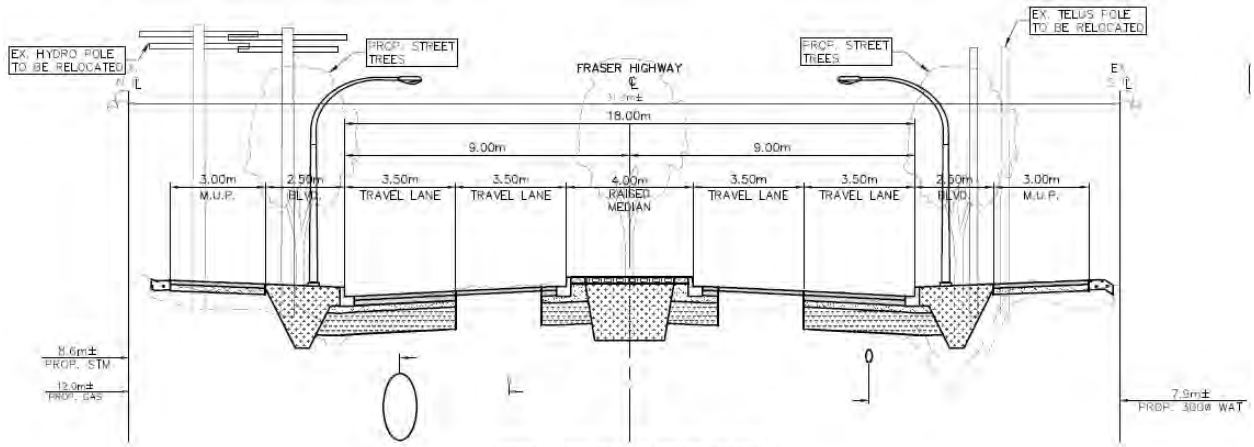

FUTURE
236 STREET
FUTURE
236 STREET
OLD YALE ROAD



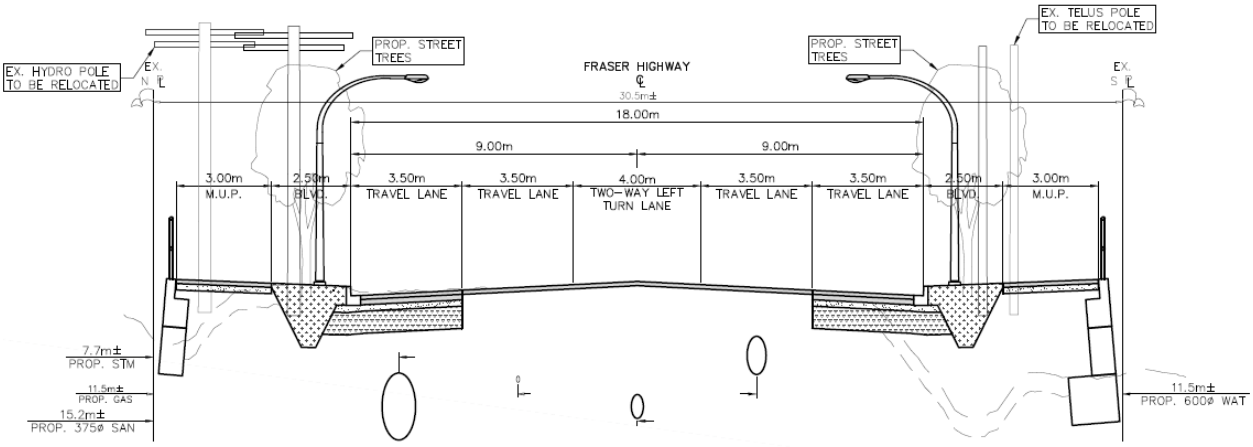

FRASER HIGHWAY
FUTURE
238B STREET
PORTION OF OLD YALE ROAD
TO BE REMOVED
40 AVENUE



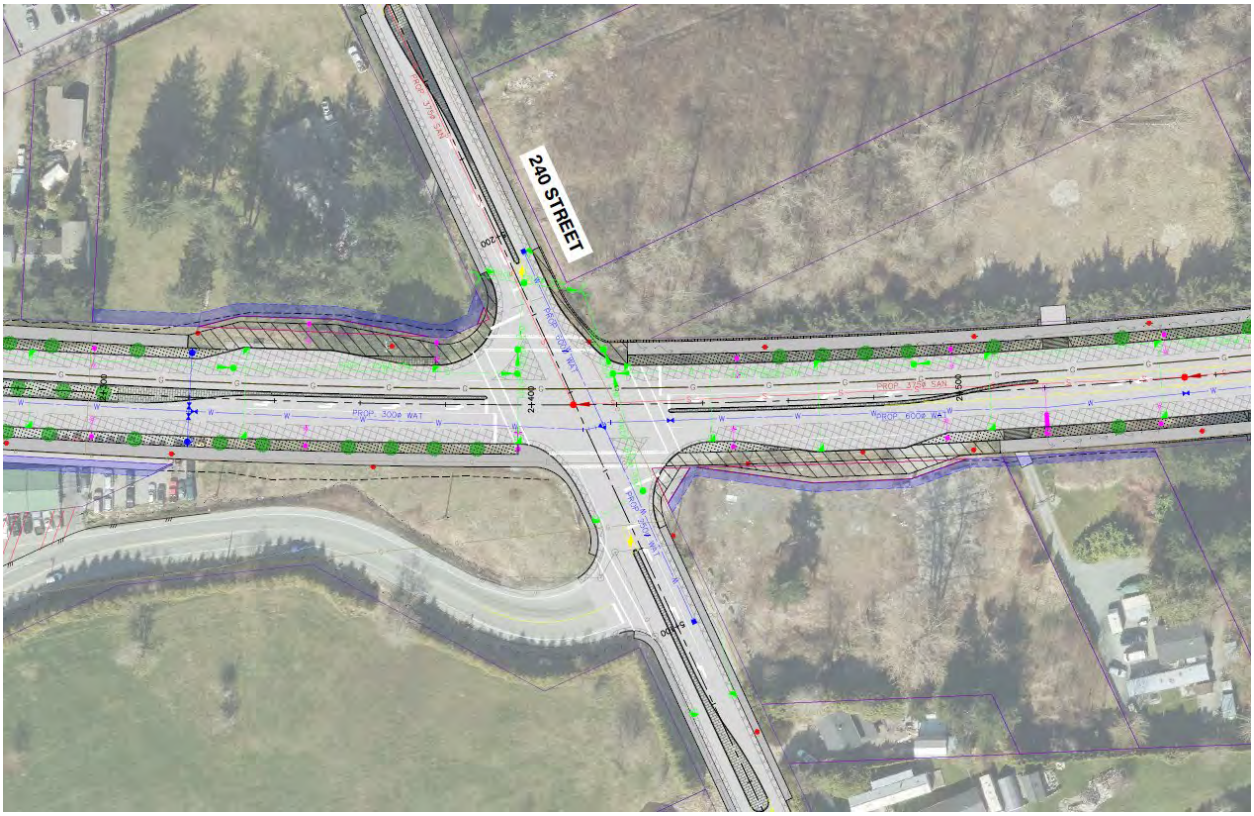
TYPICAL CROSS-SECTION FRASER HIGHWAY STA 1+380 TO 1+480 & 1+800 TO 1+880 & 1+940 TO 2+060 & 2+420 TO 2+540
N.T.S.



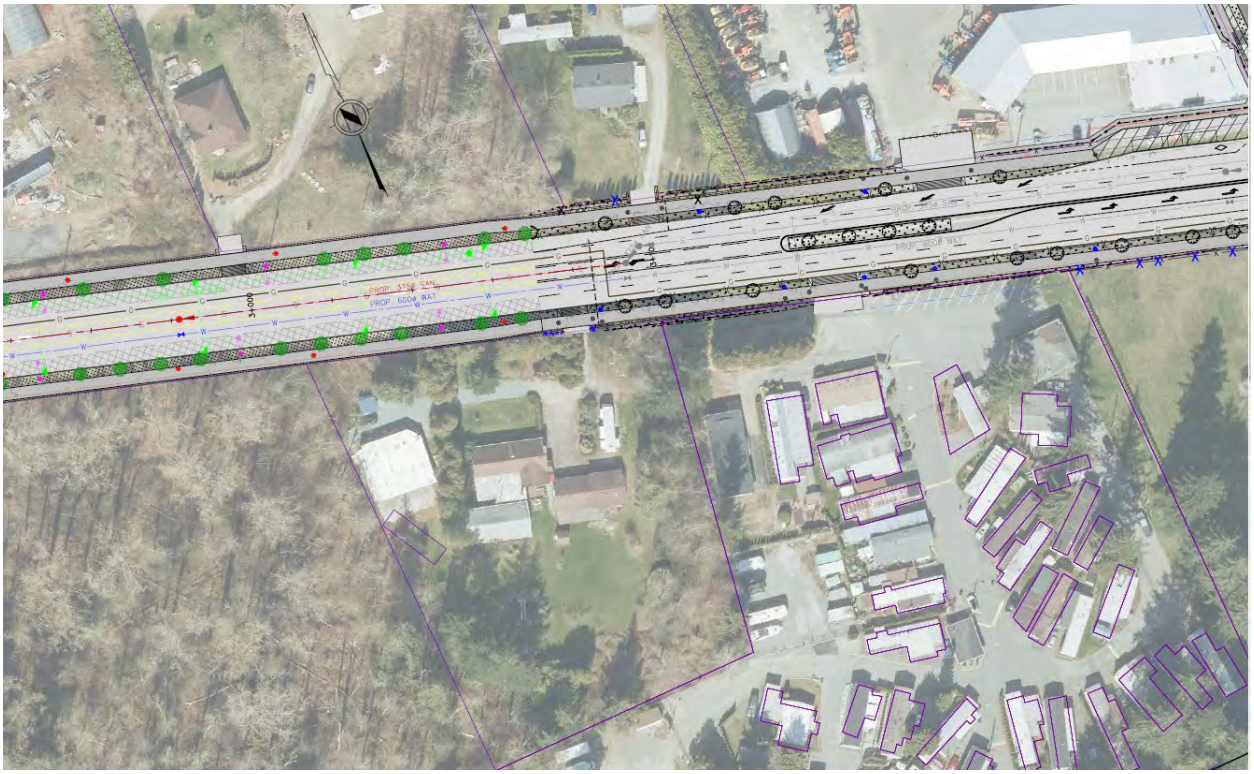
TYPICAL CROSS-SECTION FRASER HIGHWAY STA 2+260 TO 2+400
N.T.S.



TYPICAL CROSS-SECTION FRASER HIGHWAY STA 1+200 TO 1+360 & 1+900 TO 1+940 & 2+060 TO 2+160 & 2+540 TO 2+840 & 2+600 TO 3+060
N.T.S.

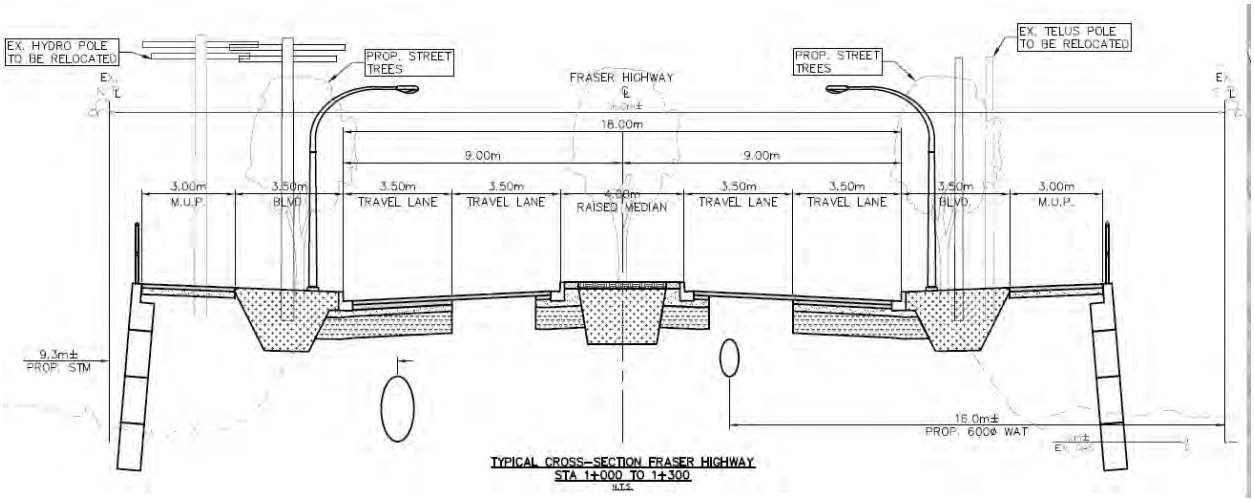

240 STREET

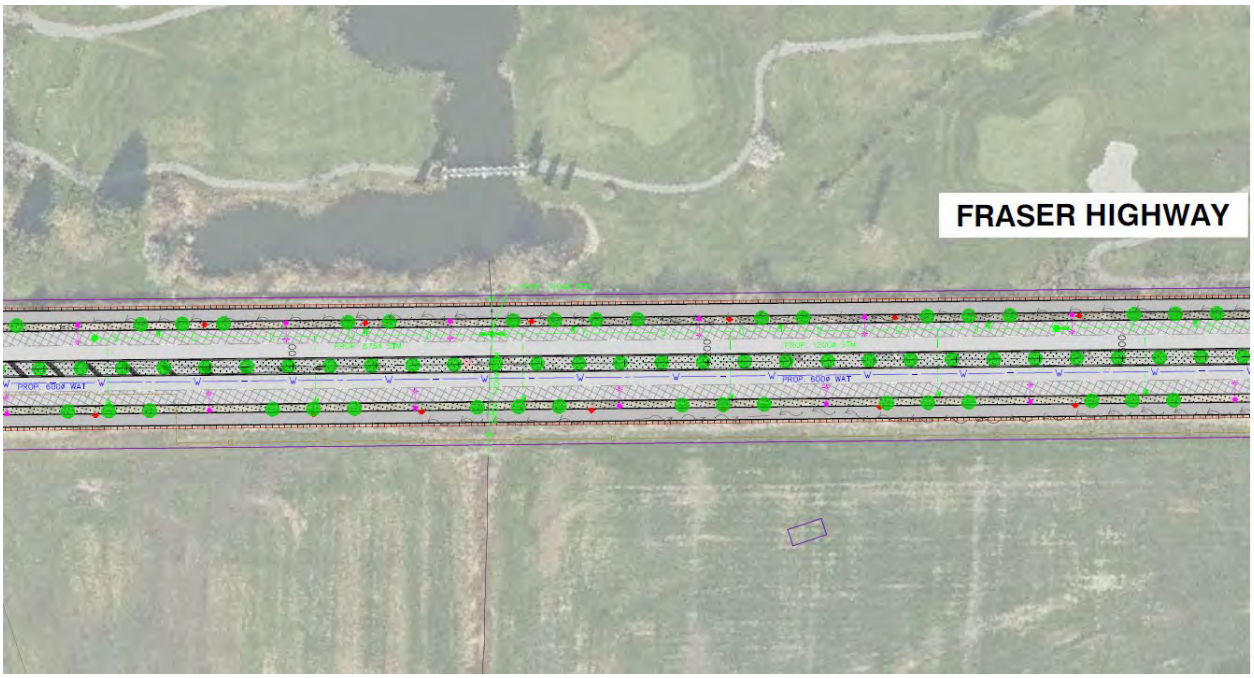

FRASER HIGHWAY

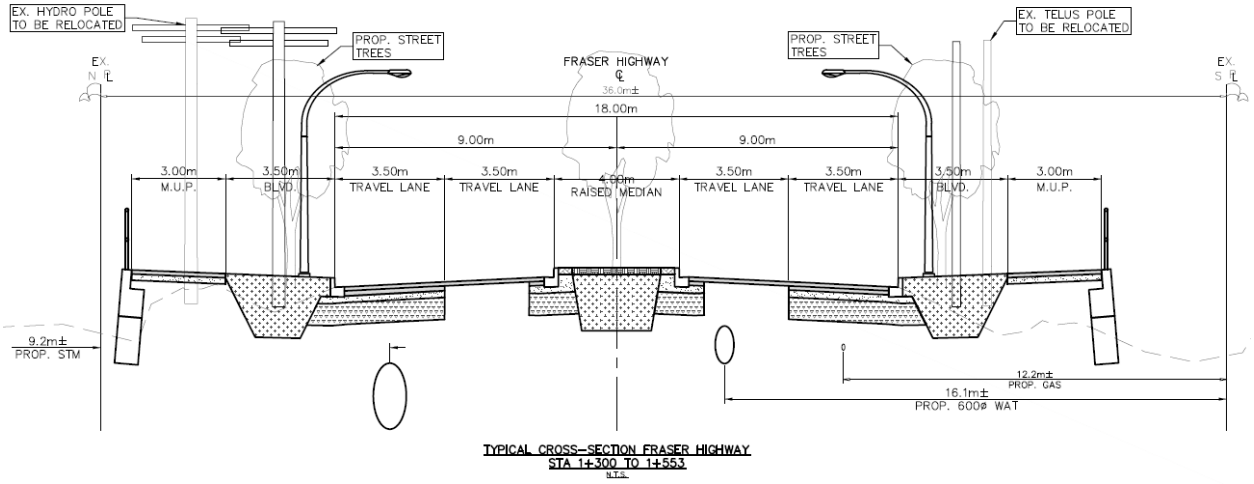

PROP. 375Ø SAN
PROP. 600Ø WAT

ATTACHMENT B

Fraser Highway - 24900 Block to 264 Street - Functional Design

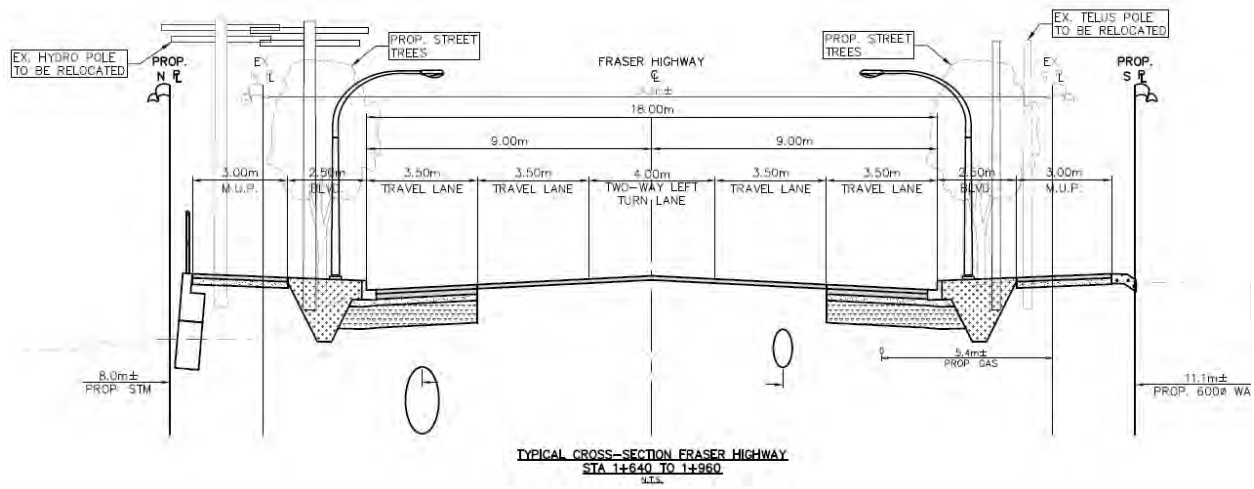




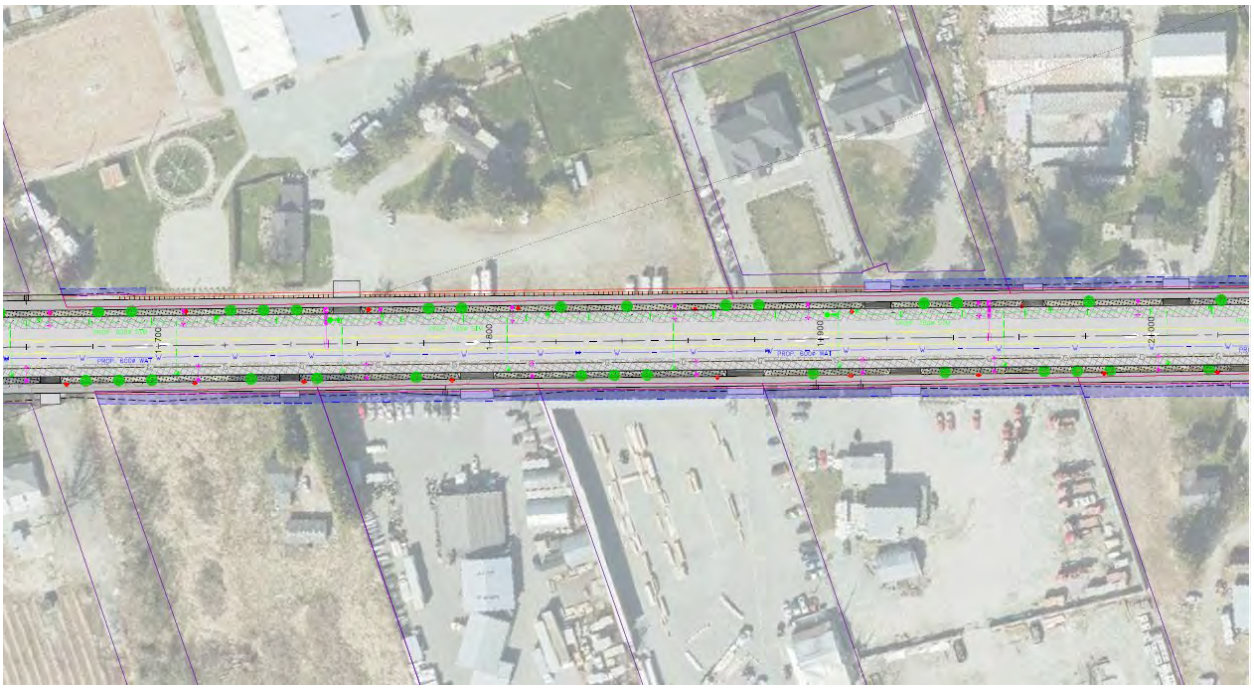


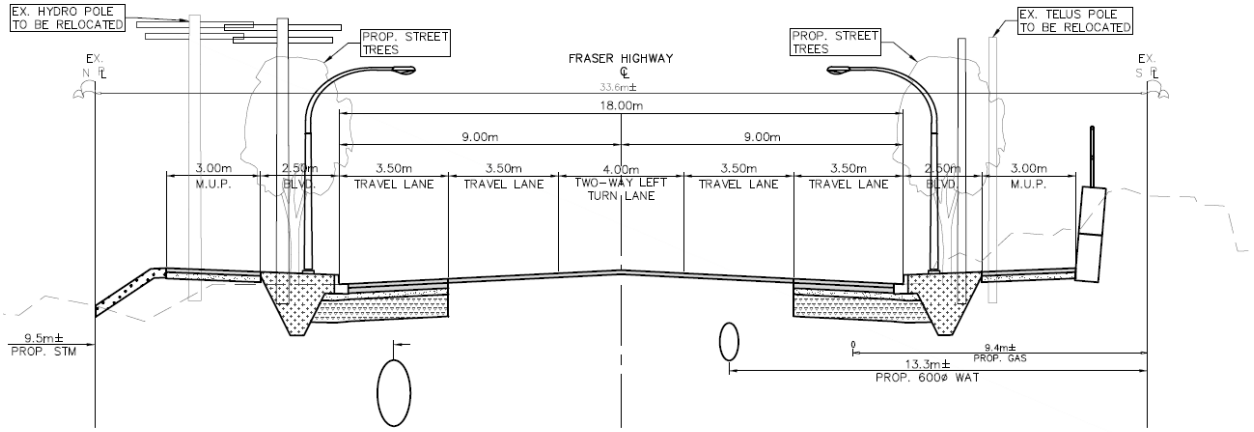
TYPICAL CROSS-SECTION FRASER HIGHWAY
STA 1+300 TO 1+553
N.T.S.



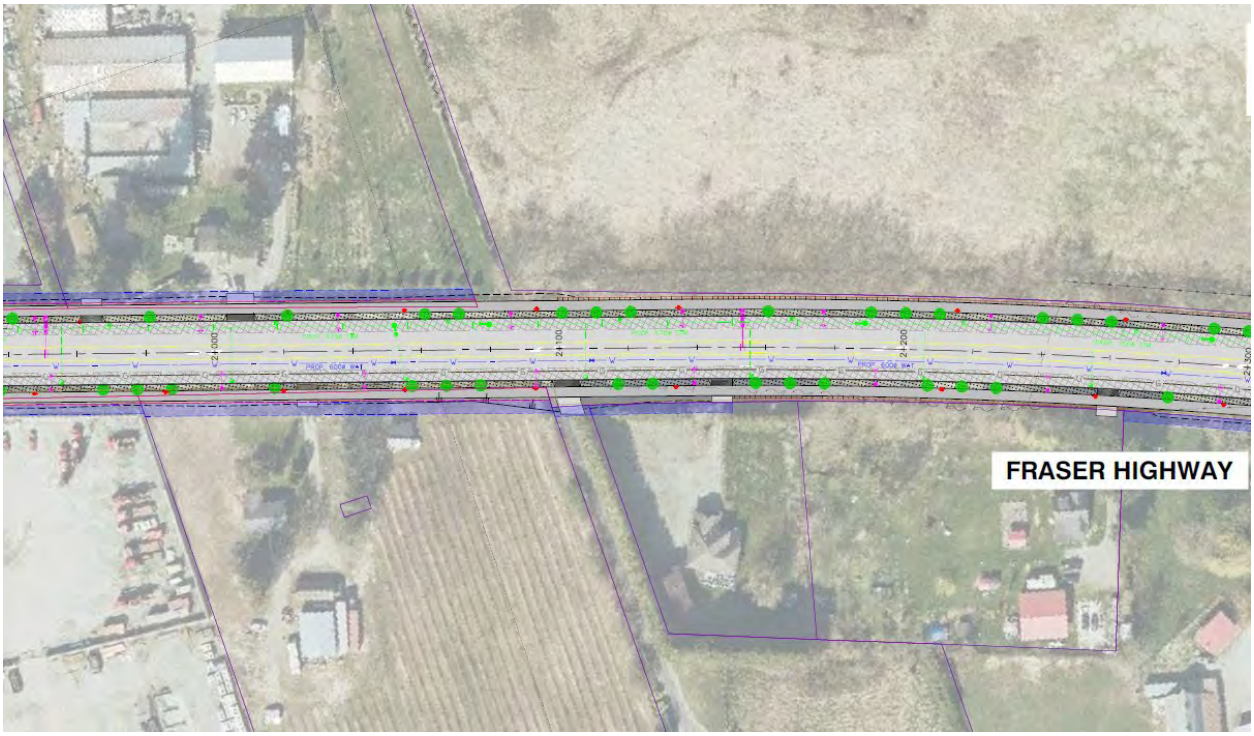


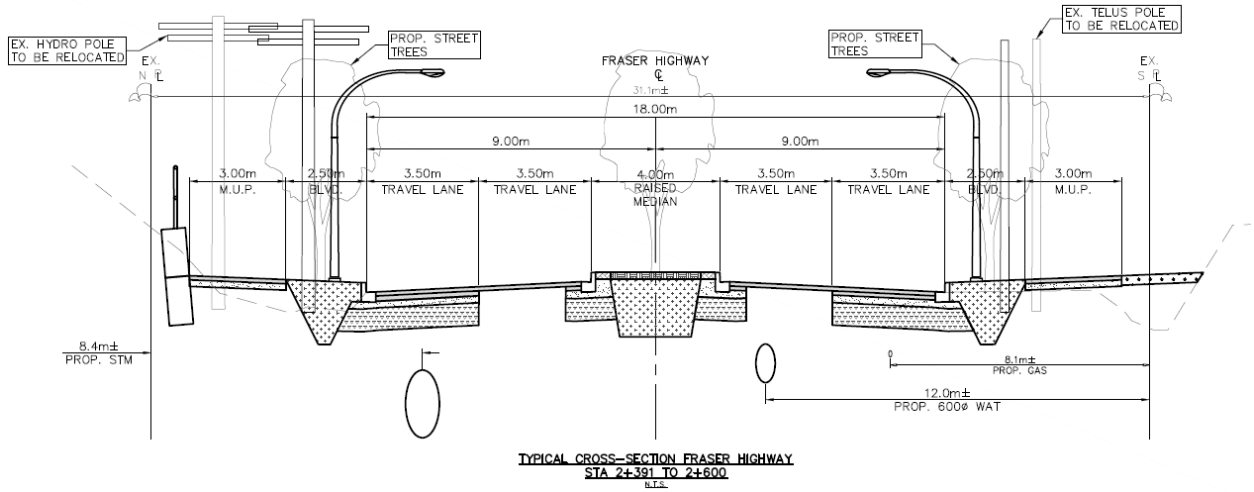
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STA 1+640 TO 1+960
N.T.S.



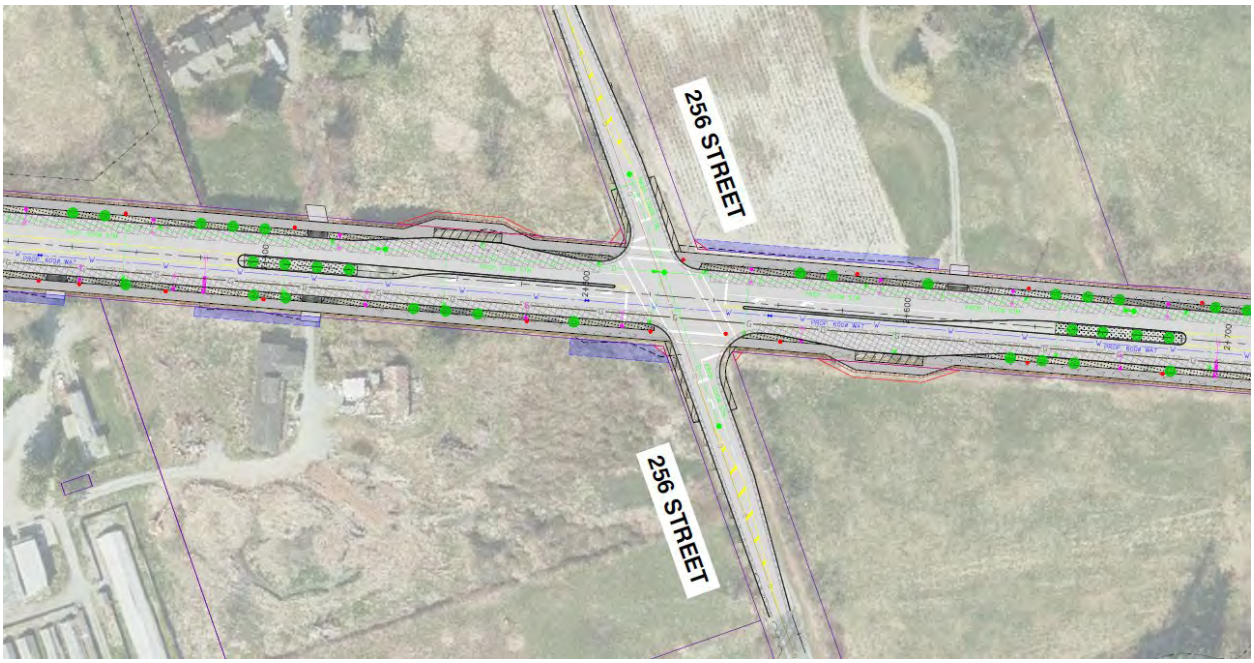


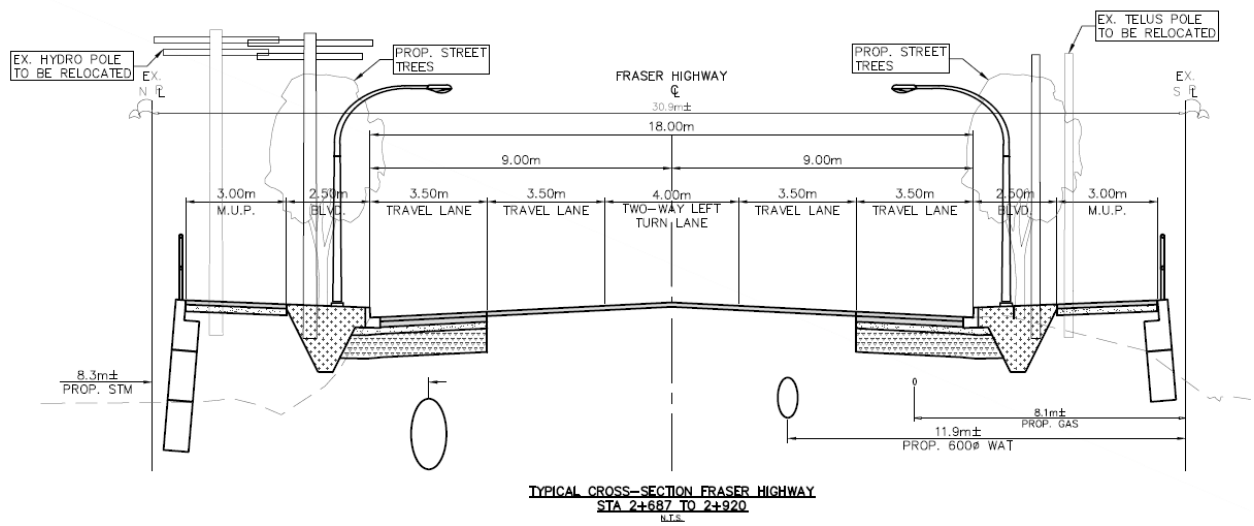
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STA 1+960 TO 2+280
N.T.S.



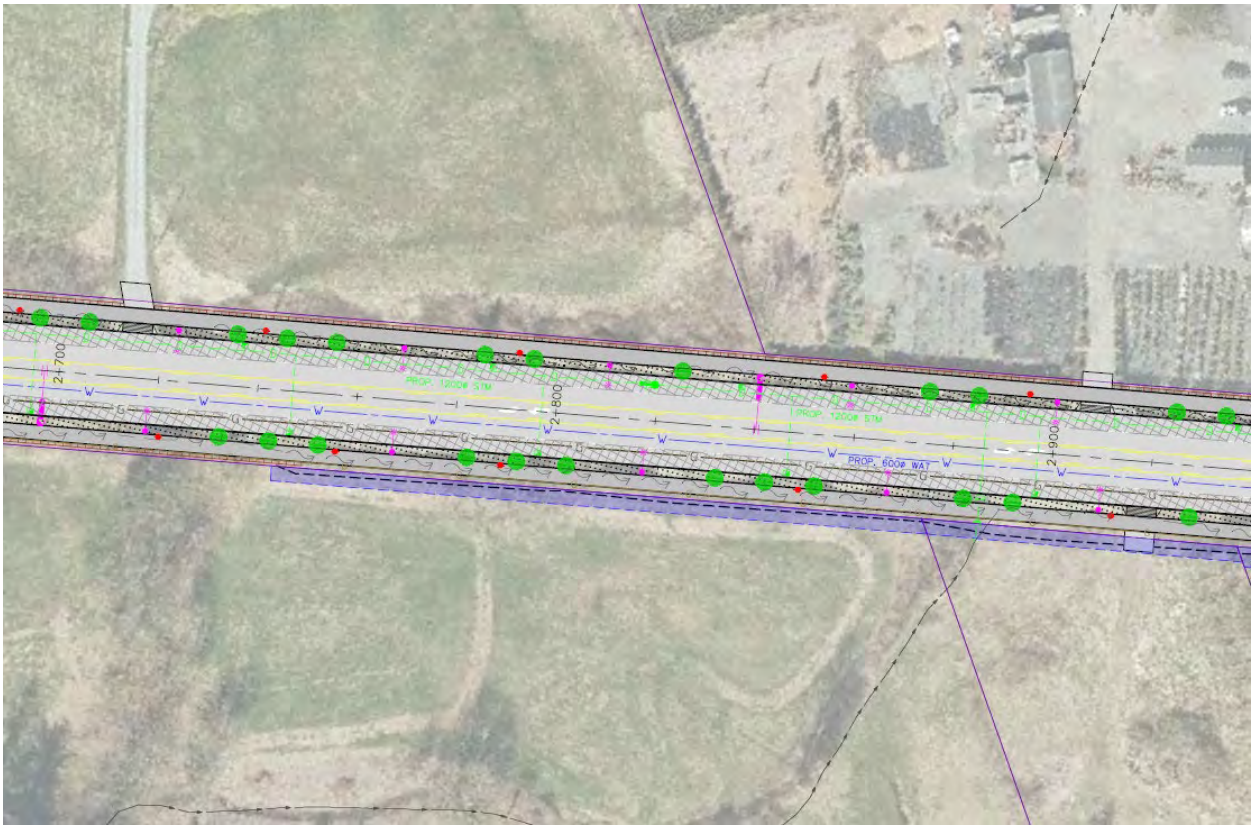


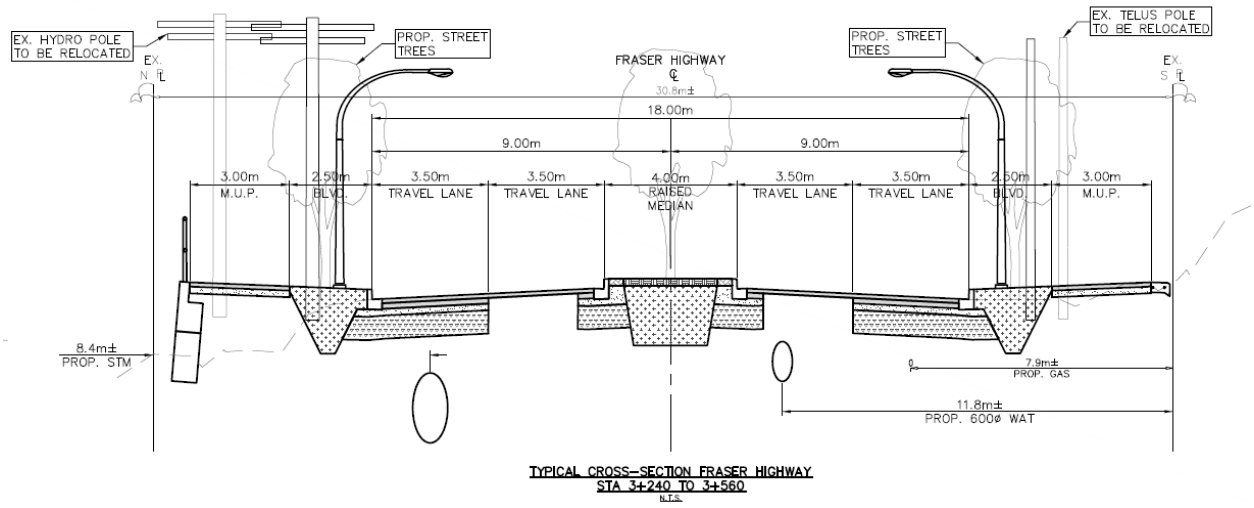
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STA 2+391 TO 2+600
N.T.S.



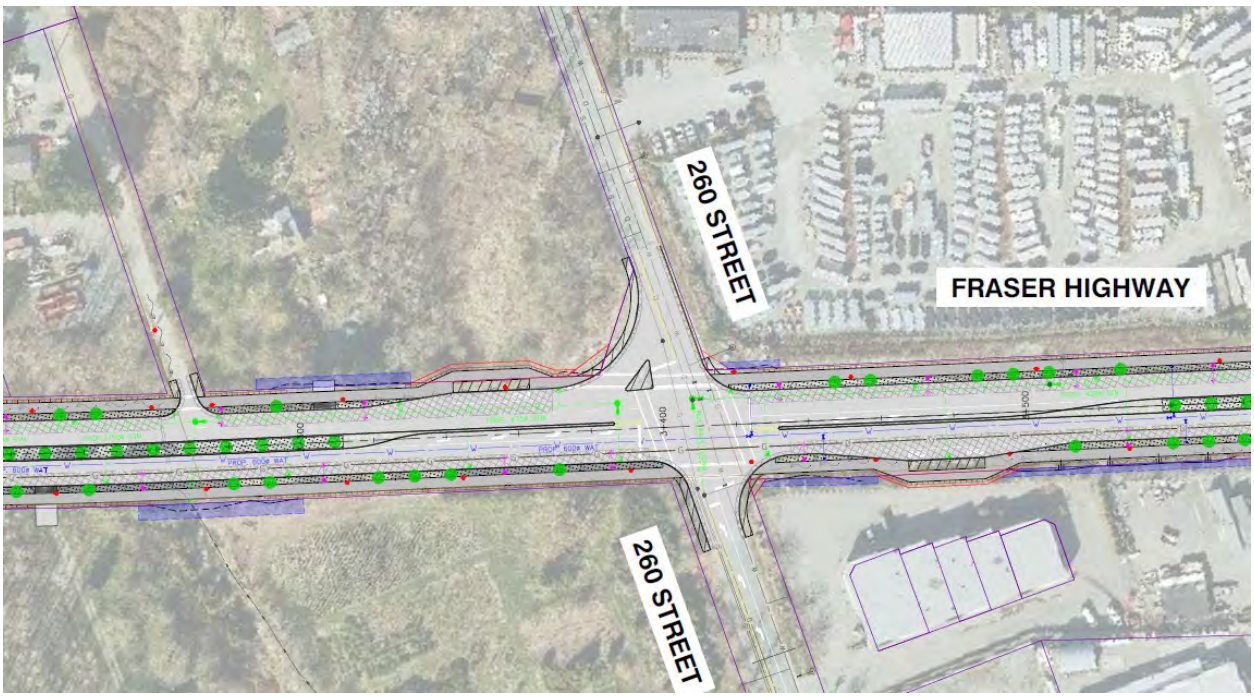


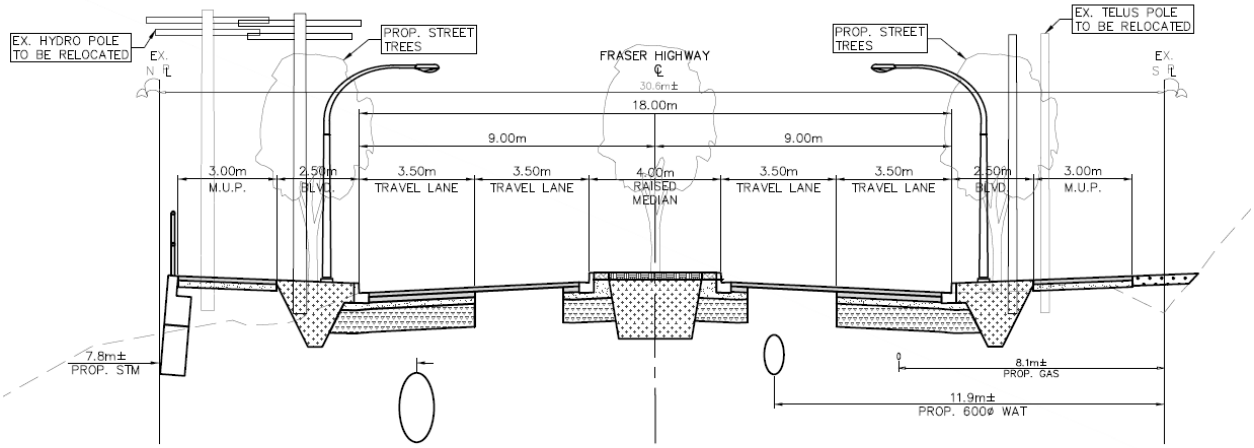
TYPICAL CROSS-SECTION FRASER HIGHWAY
STA 2+687 TO 2+920
N.T.S.



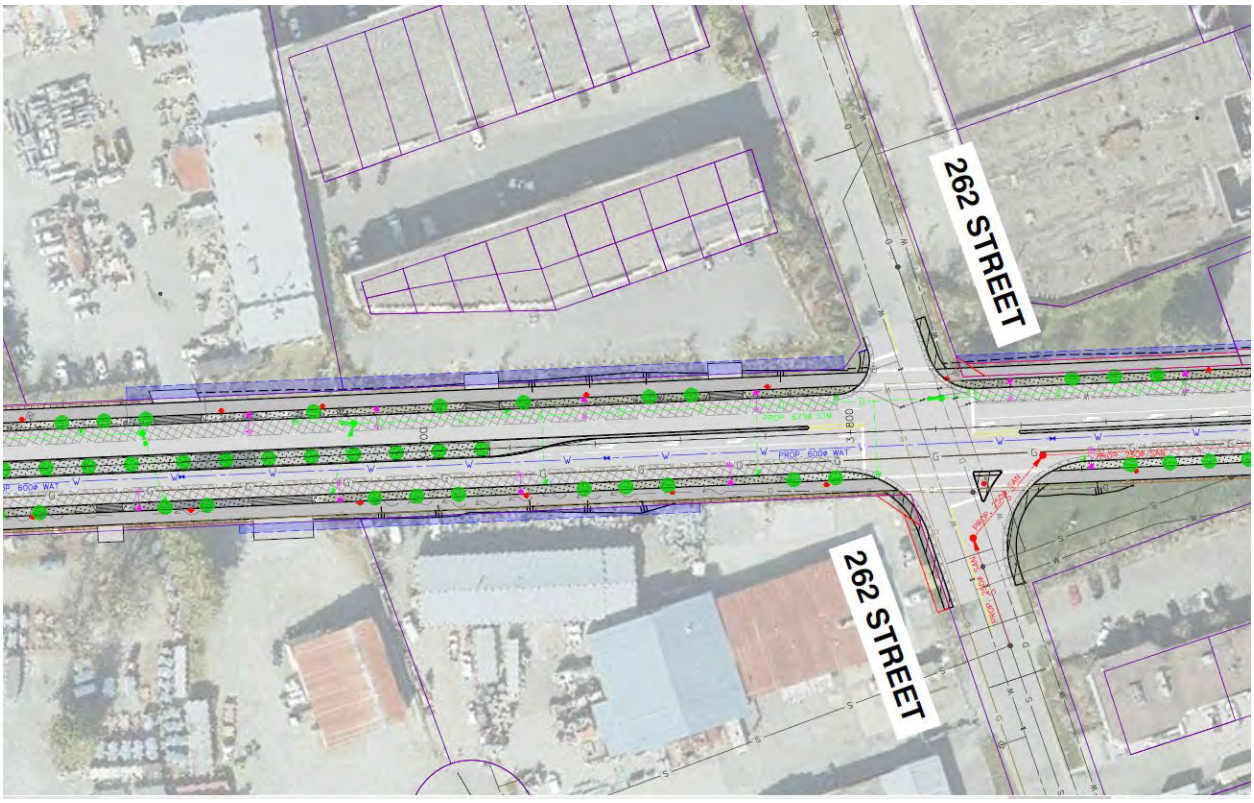


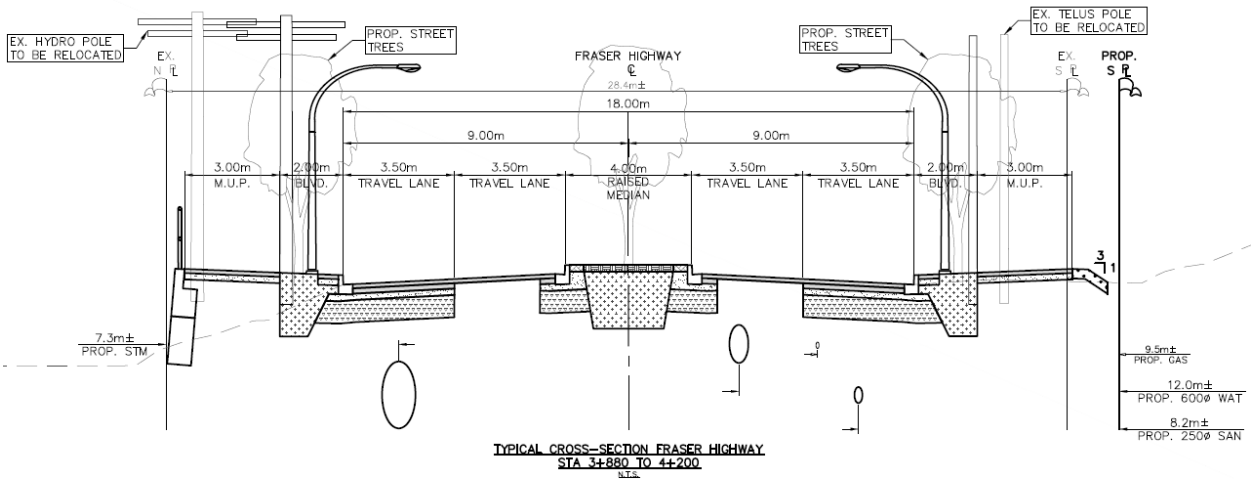
TYPICAL CROSS-SECTION FRASER HIGHWAY
STA 3+240 TO 3+560
N.T.S.



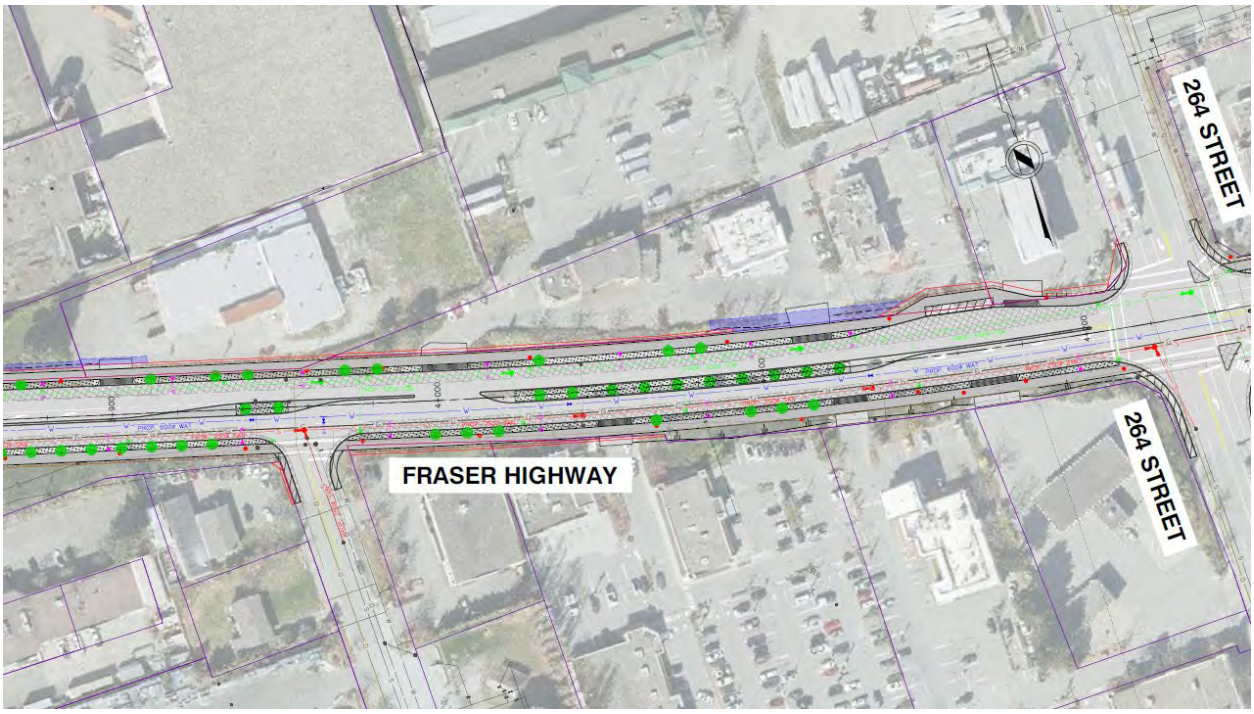


TYPICAL CROSS-SECTION FRASER HIGHWAY
STA 3+560 TO 3+880
N.T.S.

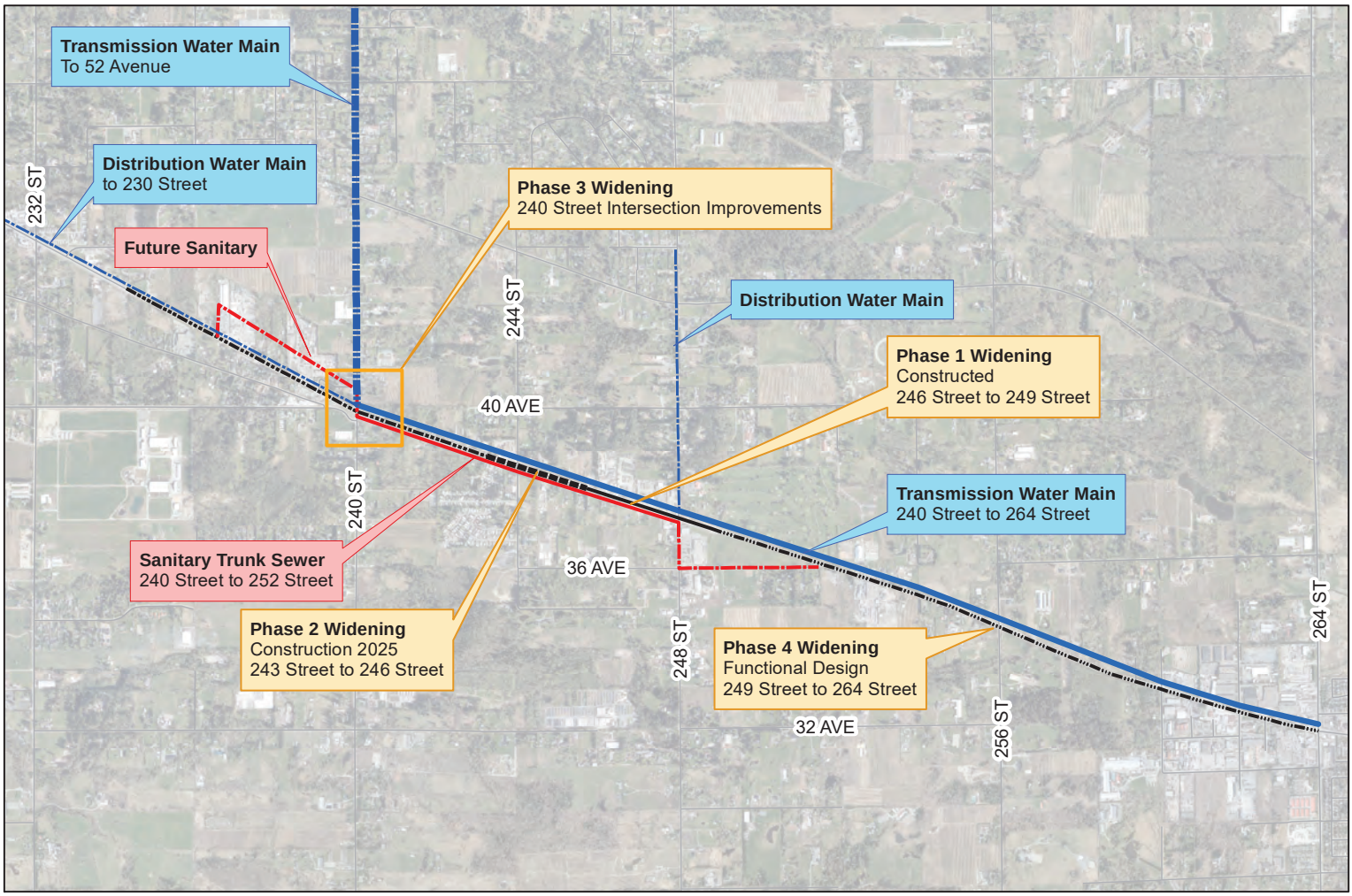




TYPICAL CROSS-SECTION FRASER HIGHWAY
STA 3+880 TO 4+200
N.T.S.



ATTACHMENT C



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

ADMENDMENT BYLAW NO. 6047

EXPLANATORY NOTE

Bylaw No. 6047 amends the Fees and Charges Bylaw 2007 No. 4616 to add a fee to Schedule 5. Miscellaneous Corporate to impose an “Annual Secondary Suite Infrastructure Fee”.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

ADMENDMENT BYLAW No. 6047

A Bylaw to Amend the Fees and Charges Bylaw 2007 No. 4616

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. 6047”.

2. The Township herby imposes fees and charges for an “Annual Secondary Suite Infrastructure Fee” to Schedule 5. Miscellaneous Corporate.

<table>
<tr><td rowspan="3">Annual Secondary Suite Infrastructure Fee</td><td rowspan="3">The Annual Secondary Suite Infrastructure Fee (the “Fee”) is payable in the calendar year of application for registration of a Secondary Suite, except if the Secondary Suite Building Permit is issued after May 1, in which case the Fee is payable in the calendar year subsequent to the calendar year that the application for registration was received. The Fee is non-refundable upon removal of a Secondary Suite, regardless of when the Secondary Suite is removed.

The Fee will be rendered once annually, in each year following receipt of an application for registration of a Secondary Suite Building Permit, in accordance with the above, with the billing statement for property taxes and is payable in the same manner as and by the same due/penalty date as ordinary taxes are payable. The Fee will continue to be charged annually until the Secondary Suite is removed to the satisfaction of the Township.</td><td>$245.00 in 2025
$145.00 in 2026 and thereafter</td></tr>
<tr><td>Existing Secondary Suite Family
$145.00 in 2025
(category disbanded for 2026)</td></tr>
<tr><td>Existing Secondary Suite Compassionate
$0 in 2025
$0 in 2026
(category disbanded for 2027)</td></tr>
</table>

READ A FIRST TIME the	07	day of	October	, 2024
READ A SECOND TIME the	07	day of	October	, 2024
READ A THIRD TIME the	07	day of	October	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

M E M O R A N D U M

TO: MAYOR AND COUNCIL **DATE:** NOVEMBER 4, 2024

FROM: COMMUNITY DEVELOPMENT DIVISION **FILE NO:** 6635-01

SUBJECT: AGRICULTURAL LAND COMMISSION DECISIONS THIRD QUARTER 2024 (JULY – SEPTEMBER)

The purpose of this memorandum is for information purposes in accordance with Council's October 22, 2007 resolution directing staff to summarize and report to Council the Agricultural Land Commission (ALC) decisions on a quarterly basis.

Att. No.	File No.	Agent/ Applicant	Proposal	Council Resolution	ALC Decision	Date of Decision	Address Site Area
A	11-13-0030 AL100449	Michael McRae	Single family residential strata conversion	Standing Resolution	Conditionally Approved	July 18, 2024	26393 64 Ave 0.6 ha
B	10-15-0020 AL100402	Angela Williams	Two lot rural residential subdivision	Complies	Refused	July 23, 2024	2104 240 St 16.2 ha
C	07-14-0059 AL100415	Metro Vancouver	Non-farm use for improvements to Campbell Valley Regional Park	Endorsed	Conditionally Approved	July 29, 2024	20491 16 Ave 45.3 ha
D	10-30-0017 AL100435	Christopher Saunders	Reconsideration of single family residential strata conversion	Standing Resolution	Conditionally Approved	July 31, 2024	21810 40 Ave 0.4 ha
E	10-35-0031 AL100429	Joel Schacter	Reconsideration of single family residential strata conversion	Standing Resolution	Conditionally Approved	July 31, 2024	24845 Robertson Cr 0.2 ha
F	10-21-0025 AL100443	Colin Fry & Associates Consulting	Reconsideration of single family residential strata conversion	Standing Resolution	Conditionally Approved	August 7, 2024	2438 232 St 0.49 ha
G	11-04-0092 AL100436	John Moonen & Associates	Two lot suburban residential subdivision	Complies	Refused	August 8, 2024	5065 238 St 6.7 ha

Att. No.	File No.	Agent/ Applicant	Proposal	Council Resolution	ALC Decision	Date of Decision	Address Site Area
H	10-32-0110 AL100442	HY Engineering	Homesite severance subdivision	Complies	Refused	August 8, 2024	4162 228 St 2.5 ha
I	11-32-0124 AL100451	Conwest	Non-farm use for habitat compensation works	Referred	Conditionally Approved	August 22, 2024	22700 Blk of 96 Ave 2.56 ha
J	10-01-0017 AL100434	Sager Nairne LLP	Internal lot line adjustment between two properties	Complies	Conditionally Approved	August 22, 2024	753 & 700 Blk of 264 St 6.8 ha
K	07-03-0020 AL100433	Eleanor Wrigley	Homesite severance subdivision and road dedication	Complies	Conditionally Approved	August 8, 2024 & September 24, 2024	19636 8 Ave 8.1 ha

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT A

July 18, 2024

ALC File: 70170

Michael McRae
DELIVERED ELECTRONICALLY

Dear Michael McRae:

Re: Reasons for Decision - ALC Application 70170

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #463/2024). As the agent, it is your responsibility to notify the other applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with section 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
    - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at

the time of the original decision had the applicant exercised due diligence, or

- Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #463/2024)
Schedule A: Decision Map

cc: Township of Langley (File: AL100449). Attention: Mohammad Nemati

70170d1

AGRICULTURAL LAND COMMISSION FILE 70170

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicants:	Sandra and Michael McRae
Agent:	Michael McRae
Property:	Parcel Identifier: 031-781-268 Legal Description: Lot 1, Plan EPP112018, Section 13, Township 11, New Westminster District Civic: 26393 – 64th Avenue, Langley, BC Area: 0.6 ha (entirely within the ALR)
Executive Committee:	Jennifer Dyson, Chair Richard Mumford Brenda Schoepp Ione Smith Janice Tapp Jerry Thibeault Gerry Zimmerman

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the Property under the *Strata Property Act* ("SPA") into two 0.28 ha strata lots (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

ANALYSIS AND FINDINGS

[5] The Applicants purchased the Property on September 11, 2009.

[6] The Property is 0.6 ha (~1.5 acres) and the Property contains two residences. The Applicants indicate that, if granted approval to subdivide, they would subdivide to create a strata lot for each residence.

[7] On July 16, 2020, the Commission confirmed in writing to the Agent that the exception from the restrictions on the use of agricultural land under s. 23(1) of the ALCA applied to the Property. Section 23 of the ALCA states that the restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

[8] Where it applies, s. 23(1) of the ALCA provides an exception from the restrictions on the use of agricultural land set out in the ALCA and its regulations (the Agricultural Land Reserve Use Regulation and Agricultural Land Reserve General Regulation), such as the restrictions on non-adhering residential use, non-farm use, and soil and fill use.

[9] Although the s. 23 (1) exception on use impacts matters such as non-adhering residential uses, the exception is limited. In this regard, it does not provide for a general exemption from the ALCA or its regulations.

[10] In accordance with s. 19 of the ALCA, a Registrar of Titles must not, under the *Land Title Act* or the SPA, accept an application for the deposit of a plan (or permit the creation of a new parcel of land by metes and bounds description or abbreviated description) if it would cause the subdivision of ALR land unless the subdivision is permitted under s. 3 of the ALR General Regulation or if the Commission has granted permission after an application.

[11] Depositing a strata plan in a Land Title Office under s. 239 of the SPA causes subdivision of land in the ALR and Commission's permission (or compliance with s. 3 of the ALR General Regulation) is therefore required as with any other subdivision. This is the case for all types of plans under the SPA, including strata plans where the lot boundaries are defined with reference to a building ("sometimes referred to a "Building strata").

[12] Section 21(1) of the ALCA provides that a person must not subdivide agricultural land unless permitted under s. 25 or 45 or the regulations. Section 21(2) provides that an owner of agricultural land may apply to the Commission for permission under s. 25 to subdivide agricultural land.

[13] Section 25(1)(b) provides that on receiving a use or subdivision application, the Commission may (i) refuse permission for the use or subdivision applied for, (ii) grant permission, with or without limits or conditions, for the use or subdivision applied for, or (iii) grant permission for an alternative use or subdivision, with or without limits or conditions, as applicable.

[14] Correspondingly, the Applicants appropriately submitted an application to the Commission under s. 21 of the ALCA.

[15] This decision is the Executive Committee's adjudication of the Application brought before it. In making a decision under s. 25, the Commission must consider the purposes and priorities of the Commission set out in s. 6 of the

ALCA, as outlined above, and in this regard must consider the Application within the context of the ALCA and the ALR.

[16] The Executive Committee has reviewed applications to stratify parcels that meet the exceptions of use under s. 23(1) ALCA. In certain cases, the Executive Committee has considered the timeline of events and degree of preparation undertaken by Applicants prior to the ALC communicating clarification of the interpretation of s. 23(1) ALCA in relation to subdivision. The Executive Committee considered the following events to be informative in its deliberations.

[17] The Applicants' understanding of the Exception Letter they received is that they would be able to stratify the Property.

[18] The Applicants received a building permit for the second residence from the Township of Langley (the "Township") on March 18, 2022.

[19] In April 2022, the Commission updated ALC Policy P-02 - Potential Exceptions from Restrictions of Use in the ALCA: Parcels Less Than 2 Acres (ALC Policy P02) to clarify that the s. 23(1) exception for use is limited. The Commission did so in response to the fact that it appeared subdivision plans under the *Land Title Act* and SPA were being deposited

by the BC Land Title and Survey Authority in the ALR without ALC authorization where a parcel had a "use" exception under the ALCA.

[20] Since stratification of the Property is a form of subdivision, the Executive Committee considered the size of the proposed strata lots in the context of the parcels surrounding the Property.

[21] The Property is an irregular shaped that is surrounded on three sides by road, specifically 64th Avenue, 64B Avenue, and 264th Street and immediately abuts the CN Rail corridor along the Property's southern boundary.

[22] Generally, the Commission is concerned about the concentration of small lots in agricultural areas as it can lead to increased conflicts between small lot residential owners and adjacent agricultural operators, and as small lot subdivision may increase speculation in the ALR driving the price of farmland up and out of reach of those who want to acquire land for farming., and as farming on small lots may be more difficult than on larger lots.

[23] In this particular case, however, given the specific circumstances related to this Property's size, configuration, and location, specifically its separation from surrounding ALR on all sides by three roads and an active rail line, the Executive Committee finds that stratification of the Property would not have a negative impact on agriculture.

[24] The Executive Committee's approval should not be misconstrued as the Commission's general support for continued subdivision and/of stratification of small lots in the ALR.

DECISION

[25] For the reasons given above, the Executive Committee approves the Proposal to subdivide the Property under the *Strata Property Act* into two 0.28 ha strata lots subject to:

a. the submission of a surveyed subdivision plan, that is in compliance with Schedule A of this decision, to the Commission, within three years of the date of the release of this decision; and,
b. approval for subdivision is granted for the sole benefit of the Applicants and is non-transferable.

[26] These are the unanimous reasons of the Executive Committee.

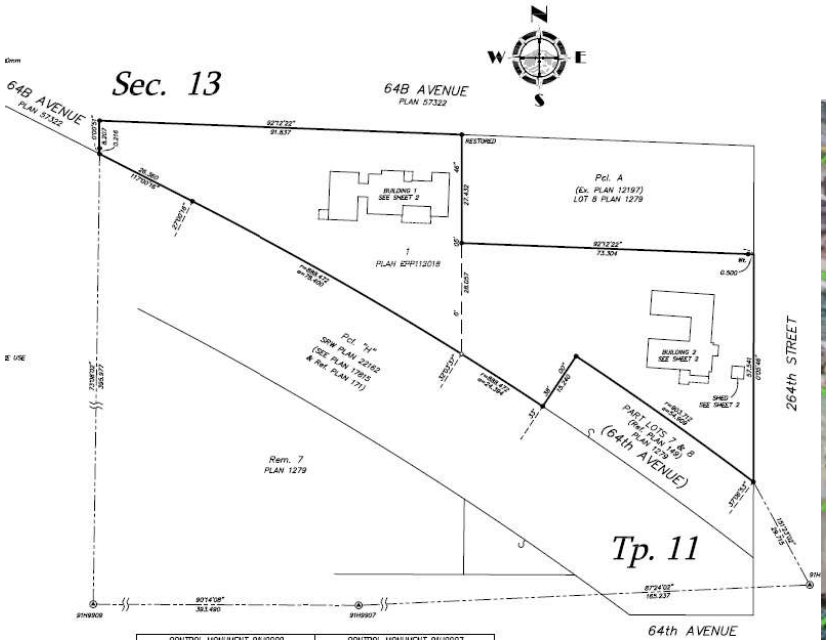
[27] A decision of the Executive Committee is a decision of the Commission pursuant to s. 10(4) of the ALCA.

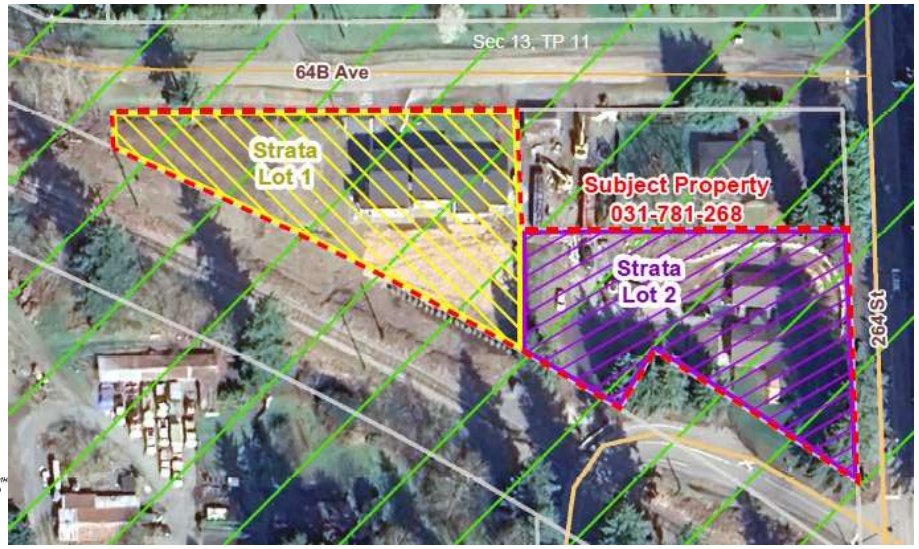
[28] Resolution #463/2024

Released on July 18, 2024

Jennifer Dyson, Chair

On behalf of the Executive Committee


Sec. 13
64B AVENUE
PLAN 57322
64B AVENUE
PLAN 57322
N
W
E
S
RESTORED
Pcl. A
(Ex. PLAN 12197)
LOT 5 PLAN 1279
BUILDING 1
SEE SHEET 2
BUILDING 2
SEE SHEET 2
SHED
SEE SHEET 2
PLAN EPP112018
Pcl. "H"
SRW PLAN 72182
(SEE PLAN 12615
& Ref. PLAN 727)
Rem. 7
PLAN 1279
PART LOTS 7 & 9
(Ref. PLAN 1279)
(64th AVENUE)
264th STREET
Tp. 11
64th AVENUE


Sec 13, TP 11
64B Ave
Strata
Lot 1
Subject Property
031-781-268
Strata
Lot 2
264St

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT B

July 23, 2024

ALC File: 65218

Angela Williams
DELIVERED ELECTRONICALLY

Dear Angela Williams:

Re: Reasons for Decision - ALC Application 65218

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #476/2024). As the primary contact, it is your responsibility to notify the other applicant accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

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Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosure: Reasons for Decision (Resolution #476/2024)

cc: Township of Langley (File: 10-15-0020/AL100402). Attention: Rob Nordrum

65218d1

AGRICULTURAL LAND COMMISSION FILE 65218

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicants:	Angela and Terry Williams
Primary Contact:	Angela Williams
Property:	Parcel Identifier: 013-292-731 Legal Description: Parcel "A" (Reference Plan 5191), North West Quarter Section 15, Township 10, New Westminster District Civic: 12104- 240th Street, Langley, BC Area: 16.2 ha (entirely within the ALR)
Panel:	Ione Smith, South Coast Panel Chair Susan Gimse Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the 16.2 ha Property into an 8.2 ha parcel and 8.0 ha parcel (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
>
> (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Primary Contact in advance of this decision.

BACKGROUND

[5] The Property contains infrastructure from a former mink farm that ceased operations following regulatory changes which phased out mink farming in BC in April 2023. The majority of the mink farm infrastructure, including a residence, freezer/warehouse building, and 59 recently built mink barns, would be retained on the southern 8.2 ha lot. The northern 8.0 ha lot would largely consist of pasture and a ~84 m^2 residence.

[6] The Application submits that the Property's agricultural use currently consists of grazing six cows and hay production. The Application also submits that the existing mink barns could be repurposed for horticultural

use and the freezer/warehouse building could be used for berry processing, storage and freezing.

[7] At its meeting of February 26, 2024, the Township of Langley Council resolved to forward the Application to the Commission advising that the Proposal complies with the 8.0 ha minimum parcel size provisions of Rural Zone RU-2 of the Township's Zoning Bylaw, and requesting consideration based on agricultural merits.

ANALYSIS AND FINDINGS

[8] The Application explains that the subdivision is being proposed because the Applicants no longer require a parcel large enough to accommodate the necessary setbacks for the mink operation. The Application submits that the subdivision would create a parcel that would be available for another type of agricultural operation.

[9] The Applicants also state that many of the surrounding properties are of a similar size to the proposed lots and that both proposed lots have access.

[10] The Panel recognizes that the Applicants are in the difficult position of being required to shut down their mink farming operation and understands that this likely has caused economic hardship for the Applicants. While the Panel has sympathy for the Applicants' circumstance, the Commission is unable to make decisions based on economic rationale and instead must focus on the

agricultural land base and must consider the impacts of subdivision within the context of section 6 of the ALCA. This requires that the Commission give priority to protecting and enhancing the size, integrity and continuity of the land base of the ALR; and the use of the ALR for farm use. The Panel further notes that it must consider the impacts of the subdivision over the long term.

[11] In the Panel's experience, large agricultural parcels provide a wider range of agricultural options than smaller parcels and provide more area for agricultural activities, improving opportunities for commodity variety, crop and grazing rotation, and economies of scale. Further, it is the Panel's experience that smaller parcels may cost more per hectare than larger parcels and are less likely to be used for agriculture than larger parcels. The Panel therefore finds that the Proposal to subdivide the Property would have a negative impact on the size, continuity, and the integrity of the ALR over the long term.

DECISION

[12] For the reasons given above, the Panel refuses the Proposal to subdivide the Property into an 8.2 ha parcel and 8.0 ha parcel.

[13] These are the unanimous reasons of the Panel.

[14] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[15] Resolution #476/2024

Released on July 23, 2024



Ione Smith, Panel Chair

On behalf of the South Coast Panel

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT C

July 29, 2024

ALC File: 66174

Pascale Rozada
Metro Vancouver Regional District
DELIVERED ELECTRONICALLY

Dear Pascale Rozada:

Re: Reasons for Decision - ALC Application 66174

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #491/2024). As the agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with section 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
    - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at

the time of the original decision had the applicant exercised due diligence, or

- Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #491/2024)
Schedule A: Decision Map

cc: Township of Langley (File: 07-14-0059/AL100415) Attention: Rob Nordrum

66174d1

AGRICULTURAL LAND COMMISSION FILE 66174

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Non-Farm Use Application Submitted Under s.20(2) of the Agricultural Land Commission Act

Applicant:	Metro Vancouver Regional District (MVRD)
Agent:	Pascale Rozada, MVRD
Properties:	**Property 1** Parcel Identifier: 025-021-010 Legal Description: Lot A Section 11 and 14 Township 7 New Westminster District Plan LMP49435 Civic: n/a Area: 45.3 ha (Entirely within the ALR)
	Property 2 Parcel Identifier: 009-327-258 Legal Description: Lot 6 Section 14 Township 7 New Westminster District Plan 10452 Civic: 208 St, Langley, BC Area: 1.9 ha (Entirely within the ALR)

Panel:	Ione Smith, South Coast Panel Chair
	Susan Gimse
	Holger Schwichtenberg

OVERVIEW

[1] The Properties are located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] The Applicant is applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 20(2) of the ALCA to to improve park amenities within a ~47 ha area of Campbell Valley Regional Park (the "Park") in the vicinity of McLean Pond, north of 16th Avenue. The proposed improvements (the "Proposal") consist of:

- Trail network upgrades: improving 2.4 km of existing multi-use trails and establishing 2.6 km of new pedestrian trails;
- New parking area off of 208th St on Property 2;
- New washroom facilities west of the parking lot (pit toilets);
- A group camping area with pit toilet;
- A covered multi-functional shelter;
- A floating canoe dock for the existing canoe use area on McLean Pond;
- Two picnic areas;
- Three habitat restoration areas for native planting and pollinator habitat;
- Two new wetland areas; and,
- Placement of ~2,700 m^3 of fill over ~1.5 ha to construct the improvements.

The total footprint of the proposed improvements, with the exception of the wetland and habitat restoration areas, totals approximately 2.5 ha.

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
>
> (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:
>
> (a) the size, integrity and continuity of the land base of the agricultural land reserve;
>
> (b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

[5] The Panel conducted a walk-around and meeting site visit on June 12, 2024 in accordance with the *ALC Policy Regarding Site Visits in Applications*, (the "Site Visit"). A site visit report was prepared in accordance with the *Policy Regarding Site Visits in Applications*. The site visit report was certified as accurately reflecting the observations and discussions of the Site Visit by the Agent on June 19, 2024 (the "Site Visit Report").

BACKGROUND

[6] The Park was established in the early 1970s. Various improvements to park infrastructure have been made since that time, some of which may have been permitted under previous iterations of the ALCA.

[7] In 2020, ALC Staff reviewed a draft of the Campbell Valley Regional Park Management Plan (the "Draft Park Plan") which proposed substantial improvements to recreation and natural amenities throughout the Park . ALC staff advised MVRD that any expansion of park amenities or infrastructure not permitted under the ALCA would require an application be approved by the Commission prior to construction.

[8] In 2022, by ALC Resolution #91/2022, the Commission conditionally approved an application for the construction of improvements over 3.1 ha of the Park that is south of 16th Ave. The improvements included a new perimeter trail, new parking areas with washroom facilities, water at the

Langley Heritage Speedway, entrance kiosks, and decommissioning informal road shoulder parking areas. To accommodate the improvements, placement of 9,500 m^3 of gravel fill and granular base was approved at a depth of 0.3 m over a total area of 3.1 ha. In its decision, the South Coast Panel noted that the improvements were consistent with the existing park use and on lands that had been part of the Park since its establishment. The Panel also noted that the improvements would not adversely impact the agricultural uses of ALR lands within the Park, and that MVRD will provide buffering as needed between neighbouring recreational and agricultural uses.

[9] The current Proposal is for the McLean Pond area of the Park. Together, the Properties total approximately 47.2 ha of ALR land and are separated from the remainder of the Park by 16th Ave. The Properties currently contain:

- Agricultural use area (17 ha) (hay fields and rotational crops)
- Forest and vegetation (21 ha)
- Riparian/wetland (8 ha). The Application states that McLean Pond was constructed on Property 1 in the 1960s and is currently used for occasional canoe instruction.
- Trails and service routes (1 ha). The Application states that public access is limited to the service roads and undeveloped trails for hiking, equestrian, and nature viewing.
- A seasonal pedestrian underpass under 16th avenue.

[10] At its meeting of October 23, 2023, the Township of Langley Council resolved to endorse and refer the Application to the Commission for consideration of approval pursuant to the procedural requirements of the Act and applicable regulations. The Proposal is consistent with the current and zoning and OCP designations.

[11] After the Site Visit the Agent provided the Panel with an updated map of the Proposal.

ANALYSIS AND FINDINGS

[12] The Application states that the Proposal is necessary to support a steady increase in recreational use of the Park and to reduce parking pressure on neighbouring streets. Further, that the Proposal will enhance the ecosystem

services the Park provides to nearby natural and agricultural areas, while maintaining most of the existing agricultural activities.

[13] The Application explains that, while MVRD has made no agricultural improvements to the Properties, MVRD employs an active field management program in the Park that "retains cultural connections with the Park's agricultural past" by maintaining some areas using agricultural methods such as haying and rotational cutting. After discussions during the Site Visit, the updated proposal indicates that the MVRD will continue to do so on the two lower fields east of McLean Pond. In addition, the MVRD indicates that the Park as a whole supports agriculture by way of opportunities for equestrian use, interpretive programming, and community events.

Habitat

[14] The Application proposes to convert some of the hayfields to old field management for the purposes of biodiversity and drainage management.

[15] Pursuant to s. 22 of the ALR Use Regulation, open land parks that are established by a local government for biodiversity conservation, passive recreation, heritage, wildlife, or scenery viewing purposes are a permitted use in the ALR.

[16] The Panel understands that the new habitat areas, both the restoration areas for native planting and pollinator habitat through old field management will not require any fill to be brought onto or removed from

the Properties. As such these proposed uses of the Properties are permitted uses within the ALR Use Regulation.

Wetland Development

[17] The Application proposes to establish two new wetlands on the Properties.

[18] While the maintenance of an existing wetland is permitted under s.22, the creation of new wetlands on the Properties exceeds the permissions under s.22 and require Commission approval. The Agent explained that the wetland development would not only benefit the biodiversity of the Park but would also assist in improving drainage on the Properties and the surrounding ALR properties.

[19] During the site visit, the Commission did note that there did appear to be some drainage issues on Property 1 and the existing ditches on the Properties need to drain somewhere. The Panel also notes that one of the proposed wetlands was in a low-lying area of the Properties with an existing ditch which was already experiencing more drainage issues. The Panel finds that there could be agricultural benefits to the establishment of two new wetlands on the Properties and is amenable to their establishment on the Properties.

Trails

[20] The Panel understands from the Application and site visit that there is already approximately 2.4 km of existing informal trails on the Property that require some upgrading to become more defined and accessible through the addition of material such as gravel, as well as widening in some places to allow for safe trail sharing between user groups. The Application states that the existing trails already have compacted soils and in some cases they are old gravel/asphalt access roads. The Panel notes that the existing trails adjacent to the hayfields are low profile to accommodate haying.

[21] The Application has indicated that the MVRD is proposing an additional 2.6 km of new trails on the Properties. The Agent further explained that these trails are being proposed in a manner to limit and focus the footprint of park development and access.

[22] The Agent explains that the proposed trails build on existing routes and site disturbances to ensure natural resources are protected and left intact. For the most part, the new trails will follow existing informal trails. The Agent submits that by formalizing these existing routes with a more defined and accessible surface, visitors' use of the Park can be more effectively managed. The Agent states that the already compacted soils, as well as old gravel/asphalt access roads, present an opportunity to limit and focus the footprint of park development and access.

[23] The Panel notes that the siting of these trails does not bisect fields, and that only permeable materials, such as gravel will be used to establish and upgrade the trails, and that the proposed trails are formalizing existing trails to encourage park uses to remain on the trail while continuing to use portions of the park for agriculture.

[24] As trails will increase recreational use in an agricultural area, the Panel requires signage to educate trail users on the agricultural history of the Properties and surrounding areas, as well as current practices including the management of the hayfields, the old fields and invasive species management.

[25] Based on the above rationale, the Panel is amenable to the portion of the Proposal to update and in some cases widen existing 2.4 kms of trails on the Properties, and to construct 2.6 km of trails as per the updated proposal map, also found in Schedule A.

Parking and entry way

[26] The new parking area is being proposed because Park users are also unsafely parking their cars on the busy 16th Ave to access the Park. The Panel notes that the area impacted by the proposed parking lot has been substantially reduced through the updated proposal map (Schedule A), and that only permeable surfaces would be used for the parking area.

[27] The Panel finds that the location, construction (using permeable materials) and scale of the proposed parking area to be appropriate, as MVRD has substantially reduced the size of the parking lot to the minimum size needed to reduce unsafe parking on 16th Avenue and to accommodate a bus turnaround. The Panel notes and appreciates that the updated proposal retains a significant portion of Property 2 for haying and is amenable to the updated proposal map.

Group Camping Area

[28] The Panel understands that the current proposal is for group camping in a field, with a pit toilet. The Panel finds the group camping site as proposed is acceptable, but that if any further infrastructure is required, that the MVRD must have permission from the Commission.

Other Park infrastructure

[29] The Panel also has no objection to the remaining proposed park infrastructure; the pit toilets, a covered multi-functional shelter, a floating canoe dock for the existing canoe use area on McLean Pond, and two picnic areas. The Panel finds that this proposed park infrastructure will have minimal impact on the ALR land on the Properties and will help contain the increasing recreational use to specific areas on the Properties.

Fill

[30] The Proposal requests 2,700 m^3 of fill for the construction and updating of the 5 km of trails and the parking lot. However, the Agent indicates that the

Proposal is still in the design stage for the trail and parking lot construction, and that the park improvements will likely require less fill than proposed. The Panel therefore finds that the proposed fill placement, up to a maximum of 2700 m^3, is commensurate with the approved trail and parking area.

[31] The Panel confirmed that the Properties have been in Park usage since the establishment of the ALR and that the proposed non-farm use activities are consistent with the use of the Properties for park purposes. The Panel finds that the proposed park developments will not adversely impact the agricultural use of the ALR land within the Park or the long term agricultural potential of the ALR within the Park.

[32] The Panel would like to note that it appreciates the ongoing dialogue with MVRD throughout the application process and the MVRD's continued refinement of the Proposal to accommodate and support active agricultural use on the Properties over the long term, and to minimize the impacts of recreational infrastructure on ALR land.

DECISION

[33] For the reasons given above, the Panel approves the Proposal to the following park improvements:

a. Trail network: improving 2.4 km of existing multi-use trails and establishing 2.6 km of new pedestrian trails;
b. New parking area off of 208th St on Property 2;
c. New washroom facilities west of the parking lot (pit toilets);
d. A group camping area with pit toilet;
e. A covered multi-functional shelter;
f. A floating canoe dock for the existing canoe use area on McLean Pond;
g. Two picnic areas;
h. Three habitat restoration areas for native planting and pollinator habitat;
i. Two new wetland areas; and,
j. Placement of ~2,700 m^3 of fill over ~1.5 ha to construct the improvements.

subject to the following conditions:

(a) Siting of the non-farm uses in accordance with Schedule A of this decision;
(b) Maintaining the drainage on the Properties for the hayfields;
(c) Interpretive signage informing trail users that they are in the Agricultural Land Reserve, trail etiquette when hayfields are being harvested, information on the historical and existing agricultural

use of the Properties, agricultural uses in the area, and weed management, etc.;

(d) Fill placement activities restricted to the trails, parking area and where applicable the other proposed infrastructure, as outlined in Schedule A of this decision;

(e) Total volume of fill must be limited to 2,700 m^3 for the purposes of the Proposal; and,

(f) As per Section 36 of the Agricultural Land Reserve Use Regulation, prohibited fill must not be placed on the Property. Prohibited fill includes: construction or demolition waste, including masonry rubble, concrete, cement, rebar, drywall and wood waste; asphalt; glass; synthetic polymers; treated wood; unchipped lumber.

[34] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[35] These are the unanimous reasons of the Panel.

[36] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[37] Resolution #491/2024
Released on July 29, 2024



Ione Smith, Panel Chair

On behalf of the South Coast Panel


N
0 20 40 80 120 160 200 Meters
204 St
20 Ave
208 St
Little Campbell River
New wetland
McLean Pond
New wetland
Main Entrance
Future Greenway
Connection to Camp McLean/ Camp Coyote
16 Ave
Existing Seasonal Underpass
Potential Connection TBD
Campbell Valley Regional Park
Legend
Hiking/Equestrian Trail (Existing)
Hiking Trail (Existing)
Dogs prohibited (west of pond)
Hiking/Cycling Trail (New)
Viewpoint
Parking
New Trail
New Trail
Improved Canoe Dock
Multi-functional Shelter
Habitat Restoration
Washroom
Picnic Area
Group Camp (Future Phase)
Existing forest
Proposed Planting
Old field management
Hay fields
Indigenous Garden TBC
Water/Wetland

PROVINCIAL AGRICULTURAL LAND COMMISSION

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201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT D

July 31, 2024

ALC File: 66715

Christopher and Pauline Saunders
DELIVERED ELECTRONICALLY

Dear Christopher and Pauline Saunders:

Re: Reasons for Decision – Reconsideration of ALC Resolution #432/2023

The Executive Committee received your correspondence dated May 9, 2024, requesting reconsideration of Resolution #432/2023. After reviewing the file material and the request for reconsideration, the Executive Committee agreed to reconsider its decision pursuant to s. 33 of the ALCA.

The Commission's decision on reconsideration is attached and as the Applicants' representative, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #495/2024)
Schedule A: Decision Map
Schedule B: Airphoto Map
Schedule C: 66715d1

cc: Township of Langley (File AL100435) Attention: Alex Rowley

66715d2

AGRICULTURAL LAND COMMISSION FILE 66715

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE ON RECONSIDERATION

Reconsideration of Resolution #432/2023 (a decision made on an Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act)

Original Applicants:	Pauline & Christopher Saunders
Agent:	Christopher Saunders
Property:	Parcel Identifier: 006-125-891 Legal Description: West Half Parcel "C" (Reference Plan 3059) North West Quarter, Section 30, Township 10, New Westminster District Civic: 21810 40 Avenue, Langley, BC Area: 0.4 ha (Entirely within the ALR)
Executive Committee:	Jennifer Dyson, Chair Richard Mumford Brenda Schoepp Ione Smith Jerry Thibeault Gerry Zimmerman

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to s. 21(2) of the ALCA, the Original Applicants applied to the Agricultural Land Commission (the "Commission") to subdivide the Property (shown in Schedule B) under the *Strata Property Act* ("SPA") into one strata lot of 0.17 ha ("Proposed 0.17 ha Lot") and 0.23 ha ("Proposed 0.23 ha Lot") with limited common property area for each strata lot (the "Proposal")

[3] By Resolution #432/2023, dated August 24, 2023, the Executive Committee refused the Proposal (the "Original Decision").

[4] On May 9, 2024, the Commission received the Original Applicants' Request for Reconsideration of Resolution #432/2023 (the "Request"). The Request for explains in more detail how the Applicants purchased the Property with the understanding that it could be stratified, as well as further information on preparation and investment based on that understanding.

[5] After reviewing the file material and the Request for Reconsideration, the Executive Committee determined that the information submitted in the request would have been germane to the Original Decision.

[6] In this case, the Executive Committee found that it was appropriate to reconsider the Original Decision. In reconsidering its decision the Executive Committee may confirm, reverse or vary its decision.

EVIDENTIARY RECORD

[7] The Executive Committee considered the following evidence:

1. The Proposal and the Request for Reconsideration along with related documentation from the Original Applicants, Agent, local government, third parties, and Commission; and
2. The Original Decision.

ANALYSIS AND FINDINGS

[8] The Applicants submit in their Request that the only reason they purchased the Property was because the realtors involved assured them that an ALC exemption letter would give them the right to stratify the Property and build two homes with separate titles. Based on this advice the Applicants offered to purchase the Property in March 2022 on the sole condition that the owner/realtor provide them with an ALC exception letter, which they did. The Applicants submit that through their research with realtors and several conversations with the Township of Langley they were mistakenly led to believe that no further approvals were required from the ALC.

[9] The Executive Committee considered the timeline of events and finds that the Applicants appear to have purchased the Property in the mistaken, but good faith belief that the ALCA's restriction on subdivision did not apply to the Property because of the s. 23(1) exception.

[10] The Request also provided additional information regarding the Applicants' preparation and investment in the Proposal including topographic surveys, geotechnical consultants, building plans, undertaking Township of Langley pre-requisite requirements for building permit issuance, hiring a contractor to line up all the trades and commencing construction of the 2nd residence prior to their understanding that an application to the ALC was required.

[11] The Executive Committee considered the Applicant's additional details regarding preparation and finds that the Applicant was substantially far along in the strata subdivision process and therefore approves the Proposal.

DECISION

[12] For the reasons given above, the Executive Committee approves the Proposal to subdivide the Property under the *Strata Property Act* into strata lots of 0.17 ha and 0.23 ha subject to the following conditions:

a. the submission of a survey plan delineating the area to be subdivided in substantial compliance with Schedule A of this decision within three years from the date of release of this decision; and,

b. Approval for non-farm use is granted for the sole benefit of the Applicant and is non-transferable.

[13] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

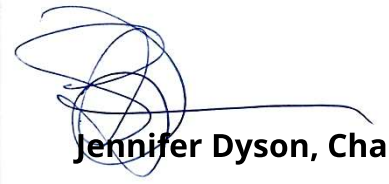
[14] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[15] These are the unanimous reasons of the Executive Committee.

[16] A decision of the Executive Committee is a decision of the Commission pursuant to s. 10(4) of the ALCA.

[17] Resolution #495/2024

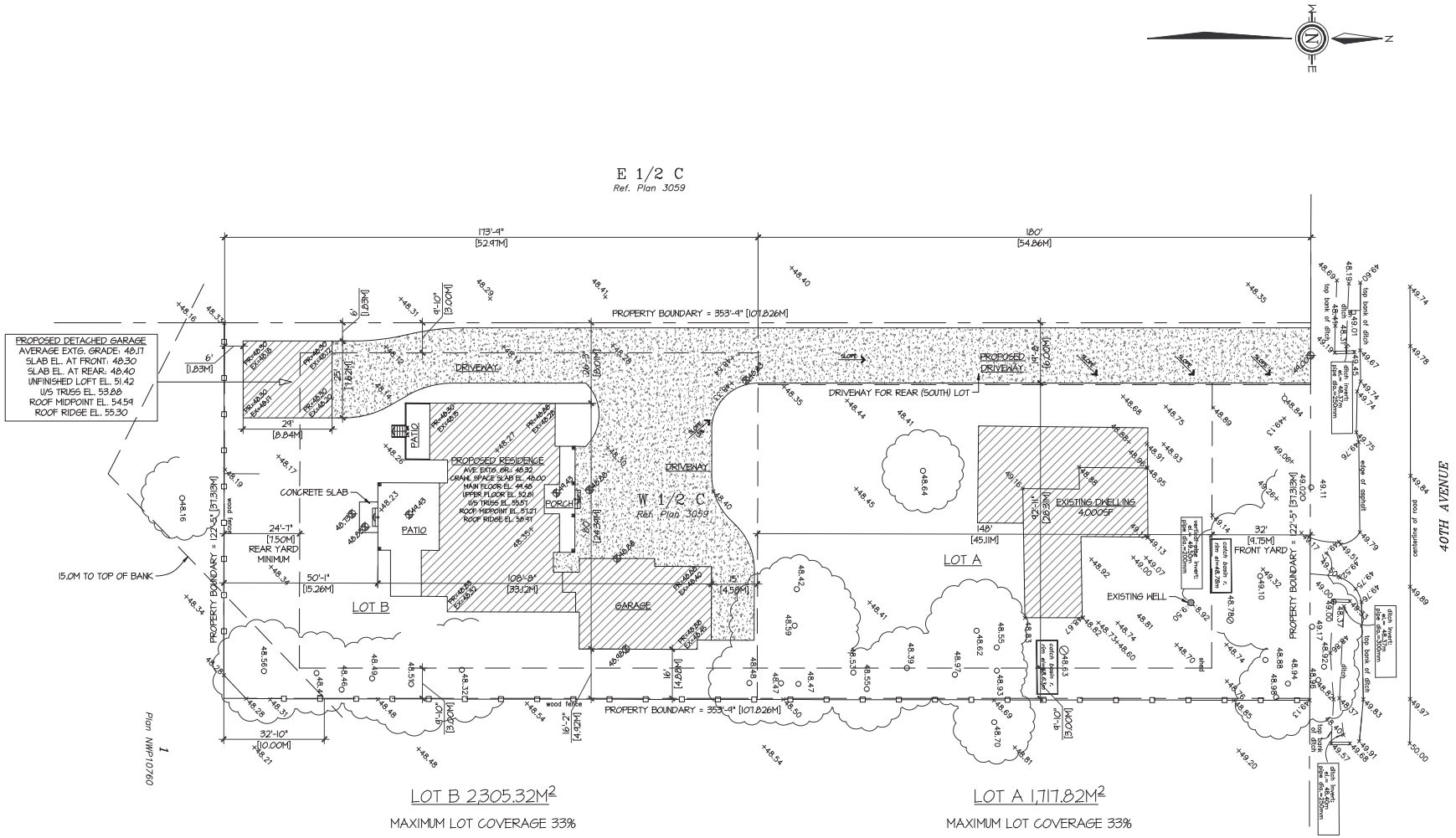
Released on July 31, 2024



Jennifer Dyson, Chair

On behalf of the Executive Committee

Schedule A: Conditionally Approved Strata Subdivision by Resolution #495/2024 (ALC Application ID 66715(Saunders))



LOT B 2,305.32M²

MAXIMUM LOT COVERAGE 33%

760.75M² (8,185.73SF)

PROPOSED: 4,538.73SF

LOT A 1,717.82M²

MAXIMUM LOT COVERAGE 33%

566.88M² (6,099.63SF)

LOT AREA: 4,023.14M² (43,288.96SF)

ZONE: RU-3

SITE PLAN

(1/16" = 1'-0")

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

L. G. BURTON DESIGN
#6 19501 74 AVENUE,
SURREY, B.C. V4N 6V7
Custom Design and Renovation Plans
PHONE: (604) 575-1281

PROJECT:
SAUNDERS RESIDENCE
AT 21810 40 AVENUE,
LANGLEY, B.C.

SITE PLAN

DRAWING NO.
M3192

Schedule B: Airphoto Map

2021 ESRI / Township of Langley Orthophoto

MAPSHEET NO: 92G.007 **N.1**

LOCAL GOVERNMENT: Langley



ALC FILE NO: 66715

MAP PRODUCED: June 12, 2023

MAP SCALE: 1:1,000

DATA SOURCES & NOTES: ALC, BCGW & ESRI / Township of Langley. Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

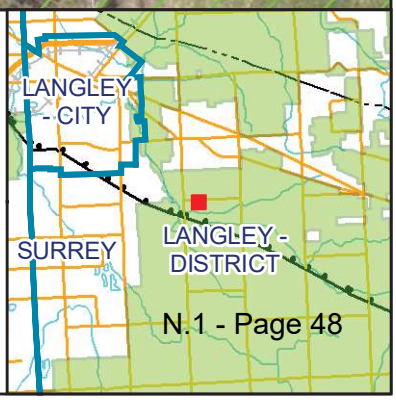
Subject Property

Agricultural Land Reserve

PMBC Parcel Cadastre

0 10 20 30 40 50

Metres



PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

August 24, 2023

ALC File: 66715

Christopher Saunders
DELIVERED ELECTRONICALLY

Dear Christopher Saunders:

Re: Reasons for Decision - ALC Application 66715

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #432/2023). As agent, it is your responsibility to notify the applicants accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosure: Reasons for Decision (Resolution #432/2023)

cc: Township of Langley (File AL100435) Attention: Alex Rowley

66715d1

AGRICULTURAL LAND COMMISSION FILE 66715

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Subdivision Application Submitted Under s.21(2) of the *Agricultural Land Commission Act*

Applicants:	Pauline & Christopher Saunders
Agent:	Christopher Saunders
Property:	Parcel Identifier: 006-125-891 Legal Description: West Half Parcel "C" (Reference Plan 3059) North West Quarter, Section 30, Township 10, New Westminster District Civic: 21810 40 Avenue, Langley, BC Area: 0.4 ha (Entirely within the ALR)
Executive Committee:	Jennifer Dyson, Chair Richard Mumford Brenda Schoepp Ione Smith Jerry Thibeault Gerry Zimmerman

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the Property under the *Strata Property Act* ("SPA") into one strata lot of 0.17 ha ("Proposed 0.17 ha Lot") and 0.23 ha ("Proposed 0.23 ha Lot") with limited common property area for each strata lot (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
>
> (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

ANALYSIS AND FINDINGS

[5] The Property is 0.4 ha (~0.99 acres) and has been confirmed by the ALC that it meets the exceptions under section 23(1) of the ALCA:

Exceptions 23(1)

Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

[6] The Application states that the Applicants purchased the Property on June 18, 2022. The Applicants submits that they purchased the Property on the assumption that it could be stratified (i.e., subdivided) because of the exceptions on the restriction of use under section 23(1) ALCA.

Timeline

[7] The Executive Committee has recently reviewed several applications to stratify parcels that meet the exceptions of use under section 23(1) ALCA. In certain cases, the Executive Committee has considered the timeline of events and degree of preparation undertaken by Applicants prior to the ALC communicating clarification of the interpretation of section 23(1) ALCA in relation to subdivision. The Executive Committee considered the following events to be informative in its deliberations.

[8] Correspondence from the Applicants indicates that they made an offer to purchase the Property on March 4, 2022, under the condition that the Property meets the exception criteria under s. 23(1) of the ALCA.

[9] On March 2, 2022 the previous landowners contacted the ALC to request confirmation that the Property met the exceptions on the restrictions of use under section 23(1) of the ALCA.

[10] On March 10, 2022, ALC staff provided a letter (File 52484) to the previous landowner confirming that the Property is not subject to restrictions on the use of agricultural land contained in the ALCA and BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation) per s. 23(1) of the ALCA. The May 11th letter states that:

> *Where applicable, section 23(1) of the ALCA provides an exception from the restrictions on the use of agricultural land set out in the ALCA and its*

> *regulations (the Agricultural Land Reserve Use Regulation and Agricultural Land Reserve General Regulation), such as the restrictions on non-adhering residential use, non-farm use, and soil and fill use. The exception is limited and does not provide a general exemption from the ALCA or its regulations."* [*emphasis added*]

[11] The ALCA's restrictions on subdivision apply to the registration of strata plans: ALCA, s. 18(5), 19(2); *Strata Property Act*, SBC 1998, c. 43, s. 239; and Land Title Act, RSBC 1996, c. 250, s. 1 "parcel", "subdivision", 3.

[12] In April 2022, the Commission updated *ALC Policy P-02: Potential Exceptions from Restrictions of Use in the ALCA: Parcels Less Than 2 Acres* ("Policy P-02"), to clarify that the section 23(1) exception for use is limited and does not provide for a general exemption from the ALCA or its regulations and does not apply to the ALCA's restriction on subdivision of land in the ALR, since a "use" of land does not include a subdivision. The policy was updated to correct misinterpretation and misunderstanding by some local government, Land Title Survey Authority ("LTSA") registrars, and other officials about subdivision in the ALR.

[13] On June 13, 2022, the ALC issued a letter to the attention of all Approving Officers (both local government and provincial), Managers of Planning, and the Registrar and Deputy Registrar of Land Titles to remind them that section 23(1) exception is limited and does not provide a general exemption from the ALCA or its regulations, and that the section 23(1) exception does

not apply to the ALCA's restrictions on subdivision of land in the ALR. Under the ALCA, "use" and "subdivision" are legally distinct concepts. The letter included a copy of the updated Policy P-02.

[14] The Certificate of Title provided with the Application indicates that the application for title transfer was submitted to LTSA on June 15, 2022, and was entered on June 17, 2022.

[15] On October 18, 2022, the ALC issued another letter to the attention of all Approving Officers (both local government and provincial), Managers of Planning, BC Land Surveyors, and the Registrar and Deputy Registrar of Land Titles to advise of the new *ALC Information Bulletin 09: Subdivision and Plans that Cause Subdivision in the ALR*. The ALC advised that the ALCA has not changed; but that the ALC is providing information to assist in interpreting the ALCA and its regulation in relation to subdivision in the ALR. The letter explained that:

> *It has recently come to the ALC's attention that there is confusion about the registration of strata plans in the ALR. A Registrar of Titles must not, under the Land Title Act or the Strata Property Act, accept an application for the deposit of a plan (or permit the creation of a new parcel of land by metes and bounds description or abbreviated*

description) if it would cause the subdivision of ALR land, including a strata plan under the Strata Property Act".

[16] The Applicants indicated that by late October 2022 they had compiled and submitted all the geotechnical reports, engineering reports, soil tests, water level tables and other documents to the Township of Langley.

[17] On February 28, 2023 the Applicants submitted Application 66715 to stratify the Property to the Township of Langley. The Application was forwarded to the ALC from the Township of Langley on May 19, 2023.

[18] On June 23, 2023, the Applicants received their building permits from the Township of Langley.

[19] On July 4, 2023, the Applicants had pinned the Property and had additional work scheduled at the time of Application, including:

a. having BC Hydro place the power pole (scheduled for July 10, 2023);
b. pouring the foundation of the new residence (scheduled for July 17, 2023); and
c. Delivery of the lumber package (August) and roof installation (September).

[20] ALC Staff sent an email on July 13, 2023, to the Agent indicating that "*[a]s Commission approval for the stratification is not guaranteed, ALC staff suggest that you take this into consideration before pursuing additional development of the property.*"

The Proposal

[21] There is an existing residence on the Property and the Applicants have begun the process of constructing a new residence on the Property. The Applicants propose to retain the new residence they are building on the Proposed 0.23 ha Lot and sell the existing residence on the Proposed 0.17 ha Lot.

[22] The Executive Committee carefully considered the timeline of events associated with the Applicants' Proposal. The Executive Committee noted that the previous landowner was provided with a letter dated March 10, 2022 that advising that the exception of use on the Property such as the restrictions on non-adhering residential use, non-farm use, and soil and fill use, with no mention of subdivision, and that clarification was provided to the previous landowners prior to transfer of the Property to the Applicants, prior to submitting this Application to the Township of Langley in February 2023, and prior to the Applicant submitting building and engineering plans to the Township of Langley for review on June 23, 2023.

[23] The Executive Committee understands that the Applicants may have purchased the Property in the belief that the use exceptions under s. 23(1) of the ALCA extended to subdivision. Clarification was provided by the ALC regarding how s. 23(1) applied to the Property prior to the transfer of the Property's title in July 2022. The Executive Committee emphasizes that the relevant provisions of the ALCA, the *Land Title Act* and the *Strata Property Act* were not amended between early 2022 and the date of this decision The

Executive Committee further addressed the evidence submitted by the Applicants demonstrating preparatory work including building and engineering plans. However, the Executive Committee finds that planning to place a BC Hydro power pole (scheduled for July 10, 2023), pouring the foundation of the new residence (scheduled for July 17, 2023); and, delivery of the lumber package (anticipated August) and roof installation (anticipated September) all took place after the Applicant submitted this Application in February 2023 and was undertaken at the Applicant's risk while awaiting an outcome of this decision.

[24] For these reasons, the Executive Committee finds that the Applicants were given notice, via the March 10, 2022 letter, that section 23(1) only exempted the Property from the ALCA's restrictions on use, without the specific mention of subdivision. As noted above, the relevant legislation has at all material times stated that deposit of a strata plan under the Strata Property Act is a subdivision for purposes of the ALCA, and section 23(1) has at all material times referred only to restrictions on "use" of agricultural land. The April 2022 Policy P-02 amendment, the June 2022 letter, and the October 2022 Information Bulletin 09 were issued to correct misinterpretation and misunderstanding by some local government and other officials of the subdivision restrictions in the ALCA, not in response to a legislative amendment. If the ability to stratify the Property was of critical importance to the Applicants, the Applicants ought to have made further inquiries of the ALC after receiving the March 10, 2022 letter and before closing on the Property. They did not.

[25] Despite the Executive Committee's findings regarding the Applicant's assumptions regarding section 23(1) of the ALCA, the Executive Committee considered the impacts of subdivision of the Property into two strata lots. The Executive Committee considered that the Property is a small residential parcel, and the surrounding parcels are larger. In the Commission's experience, an increased concentration of small lots in agricultural areas can lead to increased conflicts between residential small lot owners and adjacent agricultural operators over normal farm practices that generate noise, dust, and odors. Another issue with the fragmentation of ALR as proposed in this Proposal is that it drives up the land value making it difficult for farmers to purchase agricultural land. For this reason, the Executive Committee finds that the proposed strata subdivision creates two separate titles that increases residential density in an agricultural area.

DECISION

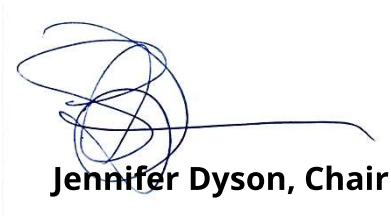
[26] For the reasons given above, the Executive Committee refuses the Proposal to subdivide the Property under the *Strata Property Act* into strata lots of 0.17 ha and 0.23 ha.

[27] These are the unanimous reasons of the Executive Committee.

[28] A decision of the Executive Committee is a decision of the Commission pursuant to s. 10(4) of the ALCA.

[29] Resolution #432/2023

Released on August 24, 2023



Jennifer Dyson, Chair

On behalf of the Executive Committee

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT E

July 31, 2024

ALC File: 67645

Douglas Conolly
McQuarrie Hunter LLP
DELIVERED ELECTRONICALLY

Dear Douglas Conolly:

Re: Reasons for Decision – Reconsideration of ALC Resolution #518/2013

The Executive Committee received correspondence dated May 21, 2024 from Douglas Conolly, on behalf of the Applicants, requesting reconsideration of Resolution #518/2013. After reviewing the file material and the request for reconsideration, the Executive Committee agreed to reconsider its decision pursuant to s. 33 of the ALCA.

The Commission's decision on reconsideration is attached and as the Applicants' representative, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #494/2024)
Schedule A: Decision Map
Schedule B: 67645d1

cc: Township of Langley (File AL100429) Attention: Alex Rowley

AGRICULTURAL LAND COMMISSION FILE 67645

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE ON RECONSIDERATION

Reconsideration of Resolution #518/2013 (a decision made on a Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act)

Original Applicant:	0889570 B.C. Ltd.
Applicant:	0889570 B.C. Ltd.
Property:	Parcel Identifier: 000-531-090 Legal Description: Parcel "E" (Reference Plan 15090) Except: Parcel One (Explanatory Plan 16337), Section 35, Township 10, New Westminster District Civic: 24845 Robertson Crescent, Langley, BC Area: 0.2 ha (Entirely within the ALR)
Executive Committee:	Jennifer Dyson, Chair Richard Mumford Brenda Schoepp Ione Smith Jerry Thibeault Gerry Zimmerman

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to s. 21(2) of the ALCA, the Original Applicant applied to the Agricultural Land Commission (the "Commission") to subdivide the Property under the *Strata Property Act* ("SPA") into two strata lots; resulting in one 0.065 ha (the "Proposed 0.065 ha Lot") and 0.145 ha ("Proposed 0.145 ha Lot") with limited common property area for each strata lot (the "Proposal").

[3] By Resolution #518/2013, dated October 19, 2023, the Executive Committee refused the Proposal (the "Original Decision").

[4] On May 21, 2024, the Commission received a Request for Reconsideration of Resolution #518/2013 (the "Request"). The Request for Reconsideration explains in more detail how the Applicant purchased the Property with the understanding that it could be stratified, as well as further information on the preparation and investment based on that understanding.

[5] After reviewing the file material and the Request for Reconsideration, the Executive Committee determined that the information submitted in the request would have been germane to the Original Decision.

[6] In this case, the Executive Committee found that it was appropriate to reconsider the Original Decision. In reconsidering its decision the Executive Committee may confirm, reverse or vary its decision.

EVIDENTIARY RECORD

[7] The Executive Committee considered the following evidence:

1. The Proposal and the Request for Reconsideration along with related documentation from the Original Applicant, Agent, local government, third parties, and Commission; and
2. The Original Decision.

ANALYSIS AND FINDINGS

[8] The Request submits that the Applicant purchased the Property on March 12, 2021 and paid a premium price based on their understanding that the Property could be stratified (i.e., subdivided) and provided evidence of the premium price paid for the Property.

[9] The Request further explains that the Applicant went on to invest time and financial resources towards the stratification of the Property with the understanding that it would be permitted and applied to the Township of Langley for their building permit in September 2022.

[10] According to the Request the Township of Langley issued the Applicants a building permit on January 12, 2023 and on January 16, 2023, the Township implemented a procedure change for lots with an exception under s. 23(1) of the ALCA that the Applicant, having already received their building permit was unaware of and they commenced construction of the second residence.

[11] The Applicant submits in their request that wasn't until in or around February 2023 that the Applicant was made aware of the need for Commission approval and on February 17, 2023 submitted an application.

[12] The Executive Committee considered the Applicant's additional details regarding preparation and investment in the Proposal and construction costs incurred prior policy clarification issued by the Commission and finds that the Applicant was substantially far along in the strata subdivision process and therefore approves the Proposal.

DECISION

[13] For the reasons given above, the Executive Committee approves the Proposal to subdivide the Property under the *Strata Property Act* ("SPA") into two strata lots; resulting in one 0.065 ha and 0.145 ha with limited common property area for each strata lot subject to the following conditions:

a. the submission of a survey plan delineating the area to be subdivided in substantial compliance with Schedule A of this decision within three years from the date of release of this decision; and,

b. Approval for non-farm use is granted for the sole benefit of the Applicant and is non-transferable.

[14] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

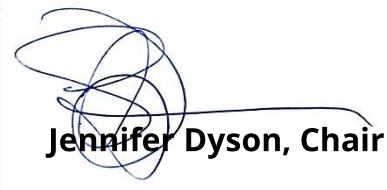
[15] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[16] These are the unanimous reasons of the Executive Committee.

[17] A decision of the Executive Committee is a decision of the Commission pursuant to s.10(4) of the ALCA.

[18] Resolution #494/2024

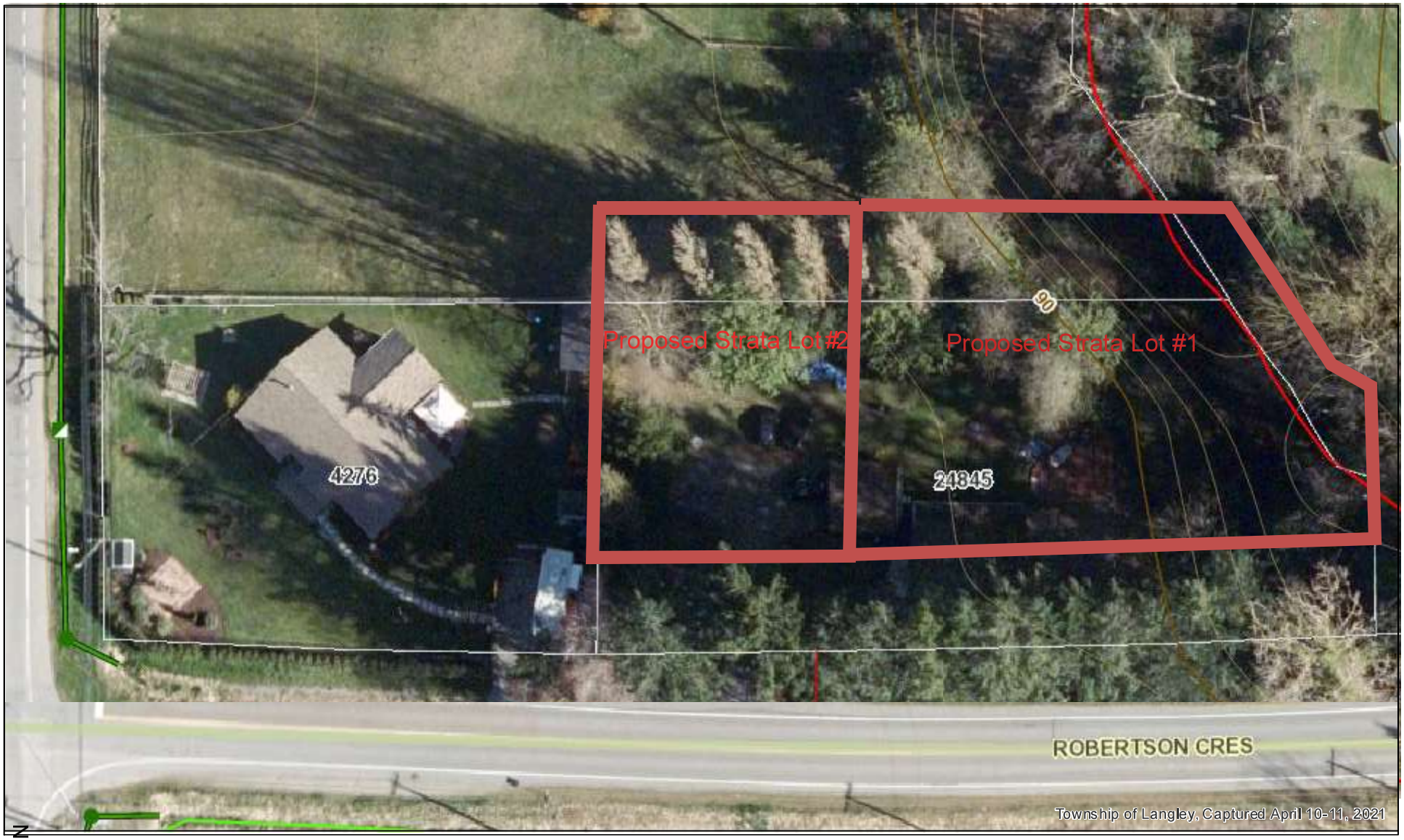
Released on July 31, 2024



Jennifer Dyson, Chair

On behalf of the Executive Committee

Schedule A: Decision Map for Conditionally Approved Strata Subdivision
by Resolution #494/2024 (ALC Application 67645(0889570 B.C. Ltd.)

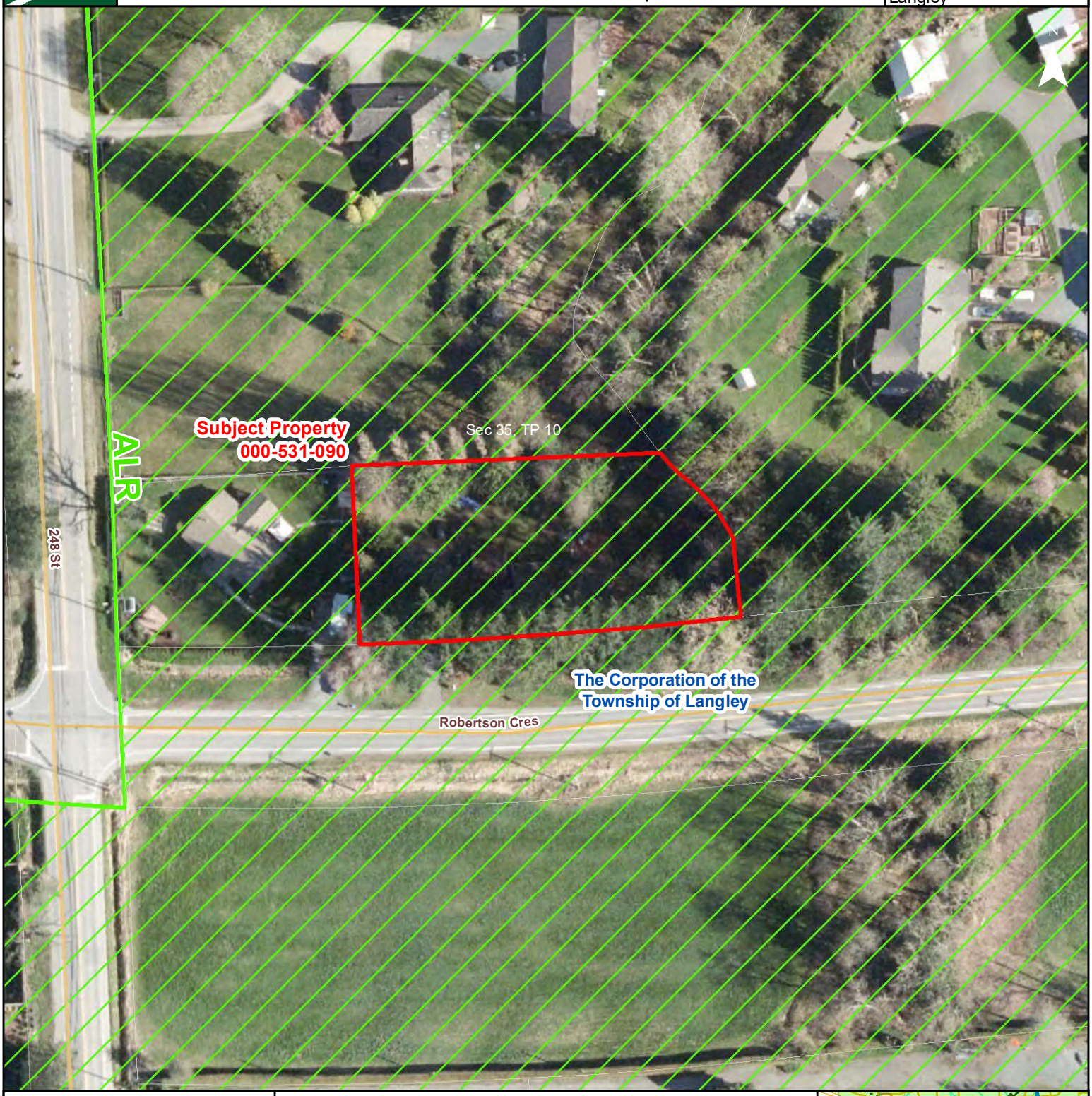


Schedule B: Airphoto Map

2021 ESRI / Maxar Orthophoto

MAPSHEET NO: 92G.008 **N.1**

LOCAL GOVERNMENT: Langley



ALC FILE NO: 67645

MAP PRODUCED: May 31, 2023

MAP SCALE: 1:1,000

DATA SOURCES & NOTES: ALC, BCGW & & ESRI / Maxar. Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

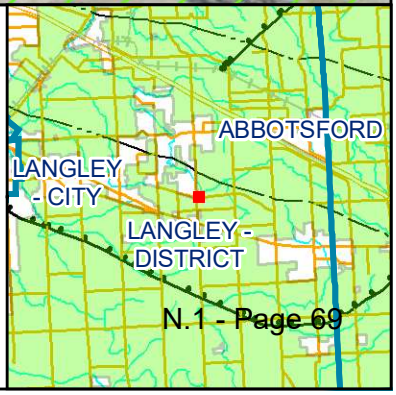
Subject Property

Agricultural Land Reserve

PMBC Parcel Cadastre

0 10 20 30 40 50

Metres



PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

October 19, 2023

ALC File: 67645

Joel Schacter
Elevation Real Estate Group
DELIVERED ELECTRONICALLY

Dear Joel Schacter:

Re: Reasons for Decision - ALC Application 67645

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #518/2023). As agent, it is your responsibility to notify the applicants accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosure: Reasons for Decision (Resolution #518/2023)

cc: Township of Langley (File AL100429) Attention: Alex Rowley

67645d1

AGRICULTURAL LAND COMMISSION FILE 67645

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicant:	0889570 B.C. Ltd.
Agent:	Joel Schacter, Elevation Real Estate Group
Property:	Parcel Identifier: 000-531-090 Legal Description: Parcel "E" (Reference Plan 15090) Except: Parcel One (Explanatory Plan 16337), Section 35, Township 10, New Westminster District Civic: 24845 Robertson Crescent, Langley, BC Area: 0.2 ha (Entirely within the ALR)
Executive Committee:	Jennifer Dyson, Chair Richard Mumford Brenda Schoepp Ione Smith Janice Tapp Jerry Thibeault Gerry Zimmerman

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the Property under the *Strata Property Act* ("SPA") into two strata lots; resulting in one 0.065 ha (the "Proposed 0.065 ha Lot") and 0.145 ha ("Proposed 0.145 ha Lot") with limited common property area for each strata lot (the "Proposal"). The Applicants indicate that, if granted subdivision, they will sell both proposed lots upon the construction of the new residence and the completion of stratification.

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

ANALYSIS AND FINDINGS

[5] The Property is 0.2 ha (~0.49 acres) and has been confirmed by the ALC that it meets the exceptions under section 23(1) of the ALCA in a letter dated March 9, 2021.

Exceptions 23(1)

Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued

under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

[6] The Application states that the Applicants purchased the Property on March 12, 2021. The Applicants submits that they purchased the Property for a premium based on the assumption that it could be stratified (i.e., subdivided) because of the exceptions on the restriction of use under section 23(1) ALCA.

Timeline

[7] The Executive Committee has reviewed applications to stratify parcels that meet the exceptions of use under section 23(1) ALCA. In certain cases, the Executive Committee has considered the timeline of events and degree of preparation undertaken by Applicants prior to the ALC communicating clarification of the interpretation of section 23(1) ALCA in relation to subdivision. The Executive Committee considered the following events to be informative in its deliberations.

[8] On March 9, 2021, ALC staff provided a letter to the Applicants confirming that the Property is not subject to restrictions on the use of agricultural land contained in the ALCA and BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation) per s. 23(1) of the ALCA.

[9] The ALCA's restrictions on subdivision apply to the registration of strata plans: ALCA, s. 18(5), 19(2); *Strata Property Act*, SBC 1998, c. 43, s. 239; and *Land Title Act*, RSBC 1996, c. 250, s. 1 "parcel", "subdivision", 3.

[10] The Certificate of Title provided with the Application indicates that the application for title transfer to the Applicant was submitted to Land Title Survey Authority ("LTSA") on April 29, 2021, and was entered on May 3, 2021.

[11] In April 2022, the Commission updated *ALC Policy P-02: Potential Exceptions from Restrictions of Use in the ALCA: Parcels Less Than 2 Acres* ("Policy P-02"), to clarify that the section 23(1) exception for use is limited, and does not provide for a general exemption from the ALCA or its regulations and does not apply to the ALCA's restriction on subdivision of land in the ALR, since a "use" of land does not include a subdivision. The policy was updated to correct misinterpretation and misunderstanding by some local government, LTSA registrars, and other officials about subdivision in the ALR. The legislation had not changed.

[12] On June 13, 2022, the ALC issued a letter to the attention of all Approving Officers (both local government and provincial), Managers of Planning, and the Registrar and Deputy Registrar of Land Titles to remind them that section 23(1) exception is limited and does not provide a general exemption from the ALCA or its regulations, and that the section 23(1) exception does not apply to the ALCA's restrictions on subdivision of land in the ALR. Under

the ALCA, "use" and "subdivision" are legally distinct concepts. The letter included a copy of the updated Policy P-02.

[13] On October 18, 2022, the ALC issued another letter to the attention of all Approving Officers (both local government and provincial), Managers of Planning, BC Land Surveyors, and the Registrar and Deputy Registrar of Land Titles to advise of the new *ALC Information Bulletin 09: Subdivision and Plans that Cause Subdivision in the ALR*. The ALC advised that the ALCA has not changed; but that the ALC is providing information to assist in interpreting the ALCA and its regulation in relation to subdivision in the ALR. The letter explained that:

> "*A Registrar of Titles must not, under the Land Title Act or the Strata Property Act, accept an application for the deposit of a plan (or permit the creation of a new parcel of land by metes and bounds description or abbreviated description) if it would cause the subdivision of ALR land, including a strata plan under the Strata Property Act*".

The Application states that the Property "was purchased well before the ALC changed their process restricting subdivision by way of stratification for parcels under 2 acres in the Langley Township". The Executive Committee can confirm that the legislation did not change, only that the ALC provided clarification on the interpretation of section 23(1) ALCA as it applies to all applicable parcels in the ALR.

[14] The Applicants indicate that the Proposal would result in two strata lots with frontage onto Robertson Crescent and at the time of this Application, the Applicants explain that they have approval from the Township of Langley for the additional residence; the building permit was granted by the Township of Langley on January 12, 2023, and the construction of the second residence is underway.

The Proposal

[15] There is one older 185 m^2 residence on the Property and one 380 m^2 residence that is currently under construction. The roof has been placed on the new residence and as of July 31, 2023, the residence was 75% complete. The Agent indicates that the 380 m^2 residence would be located on the Proposed 0.065 ha Lot and the 185 m^2 residence would be on the Proposed 0.145 ha Lot. The Application also indicates that there is a large ravine on the Property which is classified as an environmentally restricted area.

[16] The Executive Committee carefully considered the timeline of events associated with the Applicants' Proposal. Based on the information provided by the Agent, the Applicant continued construction after making their application to the Commission. In an email to ALC staff the Agent indicated that the roof was on the home and then in a separate email on July 31, 2023 that the Applicant continued with construction and the home was 75% complete. The Executive Committee finds that the Applicant was made aware that subdivision required ALC approval while continuing construction.

[17] The Executive Committee must consider the Application within the context of the ALCA. The Executive Committee considered that the Property is a small residential parcel and with the exception of the property to the west, the surrounding parcels are larger. In the Commission's experience, an increased concentration of small lots in agricultural areas can lead to increased conflicts between residential small lot owners and adjacent agricultural operators over normal farm practices that generate noise, dust, and odors. Another issue with the fragmentation of ALR as proposed in this Proposal is that it drives up the land value making it difficult for farmers to purchase agricultural land. For this reason, the Executive Committee finds that the proposed strata subdivision creates two separate titles that increases residential density in an agricultural area.

DECISION

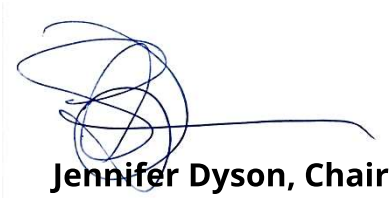
[18] For the reasons given above, the Executive Committee refuses the Proposal to subdivide the Property under the *Strata Property Act* into two strata lots.

[19] These are the unanimous reasons of the Executive Committee.

[20] A decision of the Executive Committee is a decision of the Commission pursuant to s. 10(4) of the ALCA.

[21] Resolution #518/2023

Released on October 19, 2023



Jennifer Dyson, Chair

On behalf of the Executive Committee

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT F

August 7, 2024

ALC File: 68868

Colin Fry
Colin Fry & Associates Consulting Ltd.
DELIVERED ELECTRONICALLY

Dear Colin Fry:

Re: Reasons for Decision – Reconsideration of ALC Resolution #196/2024

The Executive Committee received your correspondence dated May 21, 2024, requesting reconsideration of Resolution #196/2024. After reviewing the file material and the request for reconsideration, the Executive Committee agreed to reconsider its decision pursuant to s. 33 of the ALCA.

The Commission's decision on reconsideration is attached and as the Applicants' representative, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #512/2024)
Schedule A: Decision Map
Schedule B: Airphoto Map

cc: Township of Langley (File AL100443) Attention: Alex Rowley

68868d2

AGRICULTURAL LAND COMMISSION FILE 68868

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE ON RECONSIDERATION

Reconsideration of Resolution #196/2024 (a decision made on a Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act)

Original Applicants:	Pawan Sidhu, Deepinder Sidhu & Shitiz Chodha
Agent:	Colin Fry, Colin Fry & Associates Consulting Ltd.
Property:	Parcel Identifier: 009-298-746 Legal Description: Lot 2, Section 21, Township 10, New Westminster District, Plan 22806 Civic: 2438 – 232nd Street, Langley, BC Area: 0.49 ha
Executive Committee:	Jennifer Dyson, Chair Richard Mumford Brenda Schoepp Ione Smith Jerry Thibeault Gerry Zimmerman

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to s. 21(2) of the ALCA, the Original Applicants applied to the Agricultural Land Commission (the "Commission") to subdivide the Property (shown in Schedule B) under the *Strata Property Act* ("SPA") into two strata lots; resulting in one 0.25 ha (the "0.25 ha Strata Lot") and one of 0.24 ha (the "0.24 ha Strata Lot") with limited common property area for each strata lot (the "Proposal").

[3] By Resolution #196/2024, dated April 8, 2024, the Executive Committee refused the Proposal (the "Original Decision").

[4] On May 21, 2024, the Commission received a Request for Reconsideration of Resolution #196/2024 (the "Request for Reconsideration"). The Request for Reconsideration provides further details respecting the purchase of the Property with the understanding it could be stratified, as well as further information on preparation and investment based on that understanding.

[5] After reviewing the file material and the Request for Reconsideration, the Executive Committee determined that the information submitted in the request would have been germane to the Original Decision.

[6] In this case, the Executive Committee found that it was appropriate to reconsider the Original Decision. In reconsidering its decision the Executive Committee may confirm, reverse or vary its decision.

EVIDENTIARY RECORD

[7] The Executive Committee considered the following evidence:

1. The Proposal and the Request for Reconsideration along with related documentation from the Original Applicants, Agent, local government, third parties, and Commission: and
2. The Original Decision.

ANALYSIS AND FINDINGS

[8] The Request submits that the Property was put up for sale on June 1, 2022 with a listing that stated the Property had the potential to create two strata lots based on the ALC's March 29, 2022 exception letter.

[9] The Request submits that the Applicants are two separate families, the Chodha family and the Sidhu family, who were unknown to each other until a realtor brought them together in August 2022 and suggested they jointly purchase the Property, which neither could afford on their own. The realtor suggested they purchase the property jointly, build two new homes, and then stratify the Property so that each family could enjoy sole ownership of their respective strata lot.

[10] The Request submits that the decision to co-purchase the property and intermix their financial obligations was a significant decision for both families, but one that was made on the understanding that the Property could be stratified based on the March 29, 2022 letter.

[11] The Request explains that on September 12, 2022, the Applicants' realtor reached out to the Township of Langley to confirm the construction of two homes was permitted on the Property and that the Applicants' sought legal advice on September 20, 2022 regarding subdivision and were advised that "a strata subdivision should be straightforward provided all other TOL development requirements are met such as compliance with zoning, building permits, etc." The Request further submits that none of the parties involved in the sale or purchase of the Property or their legal advisors were aware of updates to ALC policy or the ALC's communication with approving officers and the Registrar of Titles regarding subdivision requirements under the ALCA.

[12] The Request indicates that the Applicants purchased the Property on September 24, 2022, at a premium, based on their understanding that the Property could be stratified (i.e., subdivided). The Executive Committee notes that when referring to the purchase date, the Application materials and the Original Decision mistakenly cites the purchase date June 18, 2023. The Commission finds that this new understanding of the timeline indicates that the Original Decision was also based on incorrect information.

[13] The Request further explains that the Applicant invested substantial time and financial resources towards the stratification of the Property, with the understanding that it was permitted, immediately following its purchase including retaining an architect to design the two homes, riparian area assessments, Property surveys, septic geotechnical work, and applying for building permits.

[14] The Executive Committee considered the Applicants' additional details regarding their investment in the Property, and the costs they incurred and finds that the Applicants demonstrated due diligence and proceeded based on the advice they received and therefore approves the Proposal.

DECISION

[15] For the reasons given above, the Executive Committee approves the Proposal to subdivide the Property under the *Strata Property Act* ("SPA") into two strata lots; resulting in one 0.25 ha and one of 0.24 ha with limited common property area for each strata lot subject to the following conditions:

a. the submission of a survey plan delineating the area to be subdivided in substantial compliance with Schedule A of this decision within three years from the date of release of this decision; and,
b. Approval for non-farm use is granted for the sole benefit of the Applicants and is non-transferable.

[16] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

[17] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[18] These are the unanimous reasons of the Executive Committee.

[19] A decision of the Executive Committee is a decision of the Commission pursuant to s. 20(4) of the ALCA.

[20] Resolution #512/2024
Released on August 7, 2024

Jennifer Dyson, Chair
On behalf of the Executive Committee



CONCEPTUAL RESIDENTIAL SUBDIVISION

PRELIMINARY PLAN
SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

SITE ADDRESS: 2438 - 232 STREET, LANGLEY BC

CLIENT: -

DATE: MAY 2022

SCALE: 1:500

ALL-TERRAIN CONSULTING LTD
ESC & ENVIRONMENTAL SPECIALISTS

N.1

Schedule B: Airphoto Map

2021 ESRI / Township of Langley Orthophoto

MAPSHEET NO: 92G.008 **N.1**

LOCAL GOVERNMENT: Langley



ALC FILE NO: 68868

MAP PRODUCED: October 26, 2023

MAP SCALE: 1:1,000

DATA SOURCES & NOTES:
ALC, BCGW and ESRI / Township of Langley. Contains information licensed under Open Government License - British Columbia.
Map for reference only. Accuracy not guaranteed.

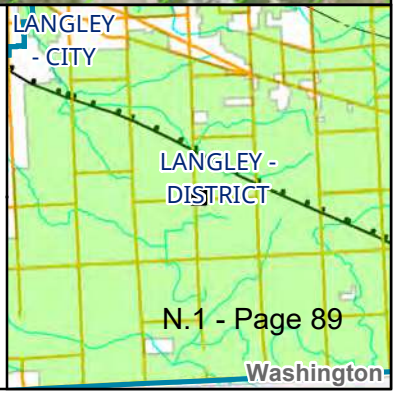
Subject Property

Agricultural Land Reserve

PMBC Parcel Cadastre

0 10 20 30 40 50

Metres



PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT G

August 8, 2024

ALC File: 68217

John Moonen
DELIVERED ELECTRONICALLY

Dear John Moonen:

Re: Reasons for Decision - ALC Application 68217

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #519/2024). As the agent, it is your responsibility to notify the applicant accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosure: Reasons for Decision (Resolution #519/2024)

cc: Township of Langley (File: 11-04-0092/AL100436. Attention: Rob Nordrum

68217d1

AGRICULTURAL LAND COMMISSION FILE 68217

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Subdivision Application Submitted Under s.21(2) of the *Agricultural Land Commission Act*

Applicant:	Clearview Horticultural Products Inc.
Agent:	John Moonen, John Moonen & Associates Ltd.
Property:	Parcel Identifier: 026-357-119 Legal Description: Lot B, Section 4, Township 11, New Westminster District, Plan BCP18879 Civic: 5065 238 Street, Langley, BC Area: 6.7 ha (Entirely within the ALR)
Panel:	Ione Smith, South Coast Panel Chair Susan Gimse Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the 6.7 ha property into a 0.4 ha parcel and a 6.3 ha parcel (the "Proposal"). The Applicants are proposing to sell the proposed 0.4 ha parcel to invest in their horticultural operation.

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[5] The Application states that Clearview Horticultural Products Inc. is a nursery owned and operated by the Wein family who have been farming in the Township of Langley (the "Township") for over 50 years and employ 150 people at its nurseries and the Garden Shop.

[6] The Applicant currently farms approximately 21 ha of land within the Township. The Property is fenced, has drainage in place and contains a

18,589 m^2 greenhouse used for growing clematis, climbing roses, vines, geraniums, annuals and hanging baskets.

[7] There are currently no residential structures on the Property.

[8] In 1975, ALC Application 581 was submitted to the Commission by a previous landowner to exclude the Property for the purpose of subdivision. The Commission refused the application by Resolution #2271/1975 on the grounds that the Property is capable of agricultural use.

[9] In 1985, a group of landowners referred to as the Salmon River Uplands Group submitted ALC Application 19689 to the Commission to exclude fourteen properties, totalling ~34 ha, from the ALR. This proposed exclusion area included the Property. The Commission refused the application by Resolution #353/1986 on the grounds that the properties had potential for agricultural purposes.

[10] In 2005, Application 35768 was submitted to the Commission by a previous landowner to adjust the boundaries between two properties of 0.8 ha and 6.3 ha to create a 0.4 ha lot and a 6.7 ha lot. The Commission considered that the proposed boundary adjustment would be a benefit to agriculture as it would increase the area that could be dedicated to farming and approved the application by Resolution #68/2005. This approval created the Property in its current configuration.

[11] The Applicant purchased the Property on September 28, 2020.

[12] The Township's Local Government Report indicates that the Proposal is consistent with both the zoning designation of Suburban Residential (SR-1) and Township's Rural Plan designation of Salmon River Uplands.

[13] At its meeting of February 26, 2024, the Township Council resolved to forward to the Commission with the request that it be considered based on agricultural merits.

ANALYSIS AND FINDINGS

[14] The Applicants are proposing to subdivide the Property into a 0.4 ha parcel and a 6.3 ha parcel to sell the proposed 0.4 ha parcel to invest in automation for certain aspects of their horticultural operation.

[15] The Application submits that the Proposal will create a residential parcel which is similar in size to other parcels in the area. The Panel reviewed mapping of the area and finds that the small parcels directly north of the proposed 0.4 ha parcel are outside of the ALR, and the approximately 0.9 ha parcels within the ALR to the south of the Property were created prior to the establishment of the ALR. The 0.4 ha lot directly adjacent to the west of the proposed 0.4 ha parcel was the result of the approved boundary adjustment under ALC Resolution #68/2005 in which the Commission found that the

proposal would be a benefit to agriculture as it would increase the area that could be dedicated to farming on the Property.

[16] Although the Proposal is consistent with the Township's Suburban Residential (SR-1) zoning that has a minimum parcel size of 3,716 m^2 (0.9 acres), the Panel is not compelled to approve subdivision to a size set in a local government bylaw. Instead, the Panel finds that the minimum parcel size in a local government bylaw does not outweigh the priorities of the Commission to preserve and enhance the size, integrity and continuity of the ALR and its use for agriculture, which often takes the site-specific considerations of a parcel into account.

[17] Although the 2005 boundary adjustment was submitted and approved on the grounds that the current configuration would benefit agriculture, the Applicant submits that the proposed 0.4 ha area proposed for subdivision is not suitable for farming due to the location of a water course, the Township's setback requirements from the water course and for farm buildings, a restrictive covenant for sewage disposal, a stand of trees that shades the area, and that the area limits access for heavy equipment for greenhouse or soil-based farming. The Application further submits that the area is appropriate for subdivision because the new parcel would have access from 237th Street to the north. Based on the foregoing, the Panel understands that the Applicant submits that the 0.4 ha area is not suitable for agricultural use but would be suitable for residential use.

[18] The Panel notes that there are no residences currently on the Property. In the Panel's experience, the 0.4 ha area may be a suitable place in which to locate a residence on the Property if desired in future, given its proximity to 237th Street and that farms often locate their residential infrastructure in a manner that does not interfere with the productive areas of a property. For this reason, the Panel finds that the 0.4 ha area has utility for permitted uses in the ALR such as residential use, even if not of interest under the current ownership.

[19] The Applicant submits that the sale of the proposed lot would be reinvested into the nursery operation. The Panel appreciates that the Applicant wishes to further invest into their horticultural operation, but the Panel finds that subdivision for investment is at odds with the purpose and priorities of the Commission to preserve agricultural land. First, there is no guarantee that the funds will be reinvested into the agricultural operation, and there is no means for the Commission to ensure the funds are spent as proposed once subdivision is completed. In any event, a regular practice of subdividing farmland to create residential parcels would inevitably fragment and erode the ALR and long-term impacts on the efficiency/productivity of farming and would negatively impact the agricultural integrity and continuity of the ALR in this area.

DECISION

[20] For the reasons given above, the Panel refuses the Proposal to subdivide the 6.7 Property into a 0.4 ha parcel and a 6.3 ha parcel.

[21] These are the unanimous reasons of the Panel.

[22] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[23] Resolution #519/2024

Released on August 8, 2024



Ione Smith, Panel Chair

On behalf of the South Coast Panel

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT H

August 8, 2024

ALC File: 69011

Fahad Abrahani
DELIVERED ELECTRONICALLY

Dear Fahad Abrahani:

Re: Reasons for Decision - ALC Application 69011

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #515/2024). As the agent, it is your responsibility to notify the applicants accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

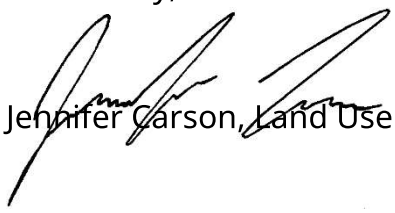
- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,



Jennifer Carson, Land Use Planner

Enclosure: Reasons for Decision (Resolution #515/2024)

cc: Township of Langley (File: 10-32-0110/AL100442). Attention: Rob Nordrum

69011d1

AGRICULTURAL LAND COMMISSION FILE 69011

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicants:	Angela & Allen Price
Agent:	Fahad Abrahani, H.Y. Engineering Ltd.
Property:	Parcel Identifier: 004-440-366 Legal Description: Section 32, Township 10, New Westminster District, Plan NWP2219 S 469.2’ of Lot 19 Civic: 4162-228th Street, Langley, BC Area: 2.5 ha (entirely within the ALR)
Panel:	Ione Smith, South Coast Panel Chair Susan Gimse Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the 2.5 ha Property into a ~0.33 ha lot to sell and a ~2.15 ha homesite lot to retain as their homesite (the "Proposal"). The Applicants are applying pursuant to ALC Policy L-11 Homesite Severance on ALR Lands ("Policy L-11").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[5] The Property currently contains one residence and a shed which was previously used for the storage of farm equipment. There is currently no agricultural use of the Property.

[6] At its meeting of February 12, 2024, the Township of Langley Council resolved that the Proposal complies with the requirements of Section 110.8 – Homesite Severance Subdivisions of the Zoning Bylaw, subject to

Agricultural Land Commission approval and request considerations based on agricultural merits.

ANALYSIS AND FINDINGS

[7] Policy L-11 provides a consistent approach to decision-making in situations where a property under application has been the principal residence of the applicant as owner/occupant since December 21, 1972 and the applicant wishes to sell the farming operation but retain a homesite on the land.

[8] Guideline #1 of ALC Policy L-11 states that a homesite severance may be permitted where the applicant submits documentary evidence that they have continuously owned and occupied the property as their principal place of residence since December 21, 1972. In correspondence date June 21, 2024 the Agent explained that the Applicants purchased the Property in December 1971; however they moved onto the Property in a trailer in December 1973 and constructed a house in 1975. The Agent provided building permit documents for the septic tank (which was installed in 1973, and the house (constructed in 1975). The Agent has indicated that they were not able to find any further documentation as to the Applicants' continued occupancy on the Property.

[9] Based on the evidence submitted, the Panel finds that the Applicants have demonstrated that they have continuously owned the Property prior to December 21, 1972, but they have not continuously occupied the Property

since that time. As such, the Panel finds that the Applicants do not meet the criteria for consideration under ALC Policy L-11.

[10] Guideline #3 of Policy L-11 states that an application for a homesite severance will be considered only where the applicant submits documentary evidence showing a legitimate intention to sell the remainder of the property upon the approval of the homesite severance application. Typically, a homesite severance proposes to subdivide a small parcel to retain as the homesite lot and to sell the larger remainder. Policy L-11 explains that the remainder of the subject property after severance of the homesite must be of a size and configuration that will, in the Commission's opinion, constitute a suitable agricultural parcel. In this case, the Applicants are proposing to retain the existing residence on the 2.15 ha lot for future generations to farm and sell the 0.33 ha lot. In this case, the Panel finds that the Proposal does not meet Guideline #3 of Policy L-11 because the Applicant wishes to retain the larger remainder parcel.

[11] Given that the Applicants have not continuously occupied the Property prior to December 21, 1972 and they intend to retain the larger remainder lot, the Panel finds that the Proposal does not meet the criteria for consideration under Policy L-11. Considering the foregoing, the Panel evaluated the subdivision without consideration of Policy L-11.

[12] To assess agricultural capability on the Property, the Panel referred to agricultural capability ratings. The ratings are identified using the BC Land

Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The unimproved agricultural capability ratings applicable to the polygon encompassing the Property are 50% Class 4WD, 30% 3ADW, and 20% 5W, and an improved agricultural capability ratings of 70% Class 3DW and 30% Class 3D.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

The limiting subclasses associated with this parcel of land are A (soil moisture deficiency), C (adverse climate), D (undesirable soil structure), and W (excess water).

[13] Based on the agricultural capability ratings, the Panel finds that the Property has potential for prime agricultural capability which would allow for the production of a wide range of crops.

[14] The Panel considered that the Property is currently 2.5 ha (~6 acres) which, in the Commission's experience is still of a size that could be used for soil bound or non-soil bound agriculture. In this case, the Proposal would

introduce a small 0.33 ha residential lot into the ALR and decrease the size of the agricultural area on the 2.15 ha remainder parcel. In the Panel's experience, small lots reduce the size, and therefore, the range of agricultural options available on a parcel; or eliminates the use of the parcel for agriculture occurring in the future. Small residential lots in agricultural areas can also lead to conflicts between residential and agricultural uses over normal farm practices that may generate noise, dust, odors, etc. In addition, the Panel finds that the Proposal would create a small residential lot in the ALR that would be subject to the ALCA and receive the benefits afforded to ALR land which is intended to apply to agricultural parcels such as the permitted uses in the ALR Use Regulation and exemptions from certain taxation. For this reason, the Panel finds that the Proposal to subdivide the Property into two lots does not protect or prioritize the integrity of continuity of the ALR or its use for farming and would negatively impact the agricultural integrity and continuity of the ALR in this area. The Panel finds that retaining the Property in its current size and configuration would better ensure its suitability and likelihood for agricultural use in the future.

DECISION

[15] For the reasons given above, the Panel refuses the Proposal to subdivide the 2.5 ha Property into a ~0.33 ha lot and a ~2.15 ha homesite lot.

[16] These are the unanimous reasons of the Panel.

[17] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[18] Resolution #515/2024

Released on August 8, 2024



Ione Smith, Panel Chair

On behalf of the South Coast Panel

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way
Burnaby, BC, Canada V5G 4K6

ATTACHMENT I

August 22, 2024

ALC File: 100148

Bianca Bellini
Conwest
Delivered Electronically

Dear Bianca Bellini:

Re: Reasons for Decision - ALC Application 100148

Please find attached the Reasons for Decision for the above noted application (Resolution #542/2024). As the agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with section 11(2)(b) of the ALR General Regulation.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

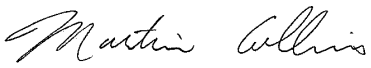
- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,



Martin Collins, Regional Planner

Enclosures: Reasons for Decision (Resolution #542/2024)
Schedule A: Decision Map

cc: Township of Langley

100148d1

Agricultural Land Commission File 100148

Reasons for Decision of the Chief Executive Officer

A Non-Farm Use Application Submitted Under s.20(2) of the Agricultural Land Commission Act

Applicant:	Conwest (Gloucester) GP Ltd.
Agent:	Bianca Bellini, Conwest (Gloucester) GP Ltd.
Properties:	**Property # 1** **PID:** 002-516-799 **Legal:** LOT 1 EXCEPT: PARCEL E (STATUTORY RIGHT OF WAY PLAN 67877), DISTRICT LOT 80 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 1758 **Size**: 2.22 ha – entirely in the ALR **Property # 2** **PID:** 010-818-766 **Legal:** PARCEL "H" (PLAN WITH FEE DEPOSITED 26196E) DISTRICT LOT 79 GROUP 2 NEW WESTMINSTER DISTRICT **Size**: 0.34 ha – entirely in the ALR
Chief Executive Officer:	Kim Grout (the "CEO")

OVERVIEW

[1] The Properties are located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the Agricultural Land Commission Act (ALCA).

[2] Pursuant to s. 20(2) of the ALCA, the Applicants are applying to the Agricultural Land Commission (the "Commission") to construct ~0.45 ha of watercourse and ~1.71 ha of integrated wetland and riparian area(s) on the Properties. The remaining ~0.4 ha of the Properties will be improved for farm use (the "Proposal").

[3] The Proposal along with related documentation from the Applicant, Agent, and Commission, is collectively referred to as the "Application". All documentation in the Application was available on the ALC Application Portal to the Agent in advance of this decision

[4] Under Section 27 of the ALCA the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications. By resolution, the Commission as specified that the following applications may be decided by the CEO:

14. *Subdivision, non-farm use, non-adhering residential use and soil or fill use that are not consistent with any of the existing approved criteria (Criteria 1 – 13) but nonetheless are minor in nature and in the opinion of the CEO, the interests of the Commission would be unaffected by an approval of the application. In the case of exclusion applications, the CEO may only consider*

applications submitted to the local government before midnight on September 29, 2020.

[5] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

BACKGROUND

[6] The Properties are small irregular shaped parcels bordered by the Salmon River, the CN rail line and 96th Avenue in the Township of Langley.

[7] There is no active agricultural activity taking place on the Properties. However, improvements have been made to the Properties since they were purchased by the Applicant in May 2022.

[8] Prior to the Applicant's purchase of the Properties, unauthorized coarse fragment fill had been placed across most of the site dating as far back as 2003. The depth and type of fill deposited on the Property varies: with the deepest and most varied fill placed near the west driveway access off 96th Ave. The Northwest portion of the Property was used by the previous owner for residential and vehicle/equipment storage use. Since the Applicant's purchase of the Properties, fill has been removed, as have all the permanent and temporary structures and 20+ assorted vehicles, trailers and machines in various states of disrepair and age. The Applicant also removed numerous refuse and burn piles containing plastics, glass, metal and other contaminates and re-mediated some minor contamination onsite. The Applicant received a Certificate of Compliance from the Ministry of Environment for the remediation of the site.

[9] The Agricultural Capability Assessment Report dated December 27, 2023 prepared by McTavish Resource & Management Consultants Ltd. (the "McTavish Agrologist Report") submitted with the Application, has determined that an estimated 95% the site has been impacted by unauthorized fill material that contains between 25-60% coarse fragments ranging from gravels to cobbles. The McTavish Agrologist

Report submits, based on field observations and assessments, that the agricultural capability of the Properties is 1.24 ha 4PF (3P); and 1.32 ha 8:5TP 2:3W (4PF) due to the presence of unauthorized fill.

[10] The 0.45 ha area being developed as a constructed wetland will be planted with a variety of native plant species to provide high value habitat for fish and other wetland species. The 1.71 ha area of the Properties being developed as an integrated wetland riparian area incorporates BC Ministry of Agriculture (2021) integrated (agro-forestry) concepts, "*broadly defined as the integrated management of areas adjacent to aquatic zones to enhance or protect habitat and selectively provide for other resources and values*."

[11] The McTavish Agrologist Report recommends the placement of ~600 m^3 cubic metres of topsoil sourced from another site identified in the report, placed on the portions of the site not being used for watercourse or not under tree cover.

[12] The remaining 0.4 ha of the Properties will be improved for farming. According to the McTavish Agrologist Report coarse fragments that might inhibit farming will be removed from the area and 50 to 70 cm of suitable topsoil will be applied to the area. The intended use is for this area is to be an incubator farm for farmers and a site for potential educational opportunities that could be utilized by Kwantlen First Nation.

[13] The wetland and riparian features proposed will create natural habitat and serve as a Provincial offsetting environmental benefit for the loss of nearby wetland resulting from development in the Gloucester area of the Township of Langley. The Proposal is to have the Properties eventually transferred to the Township of Langley.

[14] Kwantlen First Nation was consulted and involved in the design of the Proposal and are supportive of the habitat enhancements and the small-scale agricultural opportunities proposed for the Properties.

FINDINGS

[15] The CEO finds that the construction of 2.16 ha of watercourse and integrated wetland and riparian areas on the Properties will result in the reclamation of land currently in a compromised state, will improve drainage and flood resiliency in the area that will be of benefit to agriculture in the area, and enhancements to 0.4 ha of the site for farming will encourage farm use on the Property and enhance the integrity of the ALR.

DECISION

[16] After reviewing the Application, I am satisfied the Proposal is consistent with Criterion #14 and approve the construction of 2.16 ha of watercourse and integrated wetland and riparian areas, and the

importation and placement of 599 m^3 of topsoil, on the Properties subject to:

(a) siting of the non-farm use watercourse, wetland and riparian areas in accordance with Schedule A of this decision;

(b) construction of the non-farm use watercourse, wetland and riparian areas in accordance with Agricultural Capability Assessment Report dated December 27, 2023 prepared by McTavish Resource & Management Consultants Ltd., and the 96 Avenue landscape package dated August 2, 2023 prepared by VDZ+A Landscape Architects;

(c) reclamation of the remaining approximately 0.4 ha area of the Properties for farm use in accordance with the Agricultural Capability Assessment Report dated December 27, 2023 prepared by McTavish Resource & Management Consultants Ltd.;

(d) the screening and soil amendment process recommended for reclamation of the Properties in the Agricultural Capability Assessment Report dated December 27, 2023 prepared by McTavish Resource & Management Consultants Ltd. must be overseen by a qualified Professional Agrologist;

(e) the submission of status reports submitted every 2 months prepared by a qualified registered professional as per the document ALC Policy P-10: Criteria for Agricultural Capability Assessments and Schedule D: Criteria for Technical Reports Submitted by Consultants;

**Each review of a report will incur a $150 administrative fee, as per section 11 of the Agricultural Land Reserve General Regulation.*

(f) the submission of a closure report prepared by a qualified registered professional as per the document ALC Policy P-10: Criteria for Agricultural Capability Assessments and Schedule D: Criteria for Technical Reports Submitted by Consultants within 6 months of project completion.

**Each review of a report will incur a $150 administrative fee, as per section 11 of the Agricultural Land Reserve General Regulation.*

[17] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[18] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the ALCA.

[19] Resolution # 542/2024

Released on August 22, 2024



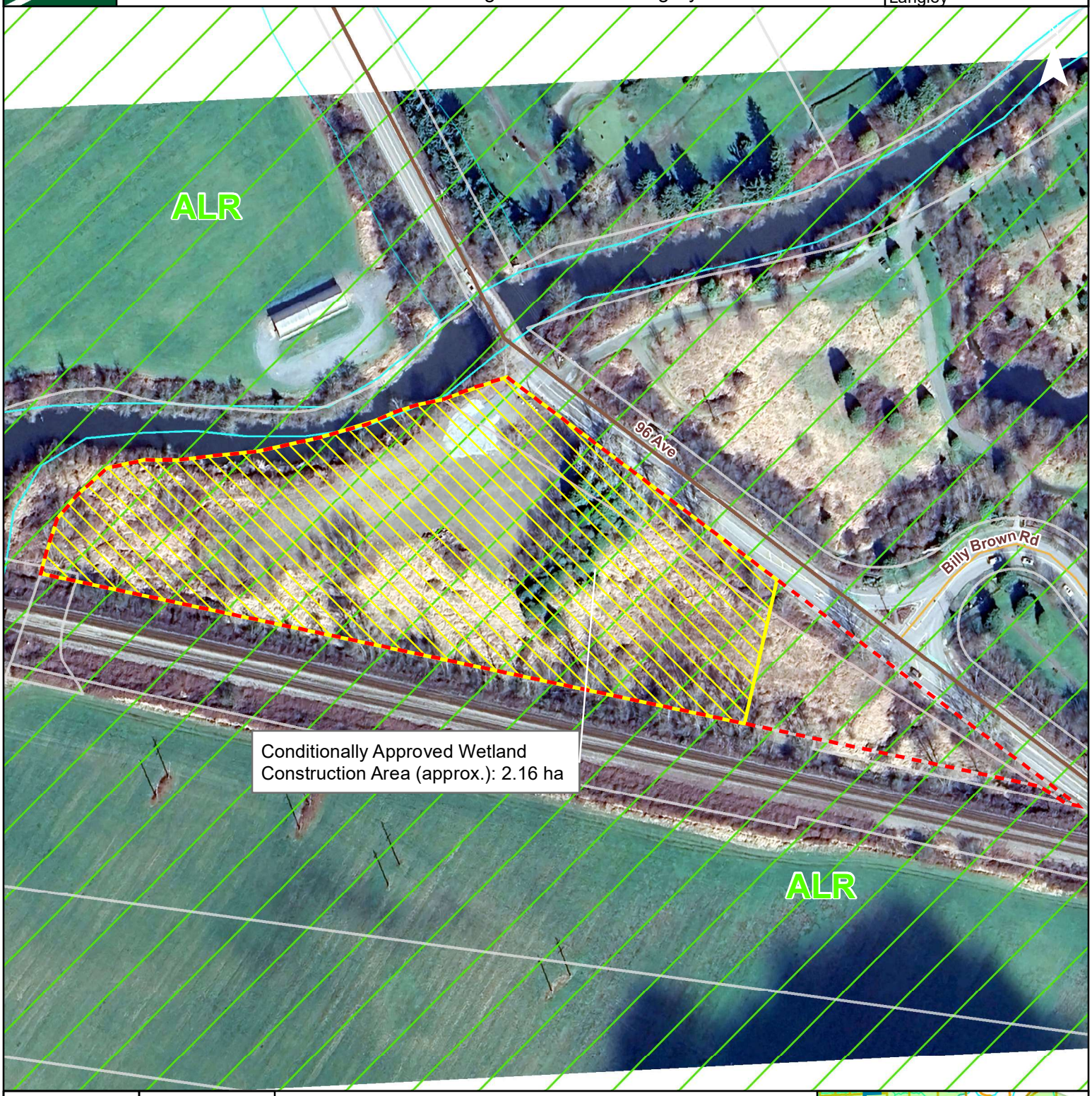
Kim Grout, Chief Executive Officer

Schedule A: Decision Map

2024 Google Earth Orthoimagery

MAPSHEET NO: 92G.018 **N.1**

LOCAL GOVERNMENT: Langley



ALC FILE NO: 100148

RESOLUTION NO: 542/2024

MAP PRODUCED: August 19, 2024

MAP SCALE: 1:2,100

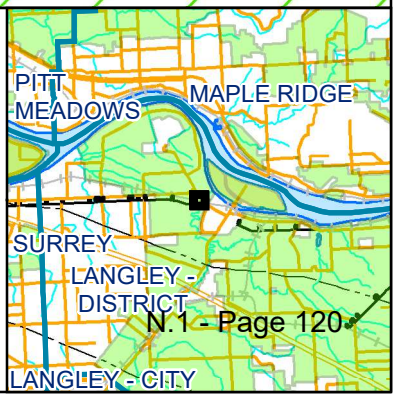
DATA SOURCES & NOTES:
ALC, BCGW and ESRI / Google Earth. Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

- Conditionally Approved Wetland Construction Area (approx.): 2.16 ha
- Subject Property
- Agricultural Land Reserve
- PMBC Parcel Cadastre

0 20 40 60 80 100

Metres



PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way
Burnaby, BC, Canada V5G 4K6

ATTACHMENT J

August 22, 2024

ALC File: 67649

Sager Nairne
LLP Sabrina Ferrari
Delivered Electronically

Dear Sager Nairne:

Re: Reasons for Decision - ALC Application 67649

Please find attached the Reasons for Decision for the above noted application (Resolution #540/2024). As the agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with section 11(2)(b) of the ALR General Regulation.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

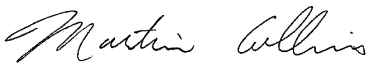
- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,



Martin Collins, Regional Planner

Enclosures: Reasons for Decision (Resolution #540/2024)
Schedule A: Decision Map

cc: Township of Langley Attention

67649d1

Agricultural Land Commission File 67649

Reasons for Decision of the Chief Executive Officer

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicant:	1151138 BC Ltd
Agent:	Sager Nairne, LLP Sabrina Ferrari
Properties:	**Property 1:** Parcel Identifier:013-274-091 Legal Description: NORTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER SECTION 1 TOWNSHIP 10 NEW WESTMINSTER DISTRICT EXCEPT PARCEL "A" (EXPLANATORY PLAN 10740), PLANS 55705, 5766, EPP80439, AND EPP80445 Civic: Area: 6.6 ha **Property 2:** Parcel Identifier: 011-232-773 Legal Description: LOT 3 SECTION 1 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 7472 EXCEPT PLAN EPP80446 EPP80446 Area: 0.2 ha
Chief Executive Officer:	Kim Grout (the “CEO”)

OVERVIEW

[1] The Properties are located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the Agricultural Land Commission Act (ALCA).

[2] Pursuant to s. 21(2) of the ALCA, the Applicant is applying to the Agricultural Land Commission (the "Commission") to register a s. 107 right of way under the Land Title Act over a gazetted road (8th Ave) along the northern boundary of Property #1 (the "Proposal").

[3] The Proposal along with related documentation from the Applicant, Agent, and Commission, is collectively referred to as the "Application". All documentation in the Application was available on the ALC Application Portal to the Agent in advance of this decision

[4] Under Section 27 of the ALCA the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications. By resolution, the Commission as specified that the following applications may be decided by the CEO:

14. *Subdivision, non-farm use, non-adhering residential use and soil or fill use that are not consistent with any of the existing approved criteria (Criteria 1 – 13) but nonetheless are minor in nature and in the opinion of the CEO, the interests of the Commission would be unaffected by an approval of the application. In the case of exclusion applications, the CEO may only consider*

applications submitted to the local government before midnight on September 29, 2020.

[5] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

BACKGROUND

[6] The adjoining Properties lie wholly in the ALR and 0.2 ha of Property #2 serves as the driveway access to the existing principal residence on Property #1

[7] According to the Application material, the portion of 8 Avenue under Application is already established as road via an 1875 Gazette Notice but is not excluded from the title of the Property.

[8] The Applicant plans to consolidate Property 1 and 2 into one 6.8 ha property and in order to do so must dedicate this historically gazetted road.

[9] Although unconstructed, the subject portion of 8 Avenue is open and travelled by the public for recreational purposes as part of the South Langley Regional Trail system. The size of the area to be dedicated under s. 107 of the Land Title Act is 341 meters long X 10 metres wide (0.343 ha).

[10] The BCLI soil capability rating for the proposed right of way is 70 % 4ATP(3TAP); 20% O5W (7:O3WL 3::O4WL); 10% 5:5AT 5:7T .

FINDINGS

[11] The CEO finds that the Proposal to register a plan under s. 107 of the Land Title Act over land historically gazetted as road does not impact the continuity and integrity of the ALR given its existing trail use, historic gazette designation, and limited size.

DECISION

[12] After reviewing the Application, I am satisfied the registration of plan under section 107 of the Land Title Act over 0.343 ha of the ALC as a condition of consolidating Property #1 and #2 is consistent with Criterion #14 and approve registration of the plan subject to the submission of a surveyed subdivision plan to the Commission, within five years of the date of the release of this decision, that is in compliance with Schedule A of this decision;

[13] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

[14] Should the above conditions of approval not be completed to the satisfaction of the ALC within the timeframe(s) specified, the approval will expire and a new application may be required.

[15] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[16] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the ALCA.

[17] Resolution #540/2024

Released on August 22, 2024



Kim Grout, Chief Executive Officer

Schedule A: Decision Map

2021 ESRI / Township of Langley Orthophoto

MAPSHEET NO: 92G.008 **N.1**

LOCAL GOVERNMENT: Township of Langley



ALC FILE NO:	RESOLUTION NO:
67649	540//2024

MAP PRODUCED: August 9, 2024

MAP SCALE: 1:2,500

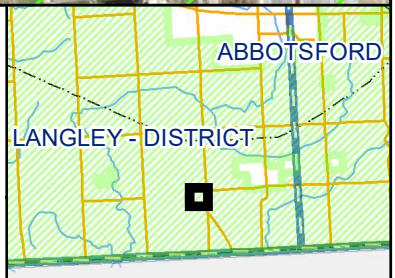
DATA SOURCES & NOTES:
ALC, BCGW and ESRI / Township of Langley. Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

- Approved Road Dedication (0.343 ha)
- Subject Properties
- Agricultural Land Reserve
- PMBC Parcel Cadastre

0 25 50 75 100 125

Metres



PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

August 8, 2024

ATTACHMENT K

ALC File: 67705

Eleanor Wrigley
DELIVERED ELECTRONICALLY

Dear Eleanor Wrigley:

Re: Reasons for Decision - ALC Application 67705

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #517/2024). As the agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with section 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
    - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at

the time of the original decision had the applicant exercised due diligence, or

- Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #517/2024)
Schedule A: Decision Map

cc: Township of Langley (File: 07-03-0020/AL100433). Attention: Rob Nordrum

67705d1

AGRICULTURAL LAND COMMISSION FILE 67705

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicant:	Beverley Gordon
Agent:	Eleanor Wrigley, Royal LePage Wolstencroft (Agent)
Property:	Parcel Identifier: 009-609-440 Legal Description: West Half of the West Half of the West Half of the North East Quarter Section 3, Township 7, New Westminster District Civic: 19636 8th Avenue, Langley, BC Area: 8.1 ha (Entirely within the ALR)
Panel:	Ione Smith, South Coast Panel Chair Susan Gimse Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] The Applicant is applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the 8.1 ha Property into a ~3.41 ha pan-handle lot (the "Homesite Lot") and a ~4.69 ha lot (the "Remainder Lot") under ALC Policy L-11 Homesite Severance on ALR Lands ("ALC Policy L-11") (the "Proposal").

[3] The first issue the Panel considered is whether the Application meets the criteria for a homesite severance set out in Policy L-11.

[4] The second issue the Panel considered is whether the proposed Remainder Lot will be the size and configuration that will constitute a suitable agricultural parcel.

[5] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[6] The Proposal, along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[7] The Application submits that Applicant, Beverley Gordon, has been living on the Property since she and her husband purchased it in 1971. The Applicant

is now looking to subdivide her residence from the remainder of the Property so that she can continue to live in her home on the Homesite Lot and sell the proposed Remainder Lot. In this instance, the northern residence, horse barn and fields would be retained in the 4.69 ha remainder while the proposed 3.41 ha parcel would contain the Applicant's residence. The Homesite Lot would include a ravine, creek and treed area which the Application submits has not been used as part of the farm since the Applicant has owned it.

[8] The Property currently contains two residences. The Applicant lives in the southern residence and her family lives in the northern residence, fronting on 8th Avenue. There is also a large horse barn, in the northern portion of the Property and the Application states that the Property is used to raise horses and produce hay. The Property is fenced and includes paddocks, stall and fields.

[9] The Agent has noted that the size of the homesite parcel cannot be reduced due to the location of the Applicant's home, existing septic tank and fields, and access requirements.

[10] There have been no previous subdivisions/applications on the Property since the inception of the ALR on December 21, 1972.

[11] At its meeting of April 29, 2024, the Township of Langley Council resolved to forward the Application to the Commission and requests consideration based on agricultural merits.

ANALYSIS AND FINDINGS

Issue 1: Whether the Applicants qualify for consideration under the Homesite Severance Policy set out in Policy L-11.

[12] Policy L-11 provides a consistent approach to decision-making in situations where a property under application has been the principal residence of the applicant as owner/occupant since December 21, 1972, and the applicant wishes to sell the farming operation but retain a homesite.

[13] Guideline #1 of ALC Policy L-11 states that a homesite severance may be permitted where the applicant submits documentary evidence that they have continuously owned and occupied the property as their principal place of residence since December 21, 1972. The documentation provided in the Application confirms that the Property was sold by way of Agreement for Sale in September 1971 to the Applicant's husband (Donald Gordon), that the Applicant married Donald Gordon in 1957, and that the Applicant has lived on the Property continuously since before December 21, 1972. Donald Gordon has passed away and steps are underway to transfer title of the Property into the Applicants name. The Panel finds that Beverley Gordon, the Applicant, meets the occupancy criteria for Guideline #1 of Policy L-11.

[14] The Commission also considered Guidelines #2 and #3 of Policy L-11 and finds that there has been no previous subdivision applications on the Property and the Applicant intends to sell the remainder of the Property upon the creation of the Homesite Lot consistent with Policy L-11.

Issue 2: Whether the proposed Remainder Lot will be the size and configuration that will constitute a suitable agricultural parcel.

[15] Guideline #5 of ALC Policy L-11 states that the remainder of the subject property, after severance of the homesite, must be of a size and configuration that will, in the Commission's opinion, constitute a suitable agricultural parcel.

[16] The Agent submits that the 3.41 ha proposed Homesite lot includes a steep ravine south of the Applicant's home, and a fish-bearing stream that are not viable for farming and that the subdivision would leave intact the area which the family has used for their horse farm since they purchased it in 1971. The Panel noted the steep topography in the available google imagery.

[17] While the Commission generally prefers the homesite parcels to be as small as possible, it understands that in this case, due to the location of the Applicant's home and existing septic field, the steep ravine, and the fish-bearing stream, the homesite parcel is as small as possible. Further, the Panel notes that the Remainder Lot is of a substantial size, contains the other residence on the Property, as well as the horse barn and fields.

[18] The Panel also finds that the proposed location and size of the Homesite Lot has the least amount of impact on the overall agricultural utility of the Remainder Lot.

DECISION

[19] For the reasons given above, the Panel approves the Proposal to subdivide the 8.1 ha Property into a ~3.41 ha pan-handle lot (the "Homesite Lot") and a ~4.69 ha lot (the "Remainder Lot") under the Homesite Severance Policy subject to the following conditions:

a) The subdivision is for the sole benefit of the Applicant and is non-transferable;
b) **Within three years of the date of this decision**, the submission of a surveyed subdivision plan to the Commission for authorization for registration with the Land Title Survey authority that is in compliance with Schedule A of this decision;
c) **Prior to submission of the subdivision survey plan** required in condition a) above, the submission of:
    i. A signed affidavit from the Applicant waiving any future consideration of subdivision pursuant to ALC Homesite Severance Policy L-11;
    ii. A completed Homesite Severance Agreement (provided in Schedule C) stipulating that the homesite cannot be sold for five years from the date of this decision except in the case of the death of owner; and

iii. Evidence of the Applicant's legitimate intention to sell the Remainder Lot; and,

d) **Prior to submission of the subdivision survey plan**,

i) installation of 1.8 m solid wood or chain-link fence on the northern boundary of the homesite lot for the purpose of demarking the homesite lot and to prevent trespass of people and pets from the homesite parcel onto the farm remainder;

ii) registration of a restrictive covenant on the Homesite Lot requiring the owner to maintain the fence; and,

iii) photographic evidence of the construction of a fence.

[20] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

[21] Should the above conditions of approval not be completed to the satisfaction of the ALC within the timeframe(s) specified, the approval will expire and a new application may be required.

[22] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[23] These are the unanimous reasons of the Panel.

[24] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[25] Resolution #517/2024

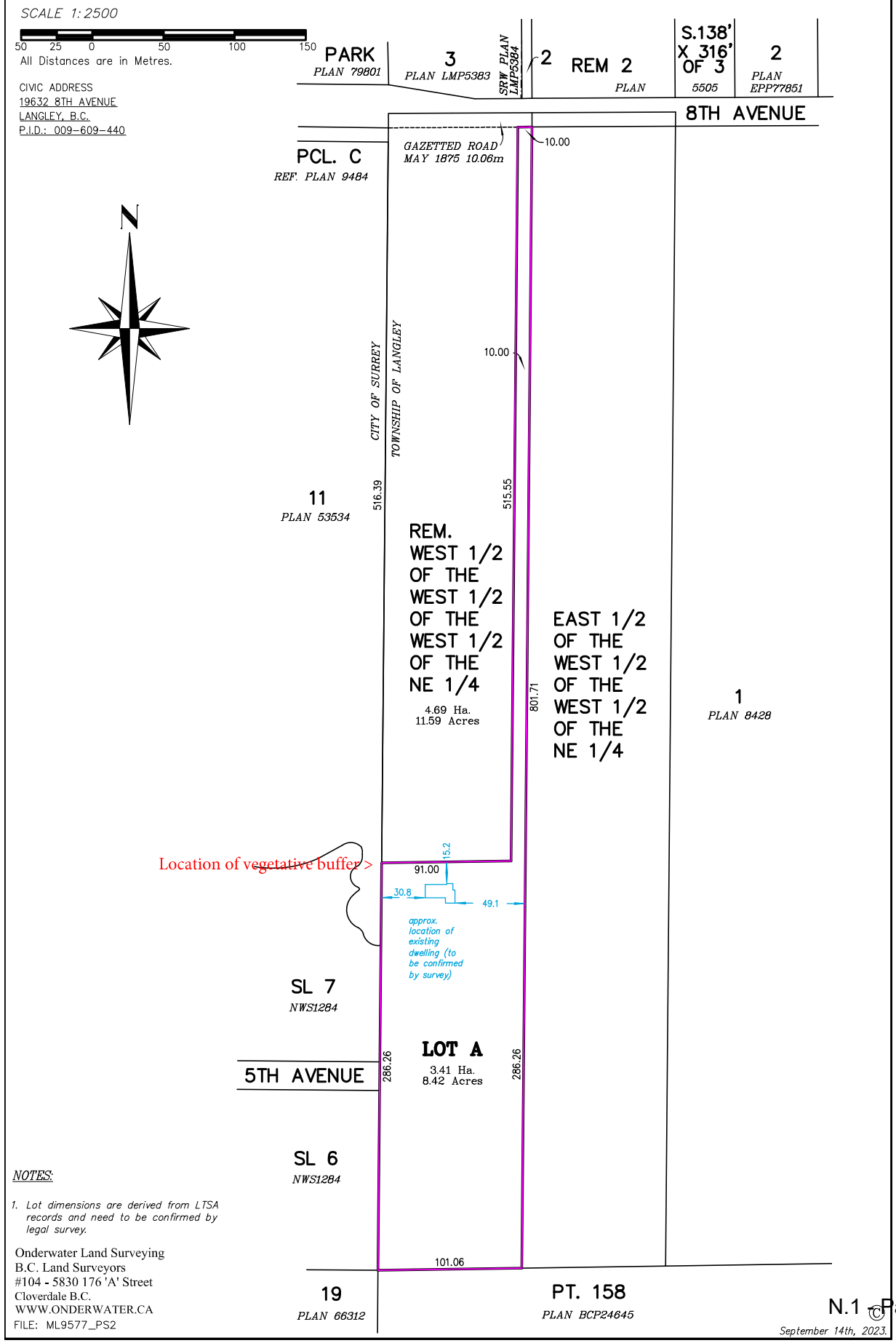
Released on August 8, 2024



Ione Smith, Panel Chair

On behalf of the South Coast Panel

PROPOSED SUBDIVISION PLAN OF PART OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER SECTION 3, TOWNSHIP 7, N.W.D.



NOTES:

1. Lot dimensions are derived from LTSA records and need to be confirmed by legal survey.

Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale B.C.
WWW.ONDERWATER.CA
FILE: ML9577_PS2

September 14th, 2023.

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

September 24, 2024

ALC File: 67705

Eleanor Wrigley
DELIVERED ELECTRONICALLY

Dear Eleanor Wrigley:

Re: Reasons for Decision – Reconsideration of ALC Resolution #517/2024

The South Coast Panel received correspondence dated August 12, 2024 from Rob Nordrum, requesting reconsideration of Resolution # 517/2024. By the Original Decision, the South Coast Panel conditionally approved the homesite severance as proposed by the Applicant. As agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Section 33 of the *Agricultural Land Commission Act* (the "ALCA") states that the Commission may reconsider a decision of the Commission upon written request of a person affected or on the Commission's own initiative, if the Commission determines that evidence not available at the time of the original decision has become available, and/or the original decision was based on information that was in error or false.

After reviewing s. 33 of the ALCA, the file material and the request for reconsideration, the South Coast Panel concluded that the request for reconsideration met the requirements for reconsideration pursuant to s. 33 of the ALCA.

The Commission's decision on reconsideration is attached.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #621/2024)
Schedule A: Decision Map
Schedule B: Original Decision (Resolution #517/2024)

cc: Township of Langley (File: 07-03-0020/AL100433). Attention: Rob Nordrum

67705d2

AGRICULTURAL LAND COMMISSION FILE 67705

RECONSIDERATION OF PANEL DECISION

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Reconsideration of Resolution #517/2024 (a decision made on a Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act)

Original Applicant:	Beverley Gordon
Agent:	Eleanor Wrigley, Royal LePage Wolstencroft (Agent)
Property:	Parcel Identifier: 009-609-440 Legal Description: West Half of the West Half of the West Half of the North East Quarter Section 3, Township 7, New Westminster District Civic: 19636 8th Avenue, Langley, BC Area: 8.1 ha (Entirely within the ALR)
Panel:	Ione Smith, South Coast Panel Chair Susan Gimse Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to s. 21(2) of the ALCA, the Original Applicant applied to the Agricultural Land Commission (the "Commission") to subdivide the 8.1 ha Property into a ~3.41 ha pan-handle lot (the "Homesite Lot") and a ~4.69 ha lot (the "Remainder Lot") under ALC Policy L-11 Homesite Severance on ALR Lands ("ALC Policy L-11") (the "Proposal").

[3] By Resolution #517/2024, dated August 8, 2024, the South Coast Panel approved the Proposal (the "Original Decision"). In reaching its decision, the Panel concluded that the Applicant qualified for consideration under the Homesite Severance Policy and that the proposed Remainder Lot would be the size and configuration that would constitute a suitable agricultural parcel.

[4] On August 12, 2024, the Commission received the Township of Langley's (the "Township") Request for Reconsideration of Resolution #517/2024 (the "Request for Reconsideration"). The Request for Reconsideration submits that the Township's staff report also included the road dedication of an existing gazetted road along the northern portion of the Property and for a Statutory Right of Way (the "SRW") along the eastern boundary of the Property. The Township of Langley requires both of these if the subdivision is approved.

[5] Section 33 of the ALCA states that the Commission may reconsider a decision of the Commission upon written request of a person affected or on the Commission's own initiative, if the Commission determines that evidence that was not available at the time of the original decision that could not have been obtained earlier through the exercise of due diligence has become available, and /or if the original decision was based on information that was incorrect or false, and the information would have been germane to the review of ALC Application 67705.

[6] In this case, the Panel found that the Request for Reconsideration contained a request that was overlooked at the time of the Original Decision as prescribed by s.33 of the ALCA, that would have been germane to the review of ALC Application 67705 and that the Original Decision should be reconsidered.

[7] Pursuant to s. 33(3) of the ALCA, the Panel identified Beverley Gordon as an affected party and notified her lawyer, J.S. Allen Olson, of its decision to reconsider the Original Decision.

EVIDENTIARY RECORD

[8] The Panel considered the following evidence:

1. The Proposal and the Request for Reconsideration along with related documentation from the Original Applicant, Agent, local government, and Commission; and

2. The Original Decision.

ANALYSIS AND FINDINGS

[9] The Panel notes that the Applicant's description of the Proposal did not mention requiring road dedication and a SRW, nor did their proposed subdivision plan. However, the Panel reviewed Township's April 29, 2024 report that was part of the Original Application. Township's report stated described the proposal as:

> *Homesite severance subdivision within the Agricultural Land Reserve (ALR) of an 8.1 ha (20 ac) parcel located at 19636 – 8 Avenue into a 3.41 ha (8.4 ac) homesite, a 4.69 ha (11.59 ac) remnant lot and dedication of a historically gazetted portion of 8 Avenue located within the ALR.*

The Township's report also identified the 10 m SRW and gazetted road on a preliminary site plan.

[10] The Panel finds that dedication of the existing road along 8th Avenue will not have any impact on agricultural land.

[11] The Township is requesting the 10 m SRW along the eastern property line for utility/access/road provisions. Notification of a SRW under section 34 of the ALR General Regulation does not require approval of the Commission; instead, a notification can be submitted online through the ALC Portal. For this reason, the Panel did not contemplate the SRW in the Request for Reconsideration. However, the Panel reminds the Township that construction within the SRW *does* require approval of the Commission, and that

establishing a SRW does not compel the Commission to approve construction to accommodation a subdivision or a use.

DECISION

[12] For the reasons given above, the Panel varies its decision and approves the subdivision of the 8.1 ha Property into a ~3.41 ha pan-handle lot (the "Homesite Lot") and a ~4.69 ha lot (the "Remainder Lot") under the Homesite Severance Policy as well as a road dedication along the northern boundary of the Property to formalize 8th Avenue subject to the following conditions which replace the conditions of Resolution #517/2024:

a) The subdivision is for the sole benefit of the Applicant and is non-transferable;
b) **Within three years of the date of this decision (Due by September 24, 2027)**, the submission of a surveyed subdivision plan to the Commission for authorization for registration with the Land Title Survey authority that is in compliance with Schedule A of this decision;
c) **Prior to submission of the subdivision survey plan** required in condition a) above, the submission of:
    i. A signed affidavit from the Applicant waiving any future consideration of subdivision pursuant to ALC Homesite Severance Policy L-11;
    ii. A completed Homesite Severance Agreement (provided in Schedule C) stipulating that the homesite cannot be sold for five years from the date of this decision except in the case of the death of owner; and

iii. Evidence of the Applicant's legitimate intention to sell the Remainder Lot; and,

d) **Prior to submission of the subdivision survey plan**,

i) installation of 1.8 m solid wood or chain-link fence on the northern boundary of the homesite lot for the purpose of demarking the homesite lot and to prevent trespass of people and pets from the homesite parcel onto the farm remainder;

ii) registration of a restrictive covenant on the Homesite Lot requiring the owner to maintain the fence; and,

iii) photographic evidence of the construction of a fence.

[13] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

[14] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[15] These are the unanimous reasons of the Panel.

[16] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[17] Resolution #621/2024

Released on September 24, 2024



Ione Smith, Panel Chair

On behalf of the South Coast Panel

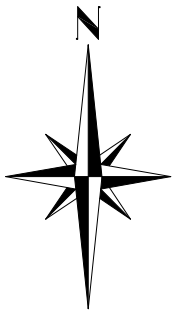
PROPOSED SUBDIVISION PLAN OF PART OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER SECTION 3, TOWNSHIP 7, N.W.D.

SCALE 1: 2500

50 25 0 50 100 150

All Distances are in Metres.

CIVIC ADDRESS
19632 8TH AVENUE
LANGLEY, B.C.
P.I.D.: 009-609-440



PARK
PLAN 79801

3
PLAN LMP5383

SRW PLAN LMP5384

2

REM 2
PLAN

S.138' X 316' OF 3
5505

2
PLAN EPP77851

8TH AVENUE

10.00

GAZETTED ROAD
MAY 1875 10.06m

PCL. C
REF. PLAN 9484

CITY OF SURREY
TOWNSHIP OF LANGLEY

10.00

516.39

515.55

11
PLAN 53534

REM.
WEST 1/2
OF THE
WEST 1/2
OF THE
WEST 1/2
OF THE
NE 1/4

4.69 Ha.
11.59 Acres

EAST 1/2
OF THE
WEST 1/2
OF THE
WEST 1/2
OF THE
NE 1/4

801.71

1
PLAN 8428

Location of vegetative buffer >

15.2

91.00

30.8

49.1

approx. location of existing dwelling (to be confirmed by survey)

SL 7
NWS1284

LOT A
3.41 Ha.
8.42 Acres

5TH AVENUE

286.26

286.26

SL 6
NWS1284

101.06

19
PLAN 66312

PT. 158
PLAN BCP24645

NOTES:

1. Lot dimensions are derived from LTSA records and need to be confirmed by legal survey.

Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale B.C.
WWW.ONDERWATER.CA
FILE: ML9577_PS2

September 14th, 2023.

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

August 8, 2024

ALC File: 67705

Eleanor Wrigley
DELIVERED ELECTRONICALLY

Dear Eleanor Wrigley:

Re: Reasons for Decision - ALC Application 67705

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #517/2024). As the agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with section 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
    - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at

the time of the original decision had the applicant exercised due diligence, or
- Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #517/2024)
Schedule A: Decision Map

cc: Township of Langley (File: 07-03-0020/AL100433). Attention: Rob Nordrum

67705d1

AGRICULTURAL LAND COMMISSION FILE 67705

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicant:	Beverley Gordon
Agent:	Eleanor Wrigley, Royal LePage Wolstencroft (Agent)
Property:	Parcel Identifier: 009-609-440 Legal Description: West Half of the West Half of the West Half of the North East Quarter Section 3, Township 7, New Westminster District Civic: 19636 8th Avenue, Langley, BC Area: 8.1 ha (Entirely within the ALR)
Panel:	Ione Smith, South Coast Panel Chair Susan Gimse Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] The Applicant is applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the 8.1 ha Property into a ~3.41 ha pan-handle lot (the "Homesite Lot") and a ~4.69 ha lot (the "Remainder Lot") under ALC Policy L-11 Homesite Severance on ALR Lands ("ALC Policy L-11") (the "Proposal").

[3] The first issue the Panel considered is whether the Application meets the criteria for a homesite severance set out in Policy L-11.

[4] The second issue the Panel considered is whether the proposed Remainder Lot will be the size and configuration that will constitute a suitable agricultural parcel.

[5] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[6] The Proposal, along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[7] The Application submits that Applicant, Beverley Gordon, has been living on the Property since she and her husband purchased it in 1971. The Applicant

is now looking to subdivide her residence from the remainder of the Property so that she can continue to live in her home on the Homesite Lot and sell the proposed Remainder Lot. In this instance, the northern residence, horse barn and fields would be retained in the 4.69 ha remainder while the proposed 3.41 ha parcel would contain the Applicant's residence. The Homesite Lot would include a ravine, creek and treed area which the Application submits has not been used as part of the farm since the Applicant has owned it.

[8] The Property currently contains two residences. The Applicant lives in the southern residence and her family lives in the northern residence, fronting on 8th Avenue. There is also a large horse barn, in the northern portion of the Property and the Application states that the Property is used to raise horses and produce hay. The Property is fenced and includes paddocks, stall and fields.

[9] The Agent has noted that the size of the homesite parcel cannot be reduced due to the location of the Applicant's home, existing septic tank and fields, and access requirements.

[10] There have been no previous subdivisions/applications on the Property since the inception of the ALR on December 21, 1972.

[11] At its meeting of April 29, 2024, the Township of Langley Council resolved to forward the Application to the Commission and requests consideration based on agricultural merits.

ANALYSIS AND FINDINGS

Issue 1: Whether the Applicants qualify for consideration under the Homesite Severance Policy set out in Policy L-11.

[12] Policy L-11 provides a consistent approach to decision-making in situations where a property under application has been the principal residence of the applicant as owner/occupant since December 21, 1972, and the applicant wishes to sell the farming operation but retain a homesite.

[13] Guideline #1 of ALC Policy L-11 states that a homesite severance may be permitted where the applicant submits documentary evidence that they have continuously owned and occupied the property as their principal place of residence since December 21, 1972. The documentation provided in the Application confirms that the Property was sold by way of Agreement for Sale in September 1971 to the Applicant's husband (Donald Gordon), that the Applicant married Donald Gordon in 1957, and that the Applicant has lived on the Property continuously since before December 21, 1972. Donald Gordon has passed away and steps are underway to transfer title of the Property into the Applicants name. The Panel finds that Beverley Gordon, the Applicant, meets the occupancy criteria for Guideline #1 of Policy L-11.

[14] The Commission also considered Guidelines #2 and #3 of Policy L-11 and finds that there has been no previous subdivision applications on the Property and the Applicant intends to sell the remainder of the Property upon the creation of the Homesite Lot consistent with Policy L-11.

Issue 2: Whether the proposed Remainder Lot will be the size and configuration that will constitute a suitable agricultural parcel.

[15] Guideline #5 of ALC Policy L-11 states that the remainder of the subject property, after severance of the homesite, must be of a size and configuration that will, in the Commission's opinion, constitute a suitable agricultural parcel.

[16] The Agent submits that the 3.41 ha proposed Homesite lot includes a steep ravine south of the Applicant's home, and a fish-bearing stream that are not viable for farming and that the subdivision would leave intact the area which the family has used for their horse farm since they purchased it in 1971. The Panel noted the steep topography in the available google imagery.

[17] While the Commission generally prefers the homesite parcels to be as small as possible, it understands that in this case, due to the location of the Applicant's home and existing septic field, the steep ravine, and the fish-bearing stream, the homesite parcel is as small as possible. Further, the Panel notes that the Remainder Lot is of a substantial size, contains the other residence on the Property, as well as the horse barn and fields.

[18] The Panel also finds that the proposed location and size of the Homesite Lot has the least amount of impact on the overall agricultural utility of the Remainder Lot.

DECISION

[19] For the reasons given above, the Panel approves the Proposal to subdivide the 8.1 ha Property into a ~3.41 ha pan-handle lot (the "Homesite Lot") and a ~4.69 ha lot (the "Remainder Lot") under the Homesite Severance Policy subject to the following conditions:

a) The subdivision is for the sole benefit of the Applicant and is non-transferable;
b) **Within three years of the date of this decision**, the submission of a surveyed subdivision plan to the Commission for authorization for registration with the Land Title Survey authority that is in compliance with Schedule A of this decision;
c) **Prior to submission of the subdivision survey plan** required in condition a) above, the submission of:
    i. A signed affidavit from the Applicant waiving any future consideration of subdivision pursuant to ALC Homesite Severance Policy L-11;
    ii. A completed Homesite Severance Agreement (provided in Schedule C) stipulating that the homesite cannot be sold for five years from the date of this decision except in the case of the death of owner; and

iii. Evidence of the Applicant's legitimate intention to sell the Remainder Lot; and,

d) **Prior to submission of the subdivision survey plan**,

i) installation of 1.8 m solid wood or chain-link fence on the northern boundary of the homesite lot for the purpose of demarking the homesite lot and to prevent trespass of people and pets from the homesite parcel onto the farm remainder;

ii) registration of a restrictive covenant on the Homesite Lot requiring the owner to maintain the fence; and,

iii) photographic evidence of the construction of a fence.

[20] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

[21] Should the above conditions of approval not be completed to the satisfaction of the ALC within the timeframe(s) specified, the approval will expire and a new application may be required.

[22] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[23] These are the unanimous reasons of the Panel.

[24] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[25] Resolution #517/2024

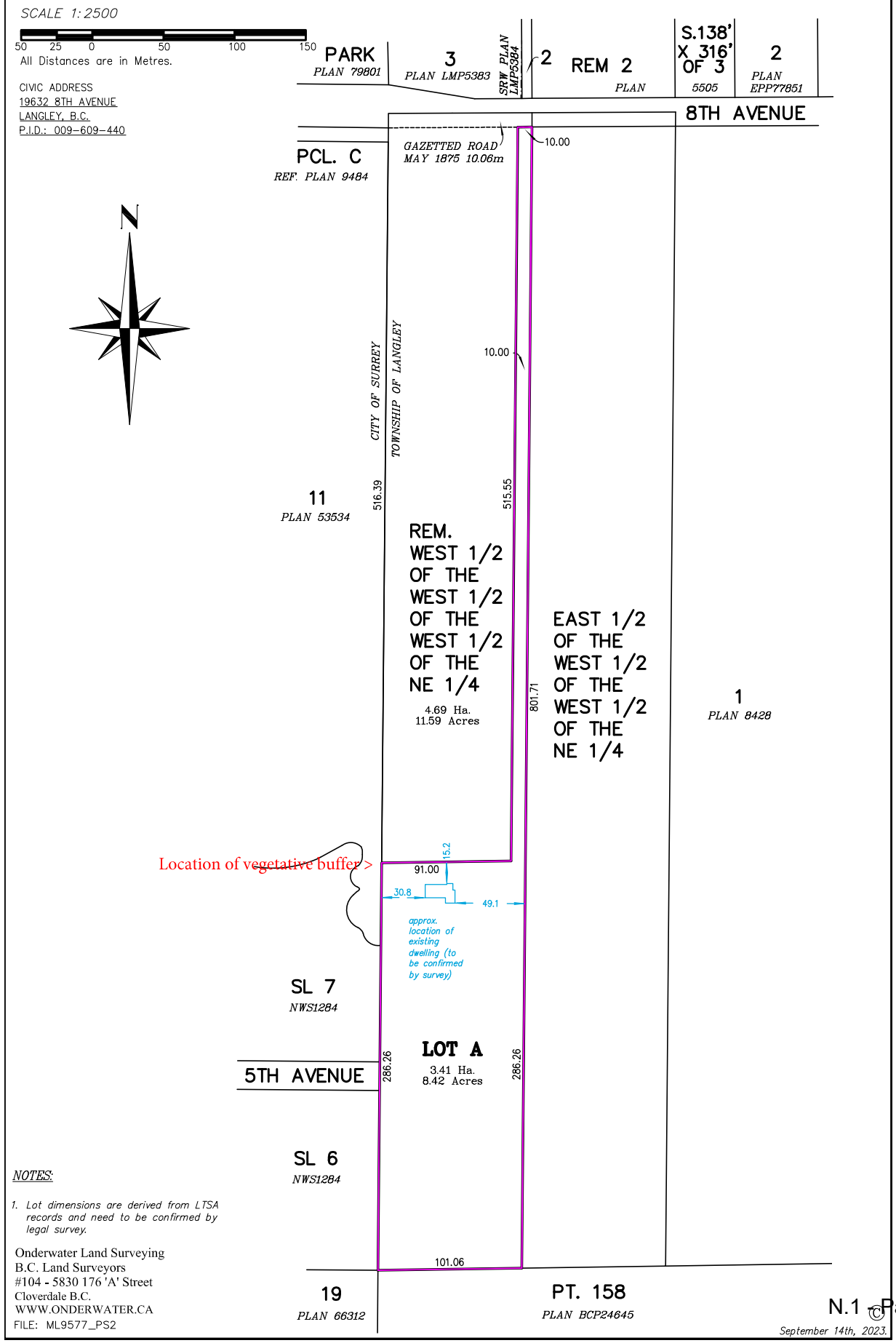
Released on August 8, 2024



Ione Smith, Panel Chair

On behalf of the South Coast Panel

PROPOSED SUBDIVISION PLAN OF PART OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER SECTION 3, TOWNSHIP 7, N.W.D.



NOTES:

1. Lot dimensions are derived from LTSA records and need to be confirmed by legal survey.

Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale B.C.
WWW.ONDERWATER.CA
FILE: ML9577_PS2

September 14th, 2023.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	NOVEMBER 4, 2024
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE NO:**	08-14-0237
SUBJECT:	SCHOOL DISTRICT #35 RESPONSE REGARDING TIMELINE TO CONSTRUCT SCHOOL FOR WILLOUGHBY SLOPE		

On October 7, 2024 at the Regular Meeting of Township Council for the purpose of a Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Langley Properties) Bylaw No. 6055, Council passed the following resolution:

"That Council direct staff to request clarification from the school district on the status of the timeline to construct a necessary school for the Willoughby slope."

Pursuant to Council's direction, a letter was sent to School District #35 on October 8, 2024 (Attachment A, without enclosures). The School District has provided a response which is included as Attachment B indicating the following in response to Council's resolution:

"The "New South West Latimer Elementary" (73rd Avenue and 198B Street) and the "New Jericho Elementary" (6920 206th Street) were listed as priorities for the School District in the current 5 Year Capital Plan which was approved by the Board of Education on June 18, 2024. The Ministry is due to respond to the District's 5 Year Capital Plan in March 2025 and at that time, they will inform us of which projects they have approved and what our next steps will be."

ATTACHMENT A	Township of Langley Correspondence, dated October 8, 2024
ATTACHMENT B	School District #35 Correspondence, dated October 16, 2024
ATTACHMENT C	Map (indicating subject site and location of future elementary school)

ATTACHMENT A

Township of Langley

Est. 1873

October 8, 2024 File No. 08-14-0237

Brian Iseli
Secretary Treasurer
School District #35
4875 222 Street
Langley, BC V3A 3Z7

Dear Brian Iseli:

Re: October 7, 2024 Public Hearing Council Resolution

On October 7, 2024 at the Regular Meeting of Township Council for the purpose of a Public Hearing for Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Langley Properties) Bylaw No. 6055, Council passed the following resolution:

"That Council direct staff to request clarification from the school district on the status of the timeline to construct a necessary school for the Willoughby slope."

A response by Thursday, October 24, 2024 would be greatly appreciated as consideration of the proposed Neighbourhood Plan Amendment has been deferred to the November 4, 2024 Regular Council Meeting.

Please find previous correspondence from the School District regarding the proposed amendment (dated August 23, 2023), the accompanying Report to Council and draft October 7, 2024 Public Hearing Minutes attached for reference.

Kind regards,

Stephen Richardson
DIRECTOR, COMMUNITY DEVELOPMENT

Enclosure: Correspondence dated August 23, 2023
Council Report #24-192
Draft October 7, 2024 Public Hearing Minutes

Copies to: Chanpreet Kooner, Acting CAO

20338 – 65 Avenue | Langley | British Columbia | Canada | V2Y 3J1 | 604-534-3211 | tol.ca

ATTACHMENT B

October 16, 2024

Township of Langley
Attention: Mr. Stephen Richardson
20338 – 65 Avenue
Langley, BC V2Y 3J1

Dear Mr. Stephen Richardson,

Re: October 7, 2024 Public Hearing Council Resolution

On Tuesday, October 8th, Township of Langley staff informed the District staff that the following motion was passed by Council at the Regular Meeting of the Township Council on October 7, 2024:

> *That Council direct staff to request clarification from the school district on the status of the timeline to construct a necessary school for the Willoughby slope.*

The Ministry of Education and Child Care requires school districts to annual submit a Five-Year Capital Plan which you can find on our website. I am also attaching a copy of the Capital Plan that was submitted to the Ministry.

The "New South West Latimer Elementary" (73rd Avenue and 198B Street) and the "New Jericho Elementary" (6920 206th Street) were listed as priorities for the School District in the current 5 Year Capital Plan which was approved by the Board of Education on June 18, 2024. The Ministry is due to respond to the District's 5 Year Capital Plan in March 2025 and at that time, they will inform us of which projects they have approved and what our next steps will be.

The Ministry approval process has two steps: the first step is the approval of the business case, which we hope to receive in March, and the second step is obtaining approval of the funding based on the business case. Until we have funding approval from the Ministry we are not able to provide a timeline for construction.

Please let me know if you have any further questions.

Sincerely,

Brian Iseli, Secretary-Treasurer

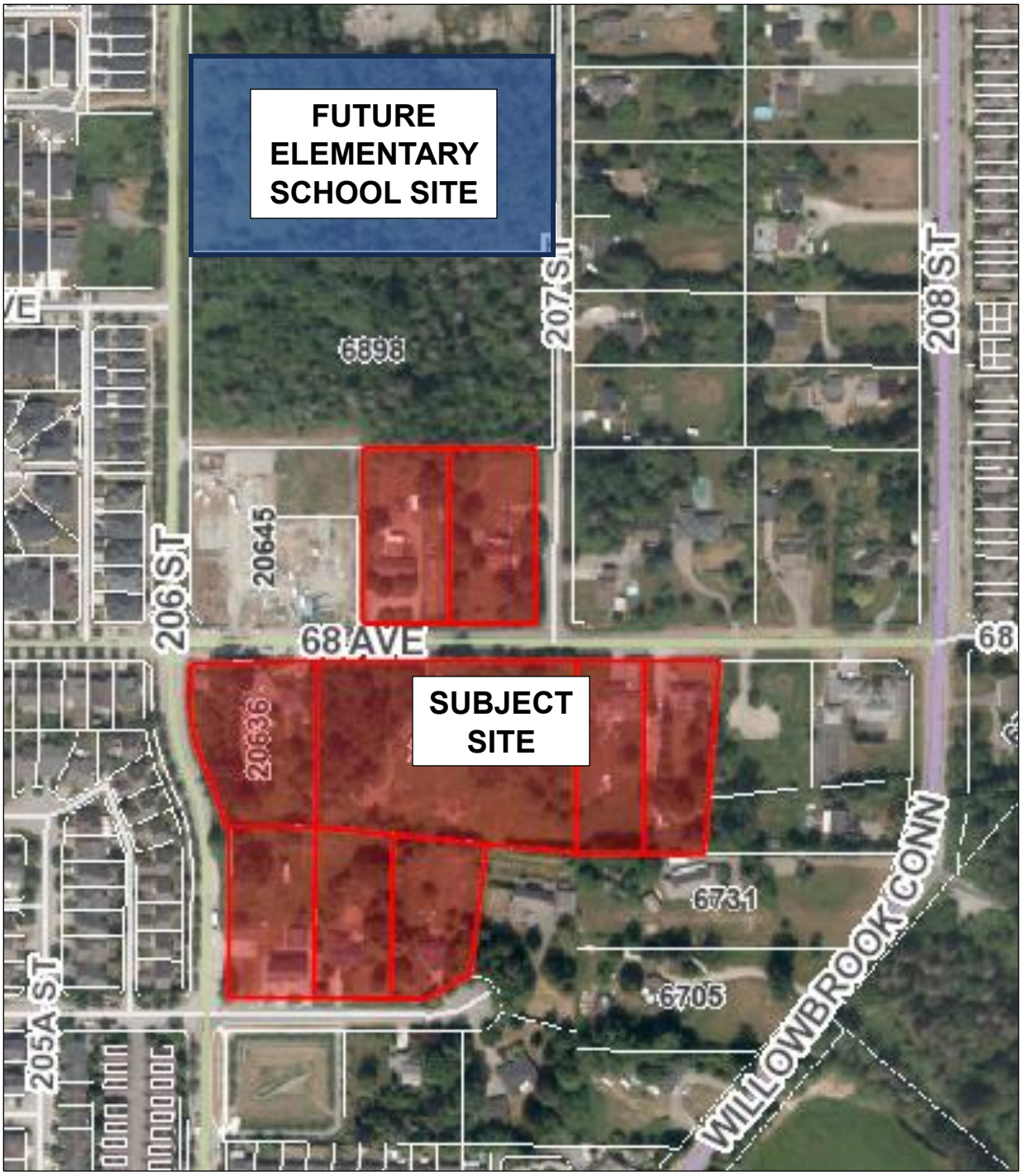
PREVIOUSLY SUPPORTED PROJECT (FUNDING NOT APPROVED)

	Facility Name	Facility Type	Project Description
New Build	Smith Secondary formerly 'Willoughby Secondary'	Secondary	1900 capacity secondary school
New Build	Smith Middle School	Middle	900 Capacity Middle school
Addition	RE Mountain (12 Classroom Addition)	Secondary	12 Classroom Expansion
Site	South West Latimer Elementary	Elem site	new elemetary school site

2025/2026 Five Year Capital Plan Major Capital

Priority		Facility Name	Facility Type	Project Description	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	Total
1	Addition	Lynn Fripps	Elementary	New 6 Classroom Expansion (modular)	9,500,000					9,500,000
2	Addition	Donna Gabriel Robbins	Elementary	New 6 Classroom Expansion (modular)	9,500,000					9,500,000
3	Addition	Willoughby Elementary (Modular)	Elementary	10 Classroom Expansion (modular)		15,000,000				15,000,000
1	Site	New Williams Elementary site	Elementary	5 Acre K-5 Elementary joint school /park site	30,000,000					30,000,000
2	Site	New Willoughby Middle Site	Middle	stand alone Middle 14.9 acres, if joint site 7.5 acre		92,380,000				92,380,000
3	Site	New Smith Elementary site	Elemantary	5 Acre K-5 Elementary joint school /park site		31,000,000				25,000,000
4	Site	New Brookswood Fernridge Middle school site	Middle	stand alone Middle 14.9 acres, if joint site 7.5 acre			60,000,000			60,000,000
5	Site	New Walnut Grove Middle School Property	Middle	14.9 Acres Property 900 cap Middle School					75,000,000	75,000,000
1	New School	New South West Latimer Elementary	Elementary	New K-5 Elem 475 + 80k Willoughby	54,000,000					54,000,000
2	New School	New Jericho Elementary	Elementary	New K-5 Elem 475 + 80k Willoughby	54,000,000					54,000,000
3	New School	New Williams Neighbhorhood Elementary	Elementary	New K-5 Elem 475 + 80k Willoughby			56,000,000			56,000,000
4	New School	New Willoughby Area Middle school	Middle	New 900 capacity Middle school			140,000,000			160,000,000
1	Seismic	DW Poppy Secondary	Secondary						42,000,000	42,000,000
2	Seismic	Brookswood Secondary	Secondary						44,000,000	44,000,000
										726,380,000

ATTACHMENT C



Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR & COUNCIL	**DATE:**	NOVEMBER 4, 2024
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	5360-02-001
SUBJECT:	2025 COLLECTION AREA ADJUSTMENTS		

The purpose of this memorandum is to update Mayor and Council on upcoming changes to the Township's curbside collection areas for garbage, organics, and recycling collection.

Staff periodically review the Township's curbside collection areas in consultation with our collection provider (Sierra Waste Services Ltd.) to ensure equipment and crews are used efficiently. This is done by balancing service demands over the collection week (Monday through Thursday).

Collection zones were last revised in January 2019 to accommodate population growth and took known future construction and zoning into consideration. Since then, continued development concentrated in the Willoughby neighbourhood has resulted in service demands on Monday being significantly higher than the remainder of the week. If collection zones remain unchanged, the Township's collection provider may become unable to service all homes within the existing boundaries as scheduled or accommodate strata complexes seeking to switch from private to municipal collection services.

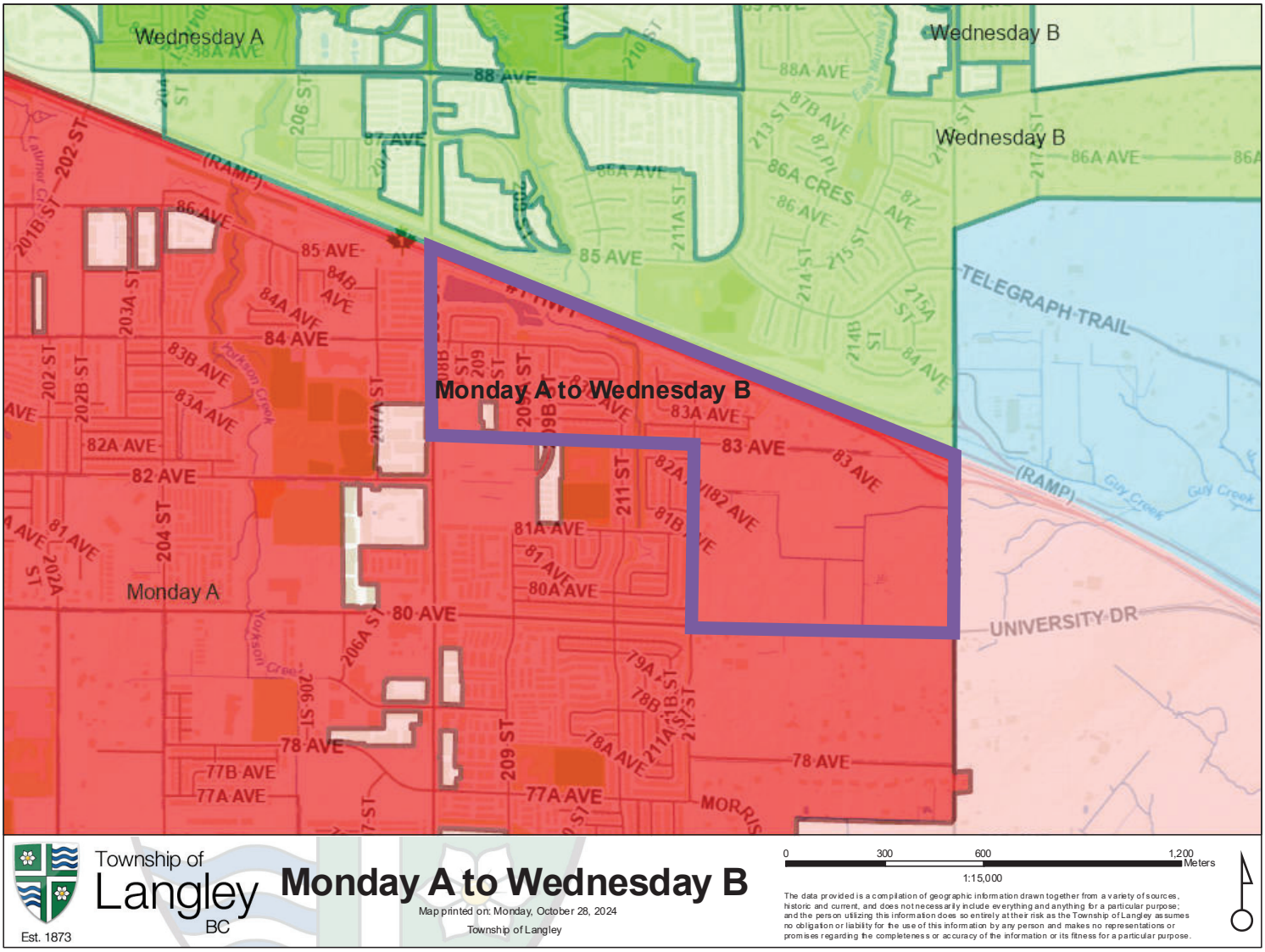
Two areas currently receiving collection on Mondays will be shifted to Tuesdays or Wednesdays, affecting approximately 1,200 properties. These areas are outlined in Attachments A and B. Homes will receive garbage collection for two consecutive weeks to help them adjust to their new collection schedule before returning to bi-weekly garbage collection.

Zone changes are scheduled to come into effect the week of January 6, 2025, the first full week after the holidays. Affected residents will be notified of the changes by mail in early December and through digital communications in the weeks that follow. Once in effect, no further changes to collection zones are anticipated for another five years.

ATTACHMENT A: Map - Zone Change – Monday A to Wednesday B

ATTACHMENT B: Map - Zone Change – Monday B to Tuesday A

ATTACHMENT A



Township of Langley BC
Est. 1873

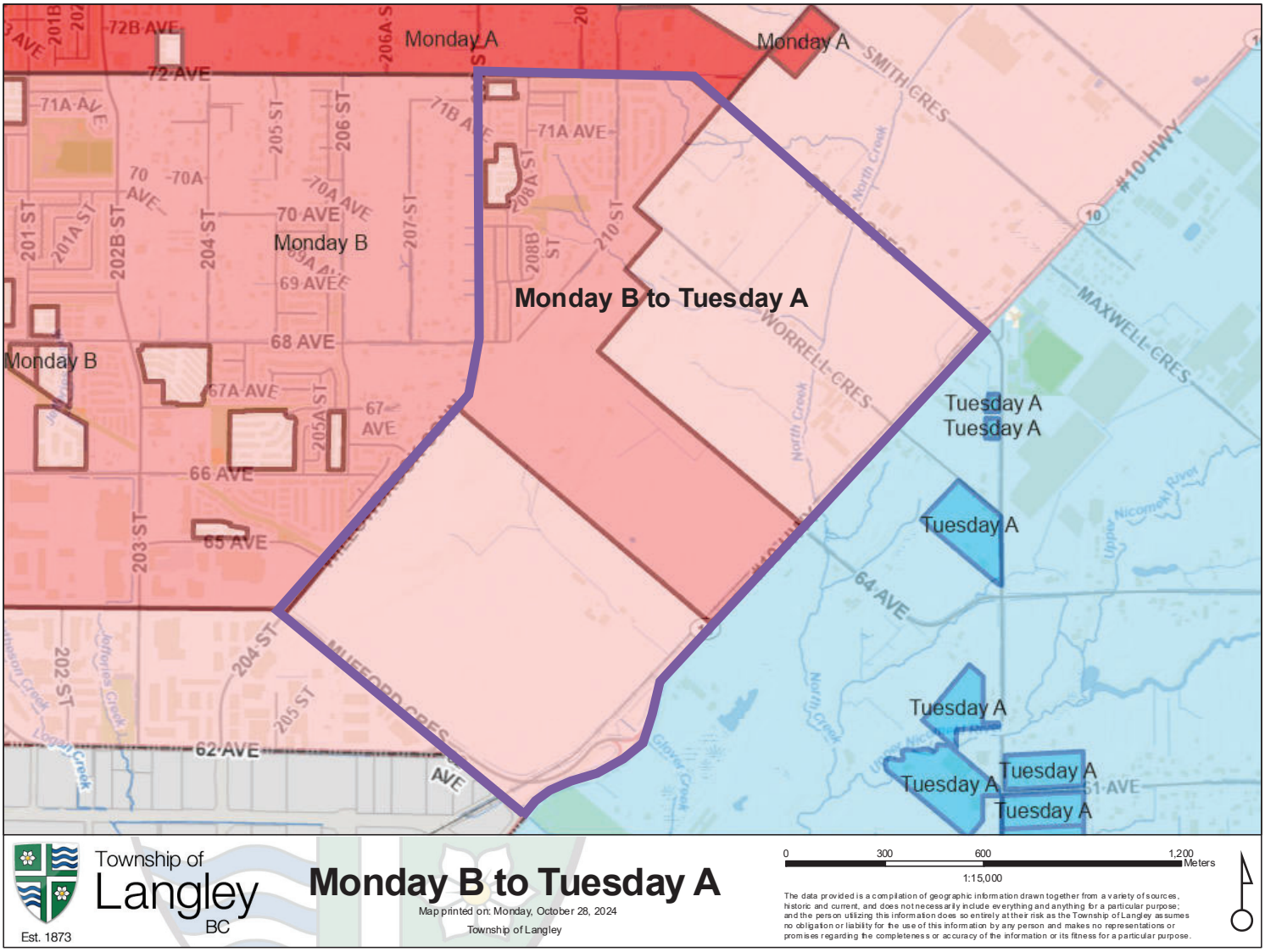
Monday A to Wednesday B

Map printed on: Monday, October 28, 2024
Township of Langley

0 300 600 1,200 Meters
1:15,000

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

ATTACHMENT B



Township of Langley

Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, October 16, 2024 at 7:00pm
Nicomekl River Meeting Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
S. Baker, Community Co-Chair
Councillor T. Baillie, Council Co-Chair

S. Bennett, K. Ludlam, T. Taylor, and S. Tingley

In Attendance:
P. Crump, Langley Seniors in Action

Staff:
A. Jensen, Manager, Strategic and Social Planning
K. Stepto, 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 – October 16, 2024

Moved by S. Tingley,
Seconded by K. Ludlam,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the October 16, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – September 18, 2024

Moved by K. Ludlam,
Seconded by S. Tingley,
That the Seniors Advisory Committee adopt the Minutes of the September 18, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Baillie reported that he attended the Union of BC Municipalities (UBCM) Convention. There was not a lot of discussion regarding seniors. He noted Homelessness Awareness Week and Fire Prevention Week. He commented on the Surrey Food Bank's special "seniors" times and stated that socialization is a big part of their services.

S. Baker stated that food security relates to seniors as well as families.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Review Work Program

S. Baker commented on the lack of low-income rental units for seniors in the Township, and the need for the committee to continue to make this a priority topic to provide Council with meaningful and productive recommendations. Discussion ensued and the committee felt this topic should be included in the 2025 Work Plan with a recommendation going to Council early in the new year. Staff commented that the committee could have the opportunity to provide input at a high policy level.

K. Ludlam noted that the City of Toronto has created a corporation that focuses on seniors housing. This corporation provides housing and other supports that seniors need, including social, medical, mental health, transportation, etc.

Action: Staff to provide information regarding the Toronto Seniors' Housing Corporation to committee.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Heat and Smoke Preparedness

As a follow up to the presentation at the September meeting, discussion ensued regarding how the Township is prepared for heat and smoke events. It was noted that a program with the Fire Department for smoke awareness specific to seniors

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

would be beneficial. This is also a topic that could be added to the 2025 Work Plan.

Action: T. Taylor to prepare a draft recommendation for Council regarding Heat and Smoke Preparedness and alerting seniors.

2. Committee Application Process 2025

Members of the committee were reminded to submit their application if they are re-applying.

3. salishan Place Update

Memo from staff provided for information.

I. NEXT MEETING

Date: Wednesday, November 20, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by T. Taylor,
Seconded by S. Bennett,
That the meeting terminate at 8:30pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, October 23, 2024 at 7:05pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair
Councillor M. Pratt, Council Co-Chair

C. Allison, G. Brar, J. Green, A. Hamer, R. Ross, O. Smid, A. Smith, and J. Walker

Staff:
K. Robinson, Community and Policy Planner
M. Gunn, Community and Policy Planner
K. Stepto, Recording Secretary

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 – October 23, 2024

Moved by A. Smith,
Seconded by J. Green,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the October 23, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – June 26, 2024

Moved by O. Smid,
Seconded by R. Ross,
hat the Agricultural Advisory Committee adopt the minutes of the June 26, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Fraser Highway Employment Lands Area Plan

K. Robinson provided a presentation regarding the Fraser Highway Employment Lands Area Plan. She noted that Metro 2050 states that industrial lands are critical to supporting a diverse, resilient economy – one that supports businesses and residents by securing land for economic development and jobs within the region and reducing costs for commuting and the transportation of goods.

The Fraser Highway Employment Lands Area Plan will include low-impact industrial uses, such as:

- Light industrial production (food and beverage manufacturing)
- Distribution (warehousing, industrial storage)
- Repair (autobody shops, consumer goods repair)
- Construction materials and equipment (building supplies)
- Outdoor storage activities (container storage)
- Wholesale (logistics wholesalers)

Changing this area to “industrial” will require a Regional Growth Strategy (Metro 2050) amendment to be consistent with land use designations at the regional level.

The committee provided comment on the following two questions:

1. What agricultural opportunities do you see in the Plan area?

- Cold Storage
- Butcher/processing shop
- Engagement of the broader agriculture community on opportunities
- Farm hub
- Food hub
- Farm equipment repair
- Meat locker (storage locker for those who don’t have room to store their meat).
- Cidery (gathering place)

2. What should be in place in the Plan to minimize impacts to ALR lands?

- Habitat and livestock protection
- Aquifer protection
- Light and noise pollution
- Water service
- Widening of 232 Street

MOTION
Moved by J. Caldarella,
Seconded by R. Ross,
That the Agricultural Advisory Committee recommends consideration of the following in the Fraser Highway Employment Lands Area Plan:

- Agricultural Land Reserve/Non-Agricultural Land Reserve edge planning buffer.

C. DELEGATIONS AND PRESENTATIONS

- Low impact development that is compatible with adjacent Small Farms/Country Estates designation in the Rural Plan.
- Agricultural-industrial uses, including abattoirs, farm equipment repairs, and cold storage.
- Community Amenity Contribution for agricultural amenities as recommended in the Agricultural Viability Strategy (AVS) Section 2.1.14.
- A Food Hub as recommended in the AVS Section 2.2.5.

CARRIED

D. REPORTS

1. Co-Chair Reports

Councillor Pratt reported that he attended the Union of BC Municipalities (UBCM) Convention where he participated in a session on food security. He noted that the Ministry of Agriculture is developing tools to help with supply and demand discrepancies in agriculture.

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2024 Farm Tour Report

J. Caldarella reported that the Farm Tour was successful, despite the weather. The feedback received was positive and attendees really enjoyed the networking portion of the day. Networking responses are included as Attachment A.

2. Agriculture Outreach Campaign

M. Gunn reported that the Task Force has been working on a survey to provide to the participants at the Langley Sustainable Agriculture Foundation/Young Agrarians workshop on November 2. The survey will include the following questions:

Do you own or lease the land you farm?

- Own
- Lease
- Looking for land
- Other

What type of farming do you do?

What resources or sources do you rely on to stay informed about agriculture?

- Word of mouth/local farmers
- Ministry of Agriculture and Food

F. WORK PROGRAM

- YouTube/Internet
- Newsletter from organizations
- Commodity groups
- Other

What are your preferences for receiving information?

- Email/eNewsletter
- In person
- On-farm
- Phone
- Website
- Workshops

What do you see as the biggest challenge/obstacle to increasing farm production in the TOL?

What do you see as the most significant opportunities for strengthening agriculture in TOL?

What examples, if any, have you observed of positive initiatives in other municipalities?

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that the Institute has partnered with the Langley Animal Protection Society on the issues of dangerous dogs, and that they are planning a workshop on water in March.

2. Committee Application Process 2025

Committee members whose terms are expiring were reminded to re-apply by October 25, 2024.

3. salishan Place by the River Update

Provided in package for information.

I. NEXT MEETING

Date: Wednesday, November 27, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by C. Allison,
Seconded by A. Smith.
That the meeting terminate at 8:50pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Farm Tour 2024 – Networking Session on Table Responses

1. **In what ways do you believe local agriculture impacts the quality of life for residents?**
    - Greenspace and trees
    - Fresh food available locally
    - Positive benefit of local produce
    - Carbon sequestration
    - Breaks up the urban landscape
    - Plants and animals vs concrete
    - Health benefits
    - Makes you aware of the benefits and challenges related to food you're enjoying
    - Permeable surfaces to allow groundwater to recharge
    - Many residents are not aware of the amount of agriculture in Langley
    - Provides opportunities for education for kids and youth

2. **What do you think are the biggest challenges for the agricultural community in the Township?**
    - Keeping urban development off of agriculture lands
    - Lack of opportunities to sell produce
    - Small parcels of agriculture lands
    - Water – access and irrigation
    - Relationship between levels of government
    - Need more awareness around farm practices eg. equipment
    - Lack of generational knowledge being shared
    - Food processing
    - Land prices
    - Buying of agricultural land for estate use
    - Not having an agriplex
    - Urban interface pressures
    - Lack of farmers and aging farmers
    - Education about supporting "Buy Local" and supporting farmers
    - Agricultural education to future generations
    - No coordination between organizations

3. **What sources or resources do you rely on to stay informed about agriculture?**
    - Local farmers
    - Farm Credit Canada
    - LEPS – YouTube webinars
      BC Farm Museum
    - AAC
    - Farmers' Institute
    - Country Life in BC newspaper
    - Oeds Smith
    - Environmental Farm Planning
    - Langley Tourism Circle Farm Tour
    - Ministry of Agriculture and Food - Agriservice
    - Word of mouth and talking to people

- David Davis
- Newsletters from organizations
    - Businesses
    - NGOs
    - Government
- BCAC
- AAFC
- Tol Ag Website
- IAF
- Langley Farmer's Market
- BC Farmer's Market Association
- Young Agrarians
- Social Media Groups
- Let's Talk Food Aldergrove food table
- Regional Agrologists
- Export Navigator – connect local produce inter-province
- School visits could be re-introduced
- Tie finished products and experiences to farmers via social media
- ALC Bulletins
- Local Government social media (fb, Instagram)

4. How do you think agriculture shapes the identity and culture of the Township?

- Green space
- Food stands
- Circle Farm Tours
- Horse Competitions
- Agritourism
- Transportation on roadways
- Food production
- Land development and the ALR
- Economic Development
- Employment
- Agri-tourism
- History and Legacy – First Nations
- Way of life – mindset to support agriculture
- Land stewardship
- Watershed management
- Riparian conservation
- Biodiversity
- Land base / tax base – infrastructure and resources

5. What do you see as the most significant opportunities for strengthening the Township's agricultural community?

- Starting an agricultural compliance team with the ALC
- Farmgate sales map (online)
- Cooperatively steward farms
- Agritourism
- Strong policies (Zoning Bylaw, etc.)

- Protecting soil
- Involving youth through social media
- More engagement opportunities
- Protecting farmland
- Farming as a primary use (actually use for farming)
- Stop truck parking on agricultural lands
- Partnerships with LEPS
- Farm stores and stands
- An actual agriplex to promote local food products, animals, livestock
    - Actually connect and see them

6. **Who do you think plays a crucial role in supporting and promoting agriculture in the Township?**
    - Government – local, provincial, federal
    - AAC
    - LEPS
    - LSAF
    - Arboretum
    - Horse Council
    - 4-H
    - Decision makers to keep ag land for agriculture
    - Voters
    - Educational Institutions
    - Commodity groups
    - Farmers
    - Farmer's Markets
    - Consumers
    - First Nations
    - Grocery Stores
    - Environmental Organizations

7. **What, if any, concerns do you have about food security in the Township now and in the future?**
    - Pressure to alienate farm land
    - Urbanites that object to farm vehicles, noises, odours, etc..
    - Trespass onto farmland and leaving garbage behind
    - Land cost prohibit farm expansion/growth
    - Farm transition to next generation
    - Transportation corridors expanding and creating barriers to efficient farm operations
    - Reliance on grocery stores and big box for food
    - Climate change and impacts on food production
    - Pressure to convert agricultural land into other uses (residential, industrial, etc.)
    - Use of agricultural lands to build large homes (agricultural not the primary use)
    - High product pricing, competing with large groceries
    - Water (recharge aquifers)
    - Monitor farm exemptions better – grow food or lose subsidy
    - Diversify crops (can't live on one food product alone)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

CONSOLIDATED FOR CONVENIENCE ONLY

EXPLANATORY NOTE

Bylaw No. 5897 repeals the Langley Development Cost Charges Bylaw No. 5555 and amendments thereto and establishes a new Development Cost Charges Bylaw.

Amending Bylaw 6024 – adopted September 9, 2024
Bylaw No. 6024 amends the Langley Development Cost Charges Bylaw No. 5897 by removing the Highway 1 at 232 Street Interchange Project from the Roads Development Cost Charges (DCC) and amending the Roads DCC rates accordingly.

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

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 Development Cost Charges Bylaw No. 5897”. As a short title, it may be known as “DCC Bylaw No. 5897”.

Definitions

2. For the purposes of this Bylaw:

Area of Development	means that portion of the parcel of land encompassing or covered by buildings and structures, including, but not limited to, zoning setbacks, storage yards and parking areas, driveways, easements, and areas encumbered by rights-of-way, landscaping areas, detention and siltation ponds, ancillary structures and other areas used for a facility or structure to support the development or use of the property. Environmental reserve areas are not included in the Area of Development, provided such areas are protected by a restrictive covenant registered in favor of the Township of Langley, to the satisfaction of the Director of Engineering for the Township of Langley, or their designate.
Commercial 1	means all developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial: and where the first storey Gross Floor Area is 3,700 square metres or less. This includes, but is not limited to, all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.
Commercial 2	means all developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial; and where the first storey Gross Floor Area is more than 3,700 square metres. This includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.

Commercial 3	means all developments zoned for commercial uses under the Zoning Bylaw; and all developments having commercial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than commercial; and where such commercial uses are located only on the second and higher floor levels. This includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.
Development Cost Charges	means the charges payable pursuant to the provisions of this Bylaw and in the amounts as calculated in the schedules hereto. The term Development Cost Charges may also be referred to as “DCCs” or “DCC” in this Bylaw.
Gross Floor Area	means the sum of all floor areas used or intended to be used for the undertaking of permitted uses, measured to the extreme outer limits of the building or structure, excluding areas for parking and unenclosed balconies.
Industrial	means all developments zoned for industrial uses under the Zoning Bylaw, and all developments having industrial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than industrial.
Institutional	means: (a) all developments zoned for institutional use under the Zoning Bylaw; or (b) institutional uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than institutional, including, but not limited to, schools and other educational facilities, congregate care facilities and other live/care accommodation, hospitals and other medical facilities, government buildings, public recreational facilities, fire halls, police stations, airport facilities, communications and energy facilities, waste disposal and other similar public and Utility uses.
Residential 1	means residential developments having a density of 15 or less dwelling units (du) per hectare.
Residential 2	means residential developments having a density greater than 15 up to 44 dwelling units per hectare.
Residential 3	means residential developments having a density greater than 44 up to 74 dwelling units per hectare.

Residential 4	means residential developments having a density greater than 74 dwelling units per hectare.
Utility	means a use providing for public utility structures and facilities for road, water, sewer, drainage, electrical, telephone, cablevision, gas, and similar services, where such use is approved in writing by the Township of Langley, by another government body with jurisdiction, or by a company regulated by a government commission, including broadcast transmission facilities.
Zoning Bylaw	means the Township of Langley Zoning Bylaw No. 2500, as amended, or replaced.

Schedules and Notes

3. Schedules “A”, “B” and “C” are attached hereto and form a part of this Bylaw.

4. The notes found at the bottom of Schedules “A”, “B” and “C” form a part of this Bylaw.

Development Cost Charges

5. In accordance with Section 559(1) of the *Local Government Act*, every person who obtains:

    a. approval of a subdivision, or

    b. a building permit authorizing the construction, alteration or extension of a building or a structure, other than a permit authorizing the construction, alteration or extension of a building or structure or part of a building or structure where:

        the value of the work authorized by the permit does not exceed $50,000;

    must pay to the Township of Langley the applicable Development Cost Charges set out in Schedules “A”, “B”, and “C” of this Bylaw.

    c. For certainty, this bylaw imposes charges in respect of a building permit or structure that will, after the construction, contain fewer than four dwelling units and for which the dwelling unit in the building or structure will be put to no other than residential use.

6. For a type of development not identified under Schedules “A”, “B”, or “C” of this Bylaw, the imposition of a Development Cost Charge will be at the sole discretion of the General Manager of Engineering for the Township of Langley, or their designate, with the amount payable based on the most comparable type of development, as determined by the General Manager of Engineering for the Township of Langley, or his or her designate, acting reasonably.

7. Subject to the *Development Cost Charge (Instalments) Regulation*, B.C. Reg. 166/84, as amended or replaced from time to time, Development Cost Charges imposed pursuant to

this Bylaw must be paid at the time of the approval of the subdivision or the issue of the building permit.

8. A development cost charge is not payable if the development does not impose new capital cost burdens on the Township of Langley. A new capital cost burden will be imposed where there is a new demand created for designated services. A determination of whether a development imposes a new capital cost burden on the Township of Langley will be in the sole discretion of the Director of Engineering for the Township of Langley. A determination of whether a new demand for services is created on a subdivision will be based on, among other things, the number of pre-existing fee simple lots (but excluding pre-existing stratified lots) prior to the subdivision. For greater certainty, and without limiting in any way what else may constitute a new capital cost burden, the creation of new fee simple lots will be deemed to have imposed a new capital cost burden on the Township of Langley for which development cost charges may be imposed.

9. For Development Cost Charges imposed pursuant to this Bylaw on single family residential subdivisions, a credit will be granted for each existing fee simple lot, but excluding an existing stratified lot, forming part of the subdivision at the time of the subdivision, or building permit application. For multiple family residential developments, a credit will be granted for each existing dwelling unit forming part of the development at time of the subdivision or building permit application. For non-residential developments, Development Cost Charges are assessed based on the additional Gross Floor Area or additional Area of Development, as applicable.

10. Where a developer is required to provide, or pay to provide, a specific service or part of a service, pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the particular service, as set out in the schedules hereto, the amount of which shall be calculated as the cost of the work less the amount to be paid by the Township of Langley to the developer under the Development Works Agreement, other than any amount paid as interest.

11. Where a developer is required to provide, or pay to provide, a specific service or part of a service, outside the boundaries of land being subdivided or developed, not pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the service, as set out in the schedules hereto, the amount of which shall not exceed the lower of the following amounts:

    a) the amount of Development Cost Charges identified as “DCC Recoverable” in the DCC review report prepared as part of the Township of Langley’s DCC program, as amended, or replaced;

    b) the amount of Development Cost Charges calculated for the subdivision or building project pursuant to the provisions of this Bylaw for the class of service; or

c) the estimated amount for providing the service, as determined by the developer's qualified professional, acting reasonably.

Expenditures from DCC Reserves to Developers

12. Where the Township of Langley has entered into an agreement with a developer to complete works, including a Development Works Agreement under section 570 of the *Local Government Act*, and those works are included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, the Township of Langley may expend monies from the applicable Development Cost Charge reserve to repay the developer some or all of the capital costs the developer incurred in completing a project.

General Provisions

13. In this Bylaw, words importing the singular number include the plural number, and vice versa.

14. Langley Development Cost Charge Bylaw No. 5555 and amendments thereto are hereby repealed.

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 the	19	day of	January	, 2024
ADOPTED the	29	day of	January	, 2024

"ERIC WOODWARD" Mayor "SUZANNE LITTLE" Deputy Township Clerk

#6024
09/09/24

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "A"

RESIDENTIAL
DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition and Development	Total
Residential 1	du	$29,997	$11,067	$1,870	$3,152	$40,701	$86,787
Residential 2	du	$21,270	$4,459	$1,320	$2,225	$28,730	$58,004
Residential 3	du	$18,543	$3,059	$1,265	$2,132	$27,533	$52,532
Residential 4	du	$16,362	$1,948	$825	$1,391	$17,956	$38,482

NOTE:

- Residential DCCs are imposed on each dwelling unit (du).
- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.

#6024
09/09/24

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "B"

COMMERCIAL AND INSTITUTIONAL DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Sewage	Water	TOTALS	
					Road, Sewage and Water (based on Gross Floor Area)	**Drainage** (based on Area of Development)
Commercial 1	m^2	$109.08	$6.27	$10.57	$125.92	$27.12
Commercial 2	m^2	$85.08	$6.27	$10.57	$101.92	$27.12
Commercial 3	m^2	$39.27	$4.68	$7.88	$51.83	$0.00
Institutional	m^2	$52.36	$6.27	$10.57	$69.20	$24.13

NOTE:

- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.
- Commercial and institutional DCCs, with the exception of the drainage component, are imposed based on Gross Floor Area (gfa).
- The drainage component is imposed based on Area of Development.
- Commercial developments having a building or buildings with total Gross Floor Area greater than 3,700 m^2, shall have the road component of the Commercial 1 rate applied to the first 3,700 m^2 and the road component of the Commercial 2 rates applied to all areas of the buildings exceeding 3,700 m^2.

#6024
09/09/24

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "C"

INDUSTRIAL DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	TOTALS
Industrial	m^2	$16.92	$25.66	$2.48	$4.17	$49.23

NOTE:

- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.
- Industrial DCCs are imposed based on Area of Development.

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Budget Directives

Policy No: 03-842
Approved by Council: 2023-09-25
Revised by Council:

1. Purpose

1.1 This budget policy sets forth the principles and guidelines that govern the development, implementation, and monitoring of the Township of Langley budget. It seeks to guide the decision making on current and long-term operating and capital decisions. This policy aims to ensure transparent and accountable financial management, efficient resource allocation and the achievement of Council priorities to meet the needs of the community within the regulatory framework.

2. Background

2.1 In compliance with Section 165 of the Community Charter, all B.C. Municipalities must adopt a five-year financial plan annually by bylaw before May 15 each year and before the annual property tax bylaw is adopted. The financial plan must be balanced and set out the following for each year of the five- year period: proposed expenditures; proposed funding sources and the proposed transfer to or between funds. In compliance with section 166 of the Community Charter, the Five-Year Financial Plan must be available for public consultation prior to being adopted.

3. Objectives and Guiding Principles

3.1 Ensure fiscal responsibility: The budget policy aims to maintain sound fiscal practices, promote long term financial sustainability, and manage resources efficiently and effectively – balancing financing strategies available between:
a. Pay-as-you go funding current users pay.
b. Debt financing – future users pay to meet the needs of the Community.

3.2 Enhance accountability: This policy emphasizes accountability in the budget process.

3.3 Align with Council priorities: The budget will be aligned with the Township Council priorities and provides an action plan to assist staff in focusing resources on those priorities.

3.4 Maintain operational flexibility: The budget policy allows for flexibility in responding to unforeseen circumstances, economic changes and emerging needs while maintaining good financial management principals.

3.5 Provide timely information: The budget will be completed in a timely manner consistent with good financial management practices.

3.6 Public input: The budget process will encourage public input.

4. Budget Structure

4.1 The budget is organized and presented by fund, consisting of both Operating and Capital budgets for:

- Universal fund
- Water Utility
- Sewer Utility
- Solid Waste Utility

4.2 The Universal fund is further disaggregated into operating divisions or business units of responsibility

4.3 One-time expenditures are presented separately

5. Process and timeline

5.1 The key steps and approximate timeline:

Timeline	Process	Description
Jan- June	Define	Establish Council priorities for the following year; provide direction to staff
July- August	Prepare	Capital and Operating submissions are prepared by Divisions/Business Units
September	Submit	All budgets are submitted to Finance
Sept- October	Compile	Budgets are reviewed and consolidated
November	Presented	Budgets are presented to Council
November	Input	Public input period
December	Decision	Initial budget approval
January	Approval	Final adoption by Council of the Financial Plan and the financial plan bylaw

5.2 Steps:

5.2.1 Define – through Council discussion the priorities for the community are established and staff is given direction to ensure that all programs, services, and capital requests align with Council's priorities and goals.

5.2.2 Prepare/Submit – Divisions/business units prepare the financial plan at a detailed level and forward to Finance. Non-discretionary updates are made to labour contracts, operating expenditures, revenue, and rates. Discretionary funding requests can be detailed for consideration by Council. Project summaries are also prepared for capital projects. In addition, one time funding requests are detailed for Council consideration.

5.2.3 Compile – all budgets are reviewed and consolidated for further review and funding considerations.

5.2.4 Presented – Financial Plan is presented to Council for consideration and adjustments as requested by Council.

5.2.5 Input – In accordance with the Community Charter, the Financial Plan is made available for public comment and feedback is provided to Council.
5.2.6 Decision – Council receives the five-year Financial Plan
5.2.7 Approval – Council gives final reading of the Financial Plan and Bylaw. The Tax Rates bylaw will be presented and adopted by Council prior to May 15 as required by the Community Charter.

6. Operating Budget Presentation for Approval

6.1 All proposed budget adjustments shall be submitted to Finance in the budget format specified by Finance for approval by Council.
6.2 The format provided to Finance will include adequate details for presentation to Council.
6.3 Council will receive detailed changes by division/business unit.

7. Operating Budget Inclusion and Commitments

7.1 Where the capital budget contemplates debt financing, the estimated cost to fund debt obligations must be included in the operating budget in the year in which the debt obligation is expected to occur.
7.2 Amounts transferred to reserves or to the capital budget must be included in the operating budget.
7.3 If actual expenditures and transfers to other funds for a year exceed actual revenues and transfers from other funds for the year, the resulting deficiency must be included in the next year's financial plan as an expenditure in that year per Community Charter 165 (9).
7.4 Where the proposed funding to an existing program or a new program is 100% from grants or external funding sources and where the expenditures are included in the annual financial plan, the expenditures will not be committed until such time as written notice is received confirming the funding will be received.

8. Capital Project Presentation for Approval

8.1 The proposed expenditures for capital projects and the related financing shall be included in the budgets in a format specified by Finance for approval by Council.
8.2 This format will include details of the proposed project including drawing as suitable, justification, risks (financial and otherwise) as well as the following financial information:

8.2.1.1 Total project cost for all years of the project.

8.2.1.2 Multi year cashflow if approvable.

8.2.1.3 Operating Budget impact (OBI) with detail on the timing of the OBI as well as the nature of the OBI.

8.3 Council will receive a current debt schedule including information on renewals to occur during the budget year for approval of renewals.
8.4 Council will receive a schedule of reserve balances.

9. Capital Budget Inclusion and Commitments

9.1 Where the proposed funding for a capital item is 100% from grants or external funding sources and where the expenditures are included in the annual financial plan, the expenditures will not be committed until such time as written notice is received confirming the funding will be received.

9.2 Where a budgeted capital asset has been ordered but delivery will not be made until a subsequent budget year, or where a capital project is in progress, the amount of the funding required to fund the entire capital asset expenditure shall be retained in the applicable capital project.

9.3 If a capital project has been open for a minimum of 2 years and is not progressing in a reasonable and timely manner, a review by the Business Unit Manager and Finance will be completed and unless there are conditions to warrant retaining the funding, staff will recommend to Council to close the project and return the funding to the originating source.

9.4 Business unit managers are to notify Finance staff of all capital assets that are put in service.

9.5 The status of all projects must be assessed at least annually and any funding greater than required to complete the expenditures will be returned to the originating funding source.

9.6 Where capital project expenditures are expected to exceed the approved capital budget the expenditure must be approved by Council. Additional commitments for a capital project shall not be authorized if the value of the work will cause the project to be over expended until such expenditure is approved by council and the additional funding source is determined.

10. Roles and Responsibilities

10.1 Council approves the five-year financial plan.

10.2 Council is responsible for the Budget and delegates authority to carry out the approved expenditures to Township staff.

10.3 Finance department in consultation with the business units, is responsible to provide the tools necessary for the Business Unit managers to prepare, manage and monitor budgets.

10.4 Business unit managers have the responsibility to provide the level of service approved by Council within the approved operating and capital budget for their division.

10.5 Finance department monitors the annual operating and capital budgets and reports material variances between budgeted and actual expenditures and revenues.

10.6 No Business Unit manager shall incur a capital expense unless it has been approved by Council (except in an emergency to protect assets of the Township).

10.7 If a projected operating expenditure will create an over expenditure in the budget, the business unit shall propose a plan to reduce expenditures to cover the expected deficit. Details of the plan are to be provided to the Finance Department for reallocation of the budget.

10.8 Council will review the budget policy periodically to assess its effectiveness, identify areas for improvement and incorporate emerging best practices as appropriate.

11. Other Principals

11.1 A Department or Business Unit shall not incur any exceptional or new expenditure that alters the budgets unless it is approved by Council.

11.2 Reallocation of operating budgets between accounts within a business unit are permitted on the condition that the over expenditures in one account within a business unit will not overspend the total of all accounts for that Business unit.

11.3 Significant unanticipated revenues from senior government or funding from external sources and the related expenditure plans require a report to Council.

11.4 All grant applications must be approved by Council.

11.5 Unexpended funds at year end in the annual budget of any Business Unit and not otherwise allocated by Council direction shall become part of the Surplus.

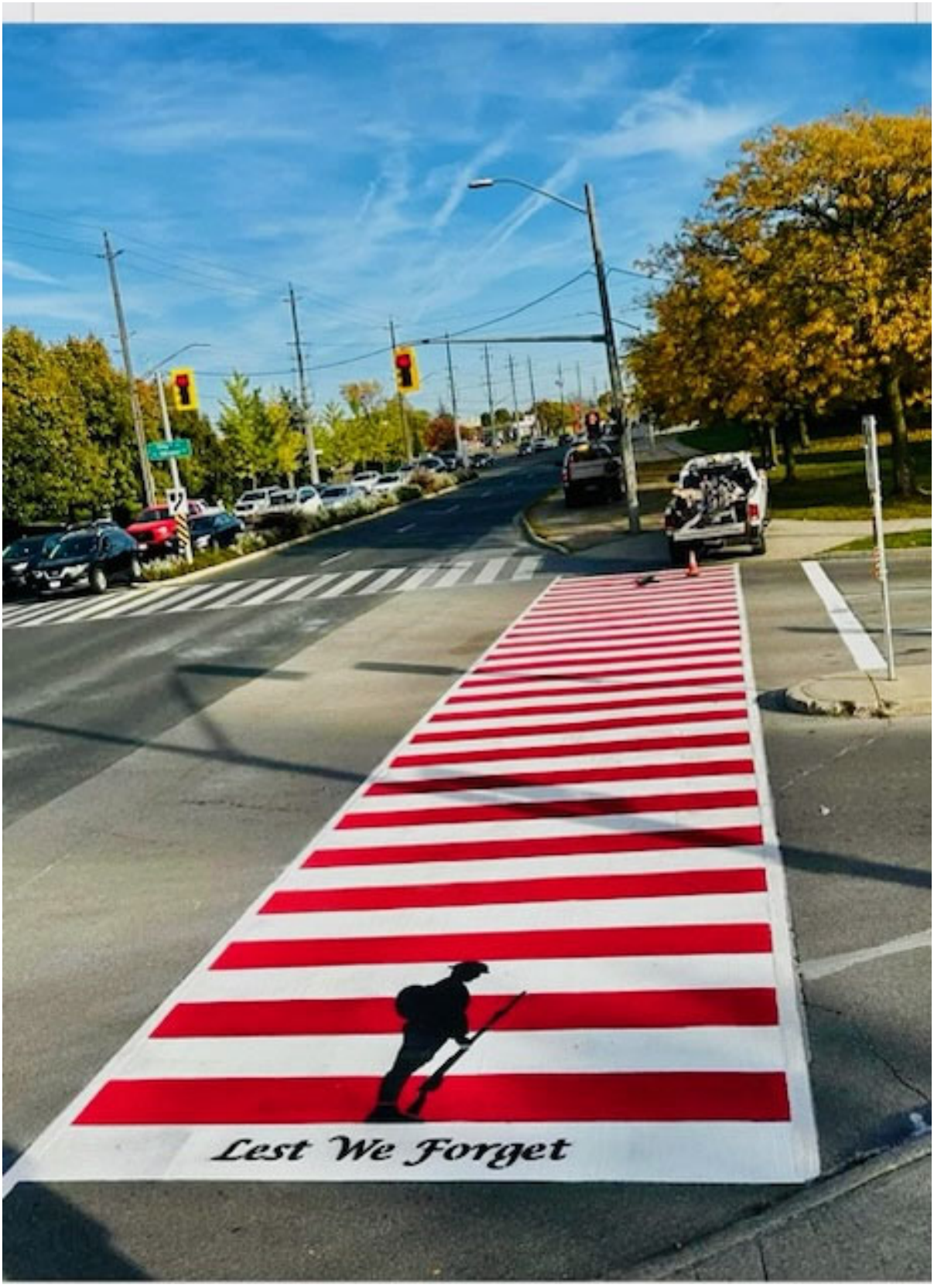
11.6 Requests for increases in budget are to be provided to Council with justification and divided into discretionary and non discretionary.

11.7 One-time expenditures are for items which are one times such as studies etc. and are funded from prior year surplus to the extent it is available and is approved by Council through the budgeting process.

11.8 One time carry forwards from prior years are to be summarized with justification for review by Council during the budgeting process.

11.9 One-time transfers from reserve funds should not be used to offset property taxes.

11.10 All reports to Council must include a Financial Implications section whenever there are significant financial issues, budget impacts or funding requirements. These sections must be concurred with the Finance Department and such concurrence must be evidenced.


Lest We Forget