

REPORT TO MAYOR AND COUNCIL

PRESENTED: FROM: SUBJECT: MAY 29, 2017 – PUBLIC HEARING COMMUNITY DEVELOPMENT DIVISION DEVELOPMENT PERMIT APPLICATION NO. 100867 (OCEAN WEST PROJECTS LTD. / 20539 - 92A AVENUE)

REPORT:	17-54
FILE:	08-35-0249

PROPOSAL:

Development Permit application to modify the Streamside Protection and Enhancement Development Permit Area width to accommodate access to a proposed single family lot.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 100867 (Streamside Protection) subject to three (3) conditions to be completed with subdivision approval.

RATIONALE:

The proposal satisfies the requirements of Section 4.20 of Schedule 3 ("Streamside Protection and Enhancement") of the Langley Official Community Plan Bylaw 1979 No. 1842.





RECOMMENDATION:

That Council authorize issuance of Development Permit No. 100867 to Ocean West Projects Ltd. for property located at 20539 - 92A Avenue, subject to the following conditions:

- a. Registration of a streamside protection restrictive covenant on proposed Lot 2;
- b. Transfer (and consolidation with Township lands to the south) of proposed Lot 3 to the Township for conservation purposes; and
- Installation of fencing and signage to the acceptance of the Township in accordance with Schedule A (Envirowest Consultants Inc. assessment "Proposed Development – 20539 - 92A Avenue, Langley, BC Streamside Protection Development Application, March 30, 2017".)

EXECUTIVE SUMMARY:

Ocean West Projects Ltd. has applied for a Streamside Development Permit to modify the Streamside Protection and Enhancement Development Permit Area (SPEA) width of Yorkson Creek to provide access to one lot proposed as part of subdivision of 20539 - 92A Avenue. Council consideration of the Streamside Development Permit is required in conjunction with staff processing the subdivision application.

PURPOSE:

This report is to provide information and recommendations concerning proposed Development Permit No. 100867 for property located at 20539 - 92A Avenue.



WALNUT GROVE COMMUNITY PLAN BYLAW NO. 1836



ZONING BYLAW NO. 2500



WALNUT GROVE COMMUNITY PLAN LAND USE DESIGNATIONS

REFERENCE:

Owner:	Ocean West Projects Ltd., Inc. No. BC1045039 107, 19231 - 54 Avenue Surrey, BC V3S 8E5
Applicant / Agent:	Aplin & Martin Consultants Ltd. 1680, 13450 - 102 Avenue Surrey, BC V3T 5X3
Legal Description:	Lot 52 Section 35 Township 8 Plan 35737 New Westminster District
Location:	20539 - 92A Avenue
Area:	0.92 ha (2.27 ac)
Existing Zoning:	Residential Zone R-1E
Walnut Grove Community Plan:	Low Density Residential / Conservation Area

BACKGROUND/HISTORY:

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The width of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence. Where a SPEA width less than 25 metres is proposed for a Class A watercourse, the modification must be considered through a Streamside Protection and Enhancement Development Permit (Streamside Development Permit).

DISCUSSION/ANALYSIS:

Aplin & Martin Consultants Ltd. has applied (on behalf of Ocean West Projects Ltd.) to subdivide a 0.92 ha (2.27 ac) parcel located at 20539 - 92A Avenue into two (2) single family lots. A ravine containing a 76 metre long section of Yorkson Creek (a Class A red-coded watercourse) is located on the eastern portion of the site. In accordance with Section 4.21 of OCP Schedule 3, a 25 metre wide SPEA adjacent to the Yorkson Creek ravine is required.

The proposed subdivision (shown below) will create two (2) lots (proposed Lots 1 and 2) on the portion of the property above the top of bank of Yorkson Creek, and a third parcel (proposed Lot 3) containing the environmental area adjacent to Yorkson Creek (to be transferred to the Township for conservation purposes).



PROPOSED SUBDIVISION CONCEPT - SUBMITTED BY APPLICANT

Section 110.1 (Minimum Subdivision Requirements) of the Township of Langley Zoning Bylaw requires a minimum lot frontage of 22 metres for the R-1E zone. However, the 25 metre wide Yorkson Creek SPEA extends across the entire 92A Avenue frontage of proposed Lot 2.

Ocean West Projects Ltd. has submitted a Streamside Development Permit application (in accordance with Section 4.20 of OCP Schedule 3) to modify the Yorkson Creek SPEA width along part of the southern edge of the site to accommodate driveway access to proposed Lot 2. The SPEA modification encompasses approximately 32 square metres (344 square feet) of SPEA and proposes a minimum SPEA width of 19 metres (62 feet).

In accordance with OCP Schedule 3 SPEA impacts must be mitigated. The applicant proposes to mitigate the 32 square metre (344 square feet) SPEA encroachment by increasing the SPEA by 67 square metres (721 square feet) at the north end of the site. On an overall site basis, the proposal will not result in a loss of SPEA. The SPEA will be protected through registration of a restrictive covenant along with fencing and signage along the SPEA boundary.

Streamside impacts and mitigation works are detailed in the Envirowest Consultants Inc. Drawing No. 2156-02-01 Rev 00 "Habitat Balance", March 20, 2017 attached as Schedule A to Development Permit No. 100867. The applicant will also transfer ownership of proposed Lot 3 (4,509 square metres / 48,536 square feet) to the Township for conservation purposes. DEVELOPMENT PERMIT APPLICATION NO. 100867 (OCEAN WEST PROJECTS LTD. / 20539 - 92A AVENUE) Page 6 . . .

Staff note that modification of proposed lot boundaries to allow for access to Lot 2 outside of the required SPEA is an option; however, a Development Variance Permit to reduce the minimum lot frontage would be required. As the applicant's proposal will not result in a loss of SPEA on an overall site basis, it is staff's opinion that a Streamside Development Permit is the preferred option as it meets streamside objectives and maintains lot frontage characteristics of the street.

Based on the results of the applicant's environmental assessment, the proposed mitigation and adherence to the conditions of this permit, staff believes the proposal is consistent with the objectives of the Schedule 3 of the OCP and staff are supportive of Streamside Development Permit application.

POLICY CONSIDERATIONS:

The proposal, in staff's opinion, is consistent with streamside protection and enhancement polices, objectives and guidelines of the Official Community Plan and supports the Township's Sustainability Charter objective to enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township.

Staff have notified adjacent property owners that this Development Permit is being considered at this meeting, and they may attend and speak to the matter should they deem necessary.

Council's consideration of the Development Permit must be based on streamside protection objectives of the OCP and staff recommend that the Development Permit be issued as attached.

Respectfully submitted,

Rod Shead ENVIRONMENTAL COORDINATOR II for COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 100867

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100867

Attachment A

This Permit is issued this _____ day of _____, 2017 to:

- 1. NAME: Ocean West Projects Ltd., Inc. No. BC1045039
 - ADDRESS: 107, 19231 54 Avenue Surrey, BC V3S 8E5
- 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 52 Section 35 Township 8 Plan 35737 New Westminster District
CIVIC ADDRESS:	20539 - 92A Avenue

- 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. Registration of a streamside protection restrictive covenant on proposed Lot 2;
 - b. Transfer (and consolidation with Township lands to the south) of proposed Lot 3 to the Township for conservation purposes; and
 - Installation of fencing and signage to the acceptance of the Township in accordance with Schedule A (Envirowest Consultants Inc. assessment "Proposed Development-20539 - 92A Avenue, Langley, BC Streamside Protection Development Permit Application, March 30, 2017".)
- 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 _	, 2017.
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envirowest consultants inc.

B.2 SCHEDULE A

Suite 101 - 1515 Broadway Street Port Coquitlam, British Columbia Canada V3C 6M2 604-944-0502

March 30, 2017

Township of Langley

Development Planning Department 20338 - 65 Avenue Langley, BC V2Y 3J1

Attention: Mr. Rod Shead Environmental Coordinator

Dear Mr. Shead,

RE: PROPOSED DEVELOPMENT – 20539 – 92A AVENUE, LANGLEY, BC Streamside Protection Development Permit Application

RS Coastal Designs (Applicant) is seeking a Streamside Protection Development Permit (SPDP) for works associated with an infill development located at civic address 20539 – 92 A Avenue in Langley (Proposed Development).

The Proposed Development is located in the proximity of a Streamside Protection and Enhancement Development Permit Area of Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842 (OCP Schedule 3). Neighbouring lots located 500 metres (m) upstream and 500 m downstream of the watercourse have previously established setbacks with an average width less than the width required (30 m) by Column A of Schedule 3-1.

Works will include infilling a portion of the property to facilitate the construction of a two-lot single family residential subdivision. As per Subsection 4.21 of OCP Schedule 3, widths delineated in Column B of Schedule 3-1 for a Class A watercourse (25 metres) apply to the Proposed Development. The driveway of proposed Lot 2 will occur within setbacks that are less than 25 metres (m), as such a development variance is required.

A field survey was conducted by Envirowest Consultants Inc. (Envirowest) on December 06, 2016. Site photographs are included as Attachment A.

The following information is provided to satisfy Subsection 4.20.3 of OCP Schedule 3.

a. Development permit application and fee – these will be submitted by the applicant.

b. Qualified professional – Mr. Ian Whyte of Envirowest has been the lead agent in this review.

c. Supporting documentation –

- i. Fish and fish habitat Yorkson Creek is a Class A watercourse, as depicted on GeoSource, the Township's online mapping system (https://mapsvr.tol.ca/geosource3/, accessed March 7, 2017). By definition, a Class A watercourse is inhabited year round or has the potential for year round fish presence upon a reasonable means of access enhancements. Salmonid species documented to occur in Yorkson Creek include coho salmon (*Oncorhynchus kisutch*), sockeye salmon (*O. nerka*), Chinook salmon (*O. tshawytscha*), chum salmon (*O. keta*) and cutthroat trout (*O. clarki clarki*)¹.
- **ii. Geotechnical slope stability and erosion control** the proposed setbacks from the top of the ravine bank of Yorkson Creek are an average of 25 m, with a minimum setback of XX m. The stability of the ravine slope is not a concern. A geotechnical assessment of the Proposed Development is not necessary with respect to impacts to the SPEA.
- iii. Flood protection Aplin & Martin have provided a letter to confirm that the minimum basement elevations (MBE) will be designed in accordance with the Township's Engineering Design Criteria and the Subdivision and Development Control Bylaw (Attachment B). Aplin & Martin has concluded that the proposed SPEA habitat will not be affected by flooding and flood protection is not required.
- iv. Wildlife habitat impact the proposed development site is zoned R-E1 (residential). The Proposed Development is bounded primarily by residential property on all sides. An existing home and out-building is located on the property, west of the top of the ravine bank. Vegetation assemblages include suburban yard and riparian habitat.

The wildlife community associated with the site is expected to include a number of common wildlife species, including coyote, raccoon and skunks. The area would likely be used by a variety of small mammals (deer mice, voles, and shrews), birds and amphibians that would be preyed upon by some larger mammals and raptors. Raptor nests were not observed on the subject property during the site assessment.

The top-of-bank (TOB) riparian area of the proposed development is currently limited to residential lawn and ornamental plants. Existing riparian vegetation will be protected within the proposed setbacks; impacts to riparian vegetation and existing trees will be minimized and no significant impacts to the local wildlife community are expected.

A listing of potential species at risk for the local region is included as Attachment C. There are 6 species with the potential to occur on the property (Oregon forestsnail,

¹ Ministry of Environment Fisheries Inventory Data Queries.

http://a100.gov.bc.ca/pub/fidq/infoSingleWaterbody.do (accessed on March 7, 2017).

western toad, northern red-legged frog, Trowbridge's shrew, western screech-owl, and band-tailed pigeon). Oregon forestsnail, western toad, northern red-legged frog, and Trowbridge's shrew may use the riparian habitat adjacent to Yorkson Creek for breeding or overwintering, and western screech-owl and band-tailed pigeon may use the trees within the riparian habitat of Yorkson Creek for roosting or foraging. All are unlikely to disperse onto the property in the area of impact, which is characterized by lawn and residential use, and would be protected by the Proposed SPEA setbacks.

v. Vegetation impact – Vegetation assemblages include suburban yard and riparian habitat. Vegetation above the top of the ravine bank is characterized by residential lawn and creeping buttercup (*Ranunculus repens*), with scattered ornamental shrubs and trees, and western redcedar (*Thuja plicata*).

Vegetation within the existing riparian environment is characterized by western redcedar, red alder (*Alnus rubra*), vine maple (*Acer circinatum*), red elderberry (*Sambucus racemosa*), salmonberry (*Rubus spectabilis*), sword fern (*Polystichum munitum*), and lady fern (*Athyrium filix-femina*). Invasive plant species are also present within the existing riparian environment, including lamium (*Lamium variegatum*), English ivy (*Hedera helix*), and English holly (*Ilex aquifolium*). The lamium is abundant in several sections, from the top of the ravine bank down to the Yorkson Creek, and the English ivy is currently present in contained patches along the top of the ravine bank.

A more thorough analysis of the site's tree community is provided in the arborist's report (Arbortech Consulting Tree Retention Assessment Report, dated February 26, 2016, revised December 2, 2016), submitted separately.

- vi. Groundwater impact The full setbacks (25 m from TOB) as prescribed in Column B of Schedule 3-1 of the OCP Schedule 3 are generally applied. With the exception of a small variance (19 m from TOB) at the south end to accommodate a proposed driveway, the existing permeable surfaces within the setbacks are not proposed to be altered. Aplin & Martin have determined that the Proposed Development will have no impacts to groundwater infiltration to Yorkson Creek.
- vii. Trail plan a public use trail is not currently planned for this Proposed Development.
- viii. Archaeological assessment the Archaeology Branch of the British Columbia Ministry of Forests, Lands and Natural Resource Operations was contacted to assess archaeological records for the site. The Branch indicated that provincial records for known archaeological sites have not been recorded for the development site. A copy of their email response is provided in Attachment D.

- ix. Utility and infrastructure impact Aplin & Martin have reviewed the potential impact of utilities and infrastructure for the Proposed Development (Attachment B). There are no utility and infrastructure works planned that could potentially affect the Proposed SPEA. A new storm system is required from the proposed development, and will connect to existing storm/sewer located at 92A Avenue.
- **x. Riparian Areas Regulation (RAR) assessment** RAR setbacks have been determined and are summarized below:

<u>Yorkson Creek</u> – a maximum of 30 m from the high-water-mark (HWM), with measures likely added at the top-of-ravine-bank (TOB) to address slope stability. The proposed setback is measured from the TOB and is well in excess of the RAR setbacks.

 xi. Serious harm to fish determination – serious harm to fish is defined in the *Fisheries* <u>Act</u> as "the death of fish or any permanent alteration to, or destruction of, fish habitat". There are no instream works associated with the project. The proposed development will not result in serious harm to fish as described in the *Fisheries Act*.

As per Schedule 3-1 Column B of the OCP Schedule 3, the prescribed setback for Yorkson Creek adjacent to the Proposed Development is 25 m from TOB. The proposed encroachment would not occur closer than 19 m from TOB.

There is a net gain of riparian habitat of 35 square metres (m²) associated with the Proposed Development. Envirowest Drawing No. 2156-02-01 "Habitat Balance" (dated March 20, 2017) illustrates the habitat area losses and gains (Attachment E). The habitat balance is summarized below:

Net Habitat Gain	35 m ²
Habitat Gains	67 m ²
Habitat Losses	32 m ²

The existing riparian area below the TOB to 5 m beyond the TOB $(4,509 \text{ m}^2)$ will be dedicated to the Township as Park. The riparian area from the 5 m setback to the Proposed SPEA will be protected by a restrictive covenant. The Applicant is proposing a permanent wooden post and rail fence (TLP 12 or equivalent) or a split-rail fence along the Proposed SPEA boundary. The cost for the proposed fence is estimated at \$19,500 (100 m at \$195/m).

Please contact the undersigned at 604-944-0502 should you have any questions regarding this matter.

Sincerely, ENVIROWEST CONSULTANTS INC.

Lisa Blanchard

Lisa Blanchard, B.I.T. Project Biologist

LMB

Attachment A	Site Photograp	ohs
Attachment B	Letter from A	plin & Martin
Attachment C	Species at Ris	k Summary Table
Attachment D	Response from	n Archaeology Branch
Attachment E	Habitat Balan	ce
Copy:	Mr. Ryan Stajcer	RS Coastal Designs

Copy:	Mr. Ryan Stajcer	RS Coastal Designs
	Ms. Anya Paskovic	Aplin and Martin Consultants Ltd.
	Mr. Ian Whyte	Envirowest Consultants Inc.

B.2 ATTACHMENT A <u>Site Phot</u>ographs



Photograph A1. North view of area between existing house and top of the ravine bank (December 06, 2016).



Photograph A2. Northwest view of top of bank area north of existing house (December 06, 2016).



Photograph A3. North view of cedar trees and house from existing driveway (December 06, 2016).



Photograph A4. East view of existing riparian vegetation (December 06, 2016).



ATTACHMENT B B.2 Letter from Aplin and Martin

March 21, 2017

Our File: 15-586 Langley File: 08-35-0249

Envirowest Consultants Inc. Suite 101 - 1515 Broadway Street Port Coquitlam, BC V3C 6M2

<u>Attention:</u> Lisa Blanchard, B.Sc., Grad Tech Environmental Technician

Dear Ms. Blanchard,

Re: Utilities and Infrastructure Review in Relation to Environmental Setback Development Variance Permit – Proposed 2 Lot Residential Subdivision located at 20539-92A Ave, Langley, BC

Aplin & Martin has reviewed the potential impact of utilities and infrastructure. Storm drain, sanitary and water services for the proposed development will connect to the Township of Langley's mains. There are no utilities and infrastructure proposed that would be an impact Yorkson Creek.

The minimum basement elevations (MBE) are designed in accordance with the Township's Engineering Design Criteria and the Subdivision and Development Control Bylaw. The storm services are designed to convey the 100 year storm event. The SPEA will not be affected by flooding and flood protection is not required. Based on this, there will be no impacts to groundwater infiltration to Yorkson Creek from the proposed development.

If you have any questions, please contact the undersigned.

Yours truly,

APLIN & MARTIN CONSULTANTS LTD.

Jeremiah Boucher, P.Eng. Project Manager / Principal

JJB:SMD:ss

15-586jjblt01-Infrastructure Review

Table 1. Wildlife Spee	cies at Risk Identified for	: Consideration f	or 20539	- 92A Ave	snue, Langley	
		St	atus		Potential	
Scientific Name	Common Name	COSEWIC	BC	SARA	to Occur Within Property Yes/No	Comment on Impacts to Species
Invertebrates						
Allogona townsendiana	Oregon forestsnail	E (2013)	Red	E-1	Yes	Oregon forestsnail may occupy the riparian forest of Yorkson Creek. It is unlikely to disperse onto the property in the area of impact, which is characterized by lawn and residential use. Accordingly, Oregon forestsnail would not be affected by the Proposed Development.
Amphibians and Reptiles	8					
Anaxyrus boreas	Western toad	SC (2012)	Blue	SC-1	Yes	Western toad may use the riparian habitat of Yorkson Creek but is unlikely to disperse onto the property in the area of impact which is characterized by lawn and residential use. Accordingly, western toad would not be affected by the Proposed Development.
Ascaphus truei	Coastal tailed frog	SC (2011)	Blue	SC-1	No	N/A
Chrysemys picta pop. I	Western painted turtle (Pacific Coast pop.)	T (2016)	Red	E-1	No	N/A
Rana aurora	Northern red-legged frog	SC (2015)	Blue	SC-1	Yes	Northern red-legged frog may use the riparian habitat adjacent to Yorkson Creek. It is unlikely to disperse onto the property in the area of impact, which is characterized by lawn and residential use. Accordingly, northern re-legged frog would not be affected by the Proposed Development.
Rana pretiosa	Oregon spotted frog	E (2011)	Red	E-1	No	N/A

ATTACHMENT C B.2 Species at Risk Summary Table

Table 1. Wildlife Spec	cies at Risk Identified for	: Consideration f	or 20539	- 92A Ave	nue, Langley	
		St	atus		Potential	
Scientific Name	Common Name	COSEWIC	BC	SARA	to Occur Within Property Yes/No	Comment on Impacts to Species
Mammals						
Gulo gulo luscus	Wolverine, <i>luscus</i> subspecies	SC (2014)	Blue		No	N/A
Sorex bendirii	Pacific water shrew	E (2016)	Red	E-1	No	N/A
Sorex trowbridgii	Trowbridge's shrew	1	Blue	1	Yes	Trowbridge's shrew may use the riparian habitat adjacent to Yorkson Creek. It is unlikely to disperse into the property in the area of impact due to inadequate trees and ground cover. Accordingly, Trowbridge's shrew would not be affected by the Proposed Development.
Birds						
Ardea herodias fannini	Great blue heron (fannini subspecies)	SC (2008)	Blue	SC-1	No	N/A
Asio flammeus	Short-eared owl	SC (2008)	Blue	SC-1	No	N/A
Brachyramphus marmoratus	Marbled murelet	T (2012)	Blue	T-1	No	N/A
Contopus cooperi	Olive-sided flycatcher	T (2007)	Blue	T-1	No	N/A
Cypseloides niger	Black swift	E (2005)	Blue	1	No	N/A
Falco peregrinus anatum	Peregrine falcon (anatum subspecies)	SC (2007)	Red	SC-1	No	N/A
Hirundo rustica	Barn swallow	T (2011)	Blue	:	No	N/A

Scientific Name Co		St	atus		Potential	
	ommon Name	COSEWIC	BC	SARA	to Occur Within Property Yes/No	Comment on Impacts to Species
Megascops kennicottii (kennic	rn screech-owl <i>cottii</i> subspecies)	T (2012)	Blue	SC-1	Yes	Western screech-owl may use the trees within the riparian habitat of Yorkson Creek for roosting and nesting. It is unlikely to disperse onto the property in the area of impact, which is characterized by lawn and residential use. Accordingly, western screech-owl would not be affected by the Proposed Development.
Patagioenas fasciata Band-ti	tailed pigeon	SC (2008)	Blue	SC-1	Yes	Bank-tailed pigeon may temporarily use the riparian habitat of Yorkson Creek for foraging, however, nesting on the property is unlikely as pine-oak and other conifer dominant woodlands are preferred for nesting. Accordingly, band- tailed pigeon would not be affected by the Proposed Development.
Strix occidentalis Spotted	d owl	E (2008)	Red	E-1	No	N/A
Tyto alba Barn ov	lwi	T (2010)	Red	SC-1	No	N/A

 $E= endangered \quad SC= species of concern \quad T= threatened \quad -1= Schedule \ 1 \ of \ SARA \quad N/A= \ not \ applicable$

ATTACHMENT D Response from Archaeology Branch

B.2

Smitha Mayandi

From: Sent: To: Subject: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca> Thursday, March 30, 2017 2:24 PM blanchard@envirowest.ca RE: Data Request: Lisa Blanchard - Envirowest Consultants Inc.

Hello Lisa,

Thank you for your archaeological data request regarding 20539 92A Avenue, Langley, PID 002259125, L 52 SEC 35 TP 8 PL 35737 NEW WESTMINSTER DISTRICT. According to Provincial records there are no known archaeological sites recorded on the subject property.

There is always a possibility for unknown archaeological sites to exist on the property. Archaeological sites (both recorded and unrecorded) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch. If any land-altering development is planned for the property, owners and operators should be notified that if an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 for direction.

Please review the screenshot of the property below (outlined in yellow). If this does not represent the property listed in the data request please contact me.

Do not hesitate to contact me if you have any further questions.

Kind regards,

Diana





Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

Archaeology Branch | Ministry of Forests, Lands and Natural Resource Operations Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3 Phone: 250-953-3343 | Fax: 250-953-3340 | Website:<u>http://www.for.gov.bc.ca/archaeology/</u>

From: blanchard@envirowest.ca [mailto:blanchard@envirowest.ca]
Sent: Tuesday, March 7, 2017 3:08 PM
To: Arch Data Request FLNR:EX
Subject: Data Request: Lisa Blanchard - Envirowest Consultants Inc.

Terms and Conditions Accepted	Yes
Name	Lisa Blanchard
Affiliation	Envirowest Consultants Inc.
Address	
City	
Province	
Postal Code	
Phone Number	604-944-0502
Fax Number	
Email	blanchard@envirowest.ca
Why Site Information is Required	Streamside Protection Development Permit application for proposed development
Third Party Access	Mr. Rod Shead, Township of Langley Ms. Anya Paskovic, Aplin & Martin Consultants Ltd.
Information Requested	20539 - 92A Avenue, Langley BC (PID 002-259-125)
File Attachment#1	
File Attachment#2	
File Attachment#3	
File Attachment#4	
File Attachment#5	
Format for Requested Text Data	PDF
GIS Data	No

