

Township of  
**Langley**



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** JUNE 12, 2017 - REGULAR EVENING MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** DEVELOPMENT VARIANCE PERMIT  
 APPLICATION NO. 100082  
 (BENSCH / GARTMAN / 3303 AND 3341 – 202 STREET)

**REPORT:** 17-58  
**FILE:** 07-26-0154

### PROPOSAL:

Development Variance Permit application to vary the servicing requirements of Subdivision and Development Servicing Bylaw 2011 No. 4861 and to vary the provisions of Suburban Residential Zone SR-2 to facilitate subdivision into three (3) lots.

### RECOMMENDATION SUMMARY:

That Council issue Development Variance Permit No. 100082.

### RATIONALE:

Council consideration of a Development Variance Permit is required concerning a request to vary servicing, minimum lot area, minimum lot depth, minimum lot frontage, and minimum setback requirements in conjunction with staff processing of a subdivision application.



### RECOMMENDATION:

**That** Council authorize issuance of Development Variance Permit No. 100082 for property located at 3303 and 3341 – 202 Street, to facilitate subdivision into three lots, as follows:

- a. Schedule “A” (Minimum Service Level Standards) of Subdivision and Development Servicing Bylaw 2011 No. 4861 being varied to not require provision of any servicing to accommodate subdivision of the subject lands as indicated in Schedule “A”;
- b. Section 6.4 of Subdivision and Development Servicing Bylaw 2011 No. 4861 being varied to permit the sewerage system for proposed “Lot 2” to be located on proposed “Lot 1”;
- c. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot area requirement in the Suburban Residential Zone SR-2 from .80 ha (2 ac) to 0.18 ha (0.45 ac) for proposed “Lot 2” and “Lot 3”;
- d. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Suburban Residential Zone SR-2 from 61 m (200.1 ft) to 45.07 m (147.9 ft) for proposed “Lot 2” and from 61 m (200.1 ft) to 45.09 (147.9 ft) for proposed “Lot 3”;
- e. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 40.37 m (132.4 ft) for proposed “Lot 2” and “Lot 3”;
- f. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 20 m (65.6 ft) for proposed “Lot 1”;
- g. Section 302.4(1)(b) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback for a principal building from a rear lot line in Suburban Residential Zone SR-2 from 7.5 m (24.6 ft) to 2.17 m (7.1 ft) for proposed “Lot 2”; and
- h. Registration of a scorched earth restrictive covenant at the time of subdivision on proposed “Lot 1” as indicated on Schedule “A” restricting clearing and development until such time as servicing requirements in accordance with the Subdivision and Development Servicing Bylaw have been satisfied.

### EXECUTIVE SUMMARY:

Siegfried and June Bensch, and Christopher Gartman have applied for a Development Variance Permit to vary the servicing requirements of Subdivision and Development Servicing Bylaw 2011 No. 4861 to facilitate subdivision of property located at 3303 and 3341 – 202 Street, to facilitate subdivision into three (3) lots. Bylaw No. 4861 requires the proposed subdivision to provide full urban servicing, including connection to the municipal water and sewer systems, and upgrading of adjacent roads to full urban standards. The applicants are requesting that the proposed subdivision be permitted without providing the servicing specified by the bylaw. Additionally, Bylaw No. 4861 requires a sewerage system to be contained entirely within the parcel it serves. The applicants are requesting to have the sewerage system that serves proposed “Lot 2” be located on proposed “Lot 1.”

The applicants are also requesting approval of variances to Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum lot area requirement in the Suburban Residential Zone SR-2 from .80 ha (2 ac) to

0.18 ha (0.45 ac) for two (2) proposed lots; reduce the minimum lot depth requirement in the Suburban Residential Zone SR-2 from 61 m (200.1 ft) to 45.07 m (147.9 ft) for proposed “Lot 2” and from 61 m (200.1 ft) to 45.09 (147.9 ft) for proposed “Lot 3”; reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 40.37 m (132.4 ft) for proposed “Lot 2” and “Lot 3”; and reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 20 m (65.6 ft) for proposed “Lot 1.”

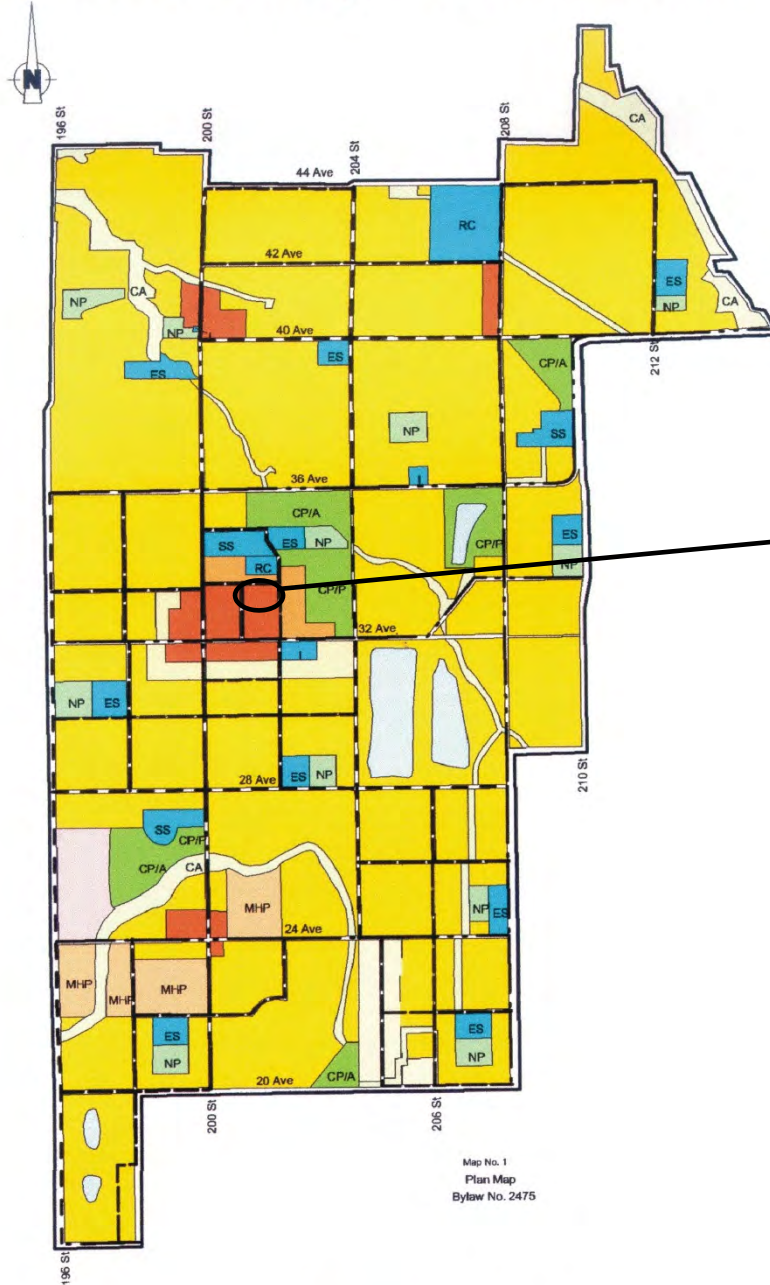
The applicants are also requesting approval of a variance to Section 302.4(1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum setback for a principal building from a rear lot line in Suburban Residential Zone SR-2 from 7.5 m (24.6 ft) to 2.17 m (7.1 ft) in order to accommodate the existing residence on proposed “Lot 2.”

Should Council wish to grant the applicant’s request, Development Variance Permit No. 100082 is provided as Attachment A to this report.

**PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to proposed Development Variance Permit No. 100082 for property located at 3303 and 3341 - 202 Street.

# Brookwood/Fernridge Community Plan



**SUBJECT**

Map No. 1  
 Plan Map  
 Bylaw No. 2475

## LEGEND

	Residential Single Family
	Residential Multi Family One
	Residential Multi Family Two
	Mobile Home Park
	Service Commercial
	Commercial
	Water
	Institutional - Elementary School
	Institutional - Secondary School

	Suburban Residential
	Institutional - Recreation Centre
	Community Park - Active/Passive
	Neighbourhood Park
	Conservation/Walkway
	Plan Boundary
	Arterial Road
	Collector Road
	Local Collector Road

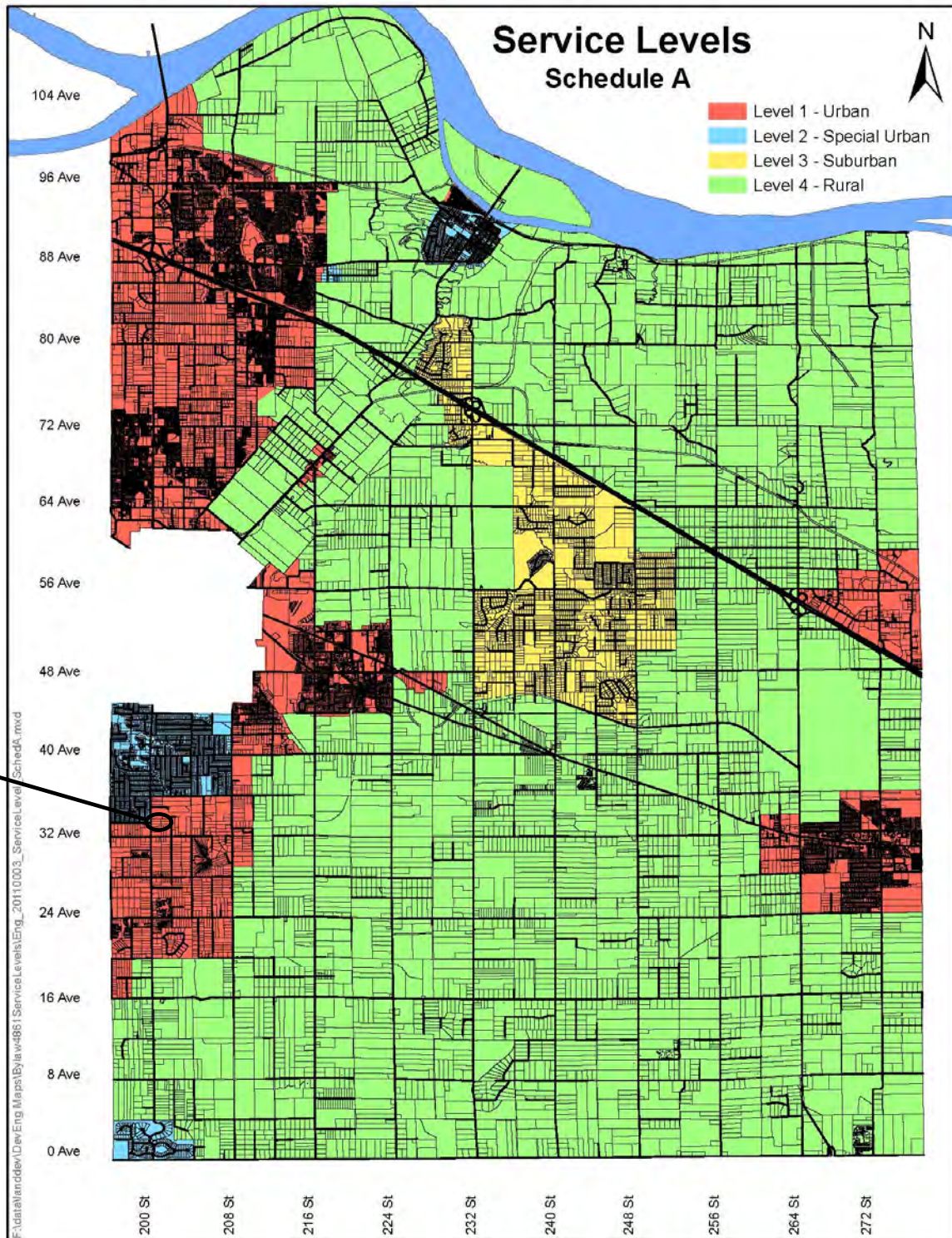


## Service Levels Schedule A

- Level 1 - Urban
- Level 2 - Special Urban
- Level 3 - Suburban
- Level 4 - Rural

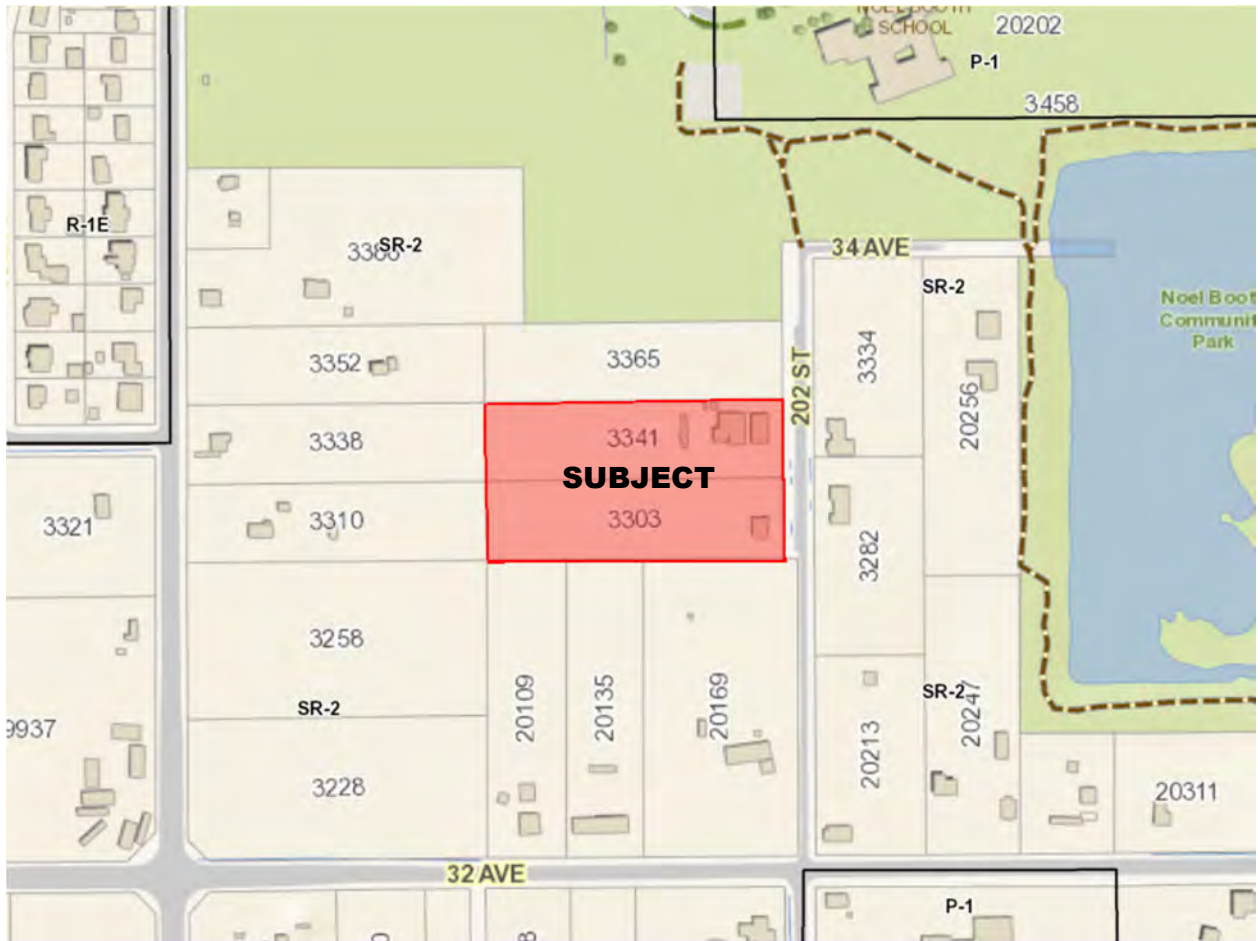


**SUBJECT**



Version Date: 04/2014

**SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 4861**



**ZONING BYLAW NO. 2500**



**REFERENCE:**

<b>Applicant:</b>	Braynor Financial Corporation 24775 - 101B Avenue Maple Ridge, BC V2W 0H1
<b>Agent:</b>	Bestco Management Ltd. 1 - 15151 26 - Avenue Surrey, BC V4P 2Z8
<b>Owners:</b>	Siegfried and June Bensch 3303 – 202 Street Langley, BC V2Z 2E4  Christopher Gartman 3341 – 202 Street Langley, BC V2Z 2E4
<b>Legal Description:</b>	Lot 28 Section 26 Township 7 New Westminster District Plan 61748  Lot 29 Section 26 Township 7 New Westminster District Plan 61748
<b>Civic Address:</b>	3303 – 202 Street 3341 – 202 Street
<b>Area:</b>	1.93 ha (4.78 ac)
<b>Brookwood / Fernridge Community Plan:</b>	Commercial
<b>Existing Zoning:</b>	Suburban Residential Zone SR-2 (0.8 ha / 2.0 ac minimum lot size)

**BACKGROUND/HISTORY:**

Both 3303 and 3341 – 202 Street have an “Option to Purchase” on title (registered in 1984). Both of these Options to Purchase are registered to Braynor Financial Corporation, which gives Braynor Financial Corporation the right to buy back the western 0.78 ha (1.92 ac) of each of the properties at any time prior to January 31, 2024, after which the Option to Purchase agreement would expire. Braynor Financial Corp. has chosen to exercise their Option to Purchase, necessitating a subdivision application to create a separate title for the lands being purchased.

**DISCUSSION / ANALYSIS:**

The subject properties are currently zoned Suburban Residential Zone SR-2 and designated ‘Commercial’ in the Brookwood/Fernridge Community Plan (adopted in 1987). The subject properties are located in Development Permit Area ‘A’ – Town Centre in the Brookwood/Fernridge Community Plan. The subject properties are located in the “undeveloped” area of Brookwood (defined as the portion of the Community Plan located south of 33A Avenue, east of 200 Street and south of 36 Avenue, east of 208 Street. An update to the Brookwood/Fernridge Community Plan is currently in process for the “undeveloped” area.



The properties are zoned Suburban Residential Zone SR-2 in accordance with Zoning Bylaw No. 2500 (enacted 1987), which permits a minimum lot size for subdivision of 0.8 ha (2 ac). The subject properties do not have subdivision potential under the existing Suburban Residential SR-2 zoning.

The property at 3303 – 202 Street currently accommodates a single family dwelling on the east portion of the property. The majority of the property consists of trees and shrubs. Access to the property is located on 202 Street. The property at 3341 – 202 Street currently accommodates a single family dwelling, accessory work shop and a mobile home on the east portion of the site. The property has several mature trees and open grass areas. Access to the property is located on 202 Street.

#### **Adjacent Uses:**

North:	A single family residential property zoned Suburban Residential Zone SR-2 and designated 'Commercial' in the Brookwood/Fernridge Community Plan.
South:	Single family residential properties zoned Suburban Residential Zone SR-2 and designated 'Commercial' in the Brookwood/Fernridge Community Plan, beyond which is 32 Avenue;
East:	202 Street, beyond which are single family residential properties zoned Suburban Residential Zone SR-2 and designated 'Residential Multi Family Two' in the Brookwood / Fernridge Community Plan; and
West:	Single family residential properties zoned Suburban Residential Zone SR-2 and designated 'Commercial' in the Brookwood/Fernridge Community Plan, beyond which is 200 Street.

#### **Development Variance Permit:**

##### Servicing Level Variance:

The subject property is designated "Service Level 1 – Urban" under the current Subdivision and Development Servicing Bylaw 2011 No. 4861, which requires the proposed subdivision to be fully serviced, including connection to municipal water and sewer systems and upgrading of adjacent roads to full urban standards. The applicants have applied to vary the requirements of Subdivision and Development Servicing Bylaw 2011 No. 4861 to facilitate subdivision of the subject property into three (3) lots, without the requirement to extend/connect to any municipal servicing or to upgrade adjacent roads. Staff note that the closest municipal sanitary and water systems are located at 32 Avenue, a distance of approximately 200 m from the subject site.

Servicing bylaws are adopted by municipalities to establish and regulate works and services required to facilitate subdivision and development of lands in accordance with provincial regulations and municipal objectives. On March 28, 2011, after an extensive review and update process over a number of years involving technical, regulatory and administrative considerations, Council repealed Subdivision and Development Control Bylaw No. 3335 (enacted in 1994) and adopted Subdivision and Development Servicing Bylaw 2011 No. 4861.

Staff note that the former Subdivision and Development Control Bylaw No. 3335 (which designated the subject property "Service Level 1A") and the current Subdivision and Development Servicing Bylaw 2011 No. 4861 (which designates the subject property "Service Level 1 – Urban") both require proposed developments (including subdivisions) to connect to the municipal water system. Attachments B and C provide details of the Service Level provisions of the former (Bylaw No. 3335) and current (Bylaw No. 4861) servicing bylaws. The primary differences between the former Service Level 1A and the current Service Level 1 are as follows:

(Previous) Service Level 1A – permits provision of sanitary service by municipal sanitary sewer, or, if being subdivided or developed for Suburban residential purposes sanitary sewer may be provided by onsite septic treatment systems; roads to be provided to rural road standards (no curbs, gutters, or sidewalks, street trees; pole-mounted street lights); and

(Current) Service level 1 – requires connection to the municipal sanitary sewer system and the installation of urban roads with curbs, gutters, sidewalks and ornamental street lights)

Additionally, Bylaw No. 4861 requires a sewerage system to be contained entirely within the parcel it serves. The applicants are requesting to have the sewerage system that serves proposed “Lot 2” be located on proposed “Lot 1.” The applicant has proposed that the sewerage system on “Lot 1” be protected by an easement.

The applicant has provided a rationale for the proposed variances, quoted below:

*The proposed subdivision is a subdivision of convenience, an interim subdivision to allow the owners to fulfill the requirements of registered Options to Purchase. The proposed lot configuration can accommodate several different future land uses and road patterns.*

Should Council authorize issuance of the subject Development Variance Permit, the applicants will be required to provide a 1 m (3.3 ft) wide dedication for the west side of 202 Street for the full frontage of the site (to permit future widening) as a condition of subdivision approval.

#### Subdivision Variance:

The applicant is also proposing to vary Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum lot area requirement in the Suburban Residential Zone SR-2 from .80 ha (2 ac) to 0.18 ha (0.45 ac) for two (2) proposed lots; reduce the minimum lot depth requirement in the Suburban Residential Zone SR-2 from 61 m (200.1 ft) to 46.07 m (151.1 ft) for proposed “Lot 2” and from 61 m (200.1 ft) to 46.09 (151.2 ft) for proposed “Lot 3”; reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 40.37 m (132.4 ft) for proposed “Lot 2” and “Lot 3”; and reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 20 m (65.6 ft) for proposed “Lot 1.” Proposed “Lot 1” has an area of 1.56 ha (3.9 ha), which complies with the minimum lot area requirements of Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500.

The applicants are also requesting approval of a variance to Section 302.4(1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum setback for a principal building from the rear lot line in Suburban Residential Zone SR-2 from 7.5 m (24.6 ft) to 2.17 m (7.1 ft) for proposed “Lot 2” in order to accommodate the existing residence.

The applicants have indicated that they would register a scorched earth restrictive covenant on proposed “Lot 1”. This would ensure that no building and/or development would occur on proposed “Lot 1” until such building and/or development is approved by the Township. Staff note that full urban servicing to the standards required by Bylaw No. 4861 can be secured in conjunction with future rezoning applications on the subject site.

### **Public Information Meeting:**

Given that the application is not changing the zoning of the property and the development variances are a function of registered options to purchase, the requirement for the applicant to hold a public information meeting pursuant to Section 3.1 of the Developer Held Public Information Meeting Policy (Policy No. 07-164) has been waived. Staff note that an opportunity for public input is provided through notification mail-outs to adjacent property owners/occupants consistent with Township bylaws.

### **POLICY CONSIDERATIONS:**

Development Variance Permit No. 100082 proposes to vary Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum lot area, reduce the minimum lot depth, and reduce the minimum lot frontage requirements in the Suburban Residential Zone SR-2.

Development Variance Permit No. 100082 also proposes to vary Section 302.4(1)(b) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum setback for a principal building from a rear lot line in Suburban Residential Zone SR-2.

The requested variances to Township of Langley Zoning Bylaw 1987 No. 2500 are less than the minimums permitted and will facilitate the proposed subdivision.

Development Variance Permit No. 100082 also proposes to vary Schedule “A” (Minimum Service Level Standards) of Subdivision and Development Servicing Bylaw 2011 No. 4861 to not require provision of any municipal servicing to facilitate the subject subdivision. Additionally, Development Variance Permit No. 100082 also proposes to vary Section 6.4 of Subdivision and Development Servicing Bylaw 2011 No. 4861 to permit the sewerage system for proposed “Lot 2” to be located on proposed “Lot 1.”

Should Council wish to grant the applicant’s request, Development Variance Permit No. 100082 is provided as Attachment A to this report.

Staff have notified adjacent property owners that this Development Variance Permit application is being considered at the June 12, 2017 Regular Evening Council Meeting, and that they may attend to speak to the matter should they deem necessary.

Respectfully submitted,

Joel Nagtegaal  
 DEVELOPMENT PLANNER  
 for  
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100082 Schedule A – Subdivision Plan
ATTACHMENT B	Previous Service Levels (Schedule E to repealed Subdivision and Development Control Bylaw 1994 No. 3335 – in effect prior to March 28, 2011)
ATTACHMENT C	Current Service Levels (Schedule A to Subdivision and Development Servicing Bylaw 2011 No. 4861 – adopted March 28, 2011)

## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100082

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2017 to:

1. Name: Siegfried and June Bensch

Address: 3303 – 202 Street  
Langley BC V2Z 2E4

Name: Christopher Gartman

Address: 3341 – 202 Street  
Langley BC V2Z 2E4

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 28 Section 26 Township 7 New Westminster District Plan  
61748

Lot 29 Section 26 Township 7 New Westminster District Plan  
61748

CIVIC ADDRESS: 3303 – 202 Street  
3341 – 202 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
- a. Schedule “A” (Minimum Service Level Standards) of Subdivision and Development Servicing Bylaw 2011 No. 4861 being varied to not require provision of any servicing to accommodate subdivision of the subject lands as indicated in Schedule “A”;
  - b. Section 6.4 of Subdivision and Development Servicing Bylaw 2011 No. 4861 being varied to permit the sewerage system for proposed “Lot 2” to be located on proposed “Lot 1”;
  - c. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot area requirement in the Suburban Residential Zone SR-2 from .80 ha (2 ac) to 0.18 ha (0.45 ac) for proposed “Lot 2” and “Lot 3”;
  - d. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Suburban Residential Zone SR-2 from 61 m (200.1 ft) to 45.07 m (147.9 ft) for proposed “Lot 2” and from 61 m (200.1 ft) to 45.09 (147.9 ft) for proposed “Lot 3”;
  - e. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 40.37 m (132.4 ft) for proposed “Lot 2” and “Lot 3”;



- f. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 20 m (65.6 ft) for proposed “Lot 1”;
  - g. Section 302.4(1)(b) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback for a principal building from a rear lot line in Suburban Residential Zone SR-2 from 7.5 m (24.6 ft) to 2.17 m (7.1 ft) for proposed “Lot 2”; and
  - h. Registration of a scorched earth restrictive covenant at the time of subdivision on proposed “Lot 1” as indicated on Schedule “A” restricting clearing and development until such time as servicing requirements in accordance with the Subdivision and Development Servicing Bylaw have been satisfied.
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 Variance Permit shall be substantially commenced within two years after the date the Development Variance 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.

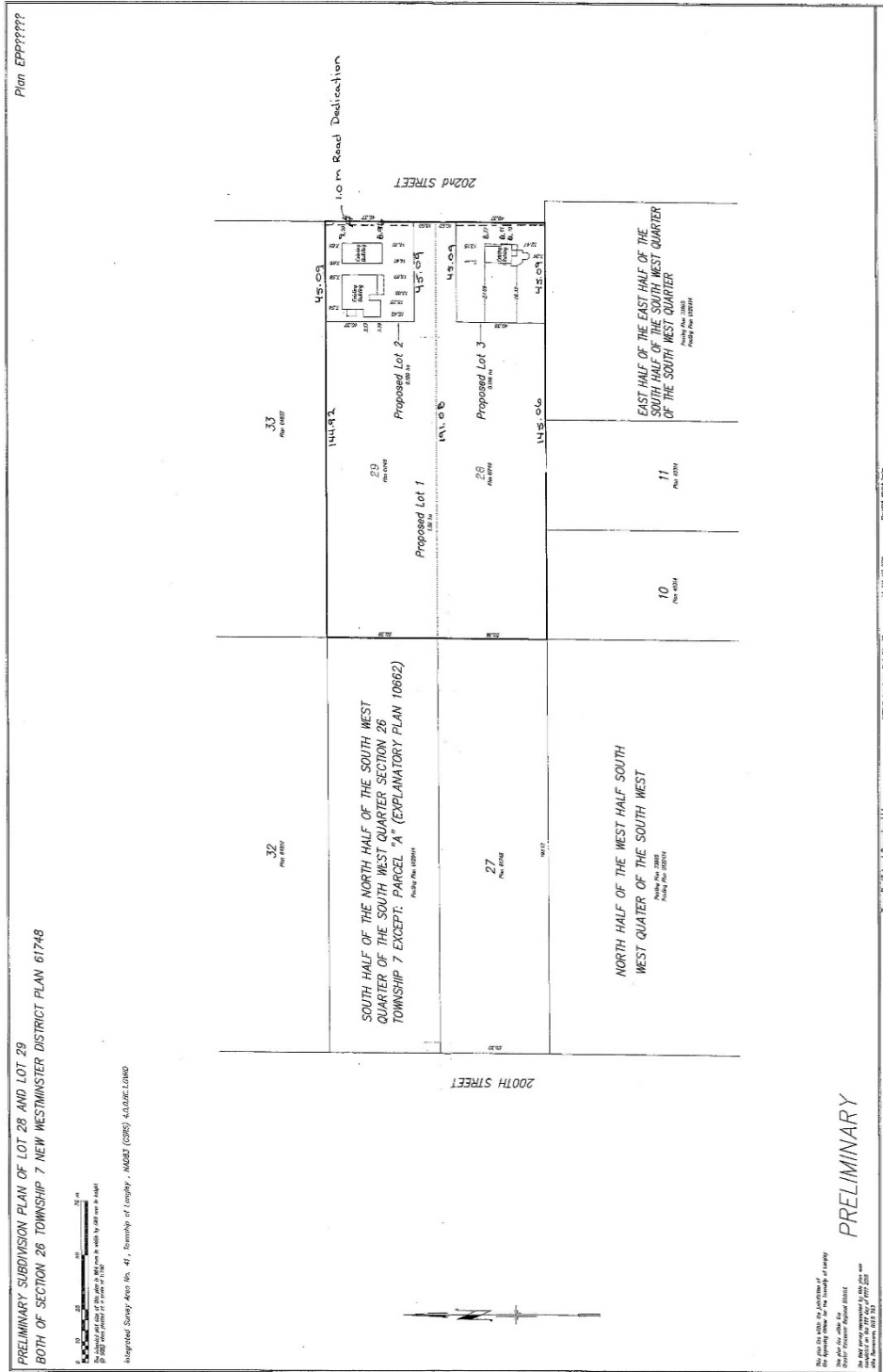
Attachments:

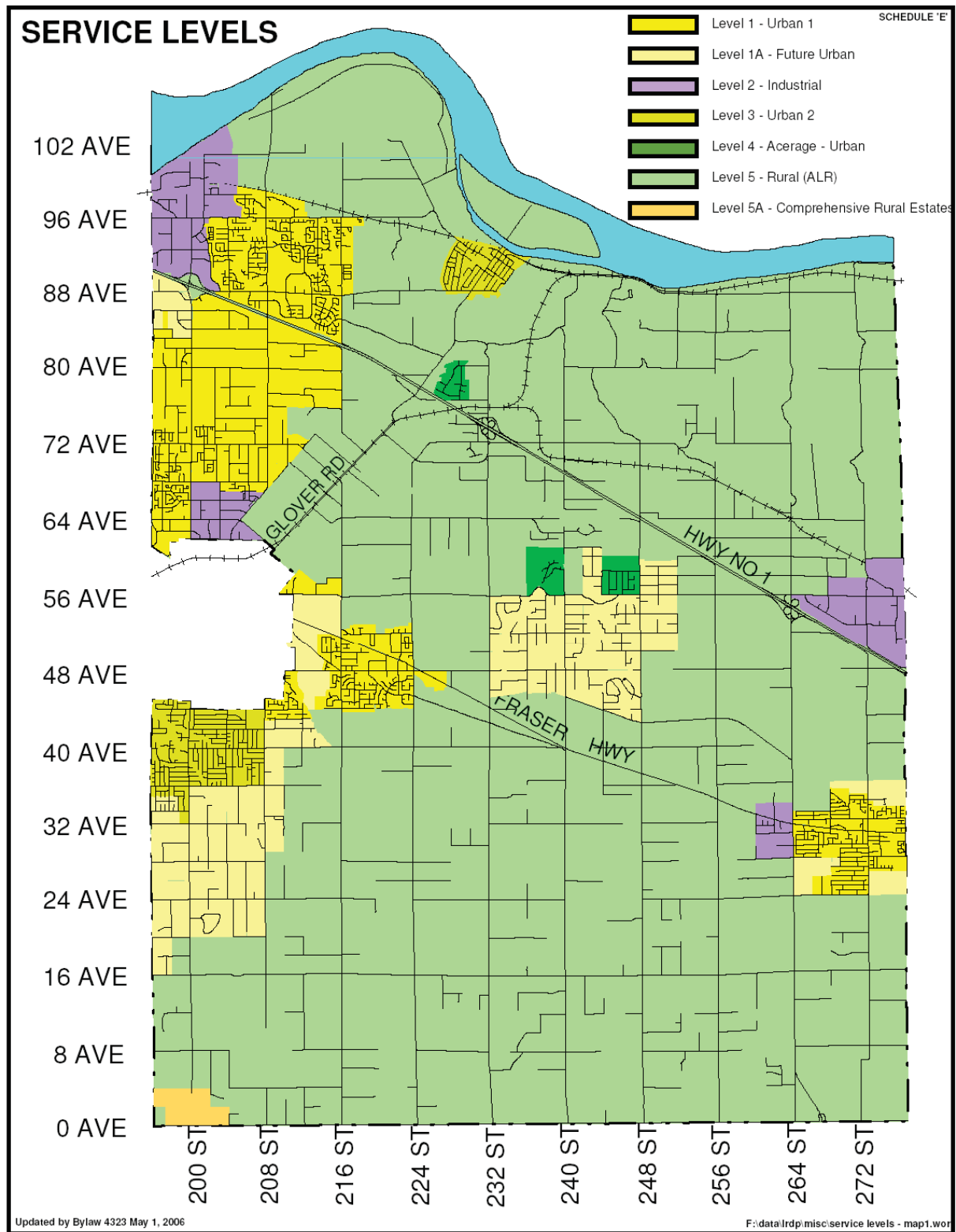
SCHEDULE A      Subdivision Plan

# SCHEDULE A SUBDIVISION PLAN



EST. 1873



**PREVIOUS SERVICE LEVELS (BYLAW 3335)**

## SCHEDULE "E" - SERVICE LEVELS

UTILITY	SERVICE		SERVICE LEVEL AREA						
			1	1A <sup>[1]</sup>	2 <sup>[1]</sup>	3	4 <sup>[1]</sup>	5 <sup>[2]</sup>	5A *
Highways (Road Standards)	Rural	RU1, RU2					●	●	●
	Urban	UU1, UU3	●	●		●			●
		UU1, UU2, UD1	●	●	●	●			●
		UU1, UU2			●				●
		UC1-A, UC1-B	●	●		●			●
Water	Private Well							●	
	Community Water System		●	●	●	●	●	●	●
Sanitary	Septic System					●	●	●	
	Community Sewer System		●	●	●				●
Storm	Open Channel System					●	●	●	
	Community Storm Sewer System		●	●	●	●			●
	Ground Discharge					●	●	●	
Hydro	Overhead Distribution				● <sup>[3]</sup>			●	
	Underground Distribution		●	●	●	●	●	●	●
	Overhead Service							●	
	Underground Service		●	●	●	●	●	●	●
Street Lighting	Ornamental Street Lighting		●	●	●	●	●		●
	Pole Mount Street Lighting							●	
Telephone	Overhead Distribution							●	
	Underground Distribution		●	●	●	●	●	●	●
Sidewalk	One Side (Limited Local)		●	●		●	●		●
	Two Sides (Local/Collector/Arterial)		●	●		●	●		●
Street Tree and Boulevard Planting	Street Trees		●	●	●	●			●
	Reverse Lot Boulevard Plantings		●	●	●	●			●

**[1]** Clause 11.3 (Bylaw) - Land located in Service Level 1A, 2 or 4 which is being subdivided and/or developed for Rural or Suburban residential uses permitted under the Township of Langley Zoning Bylaw may be serviced according to Service Level 5, except that water must be provided by a community water supply and electrical and telephone distribution system extensions must be underground.

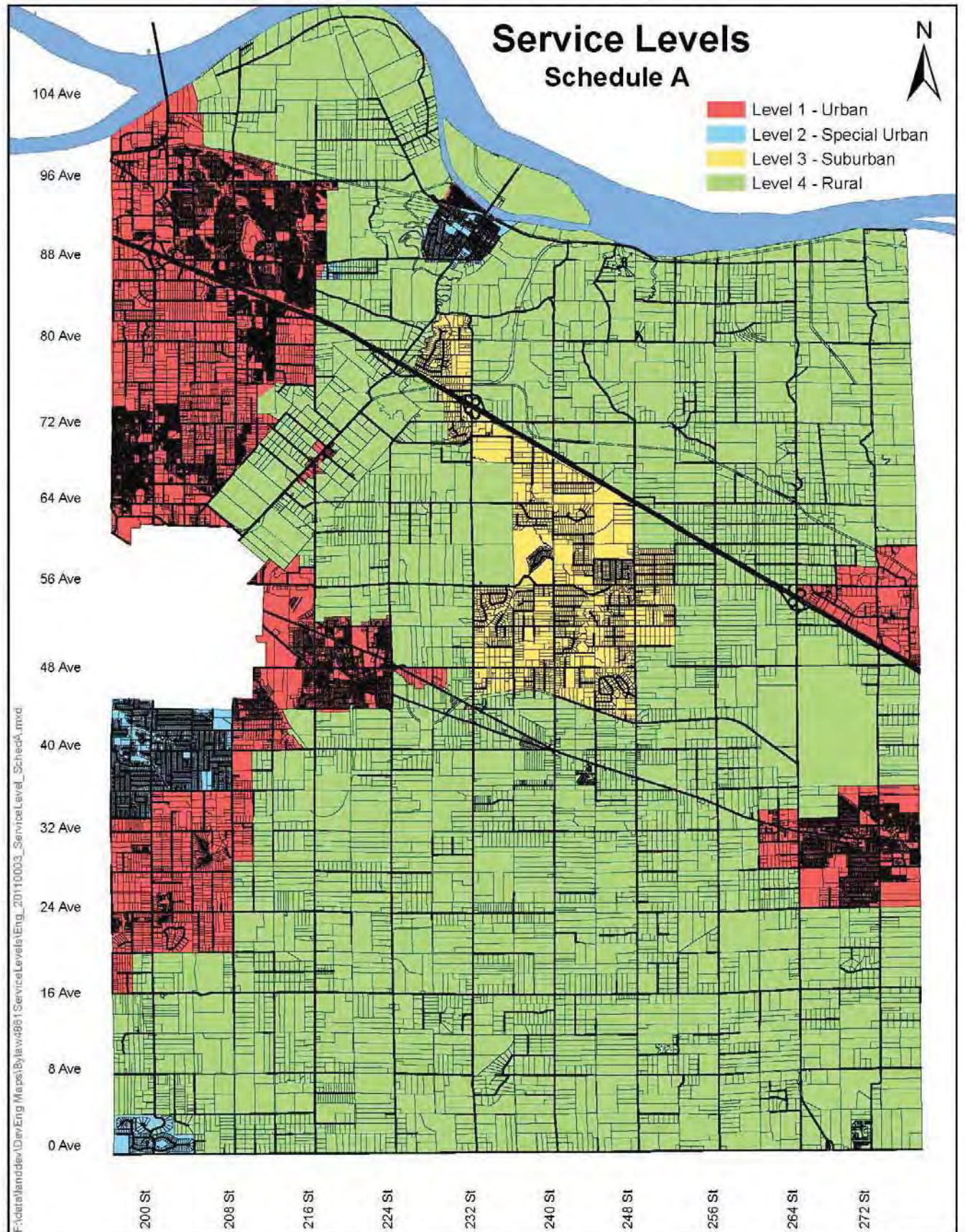
**[2]** Clause 11.4 (Bylaw) - Lands in Service Level 5 which are zoned SR-1 are required to install underground electrical and telephone distribution systems.

**[3]** Overhead distribution permitted in Northwest Langley Industrial Area.

\* Service Level 5A added by Bylaw 4323 (High Point)



## CURRENT SERVICE LEVELS (BYLAW 4861)



Version Date: 04/2014

**MINIMUM SERVICE LEVEL STANDARDS**  
**Schedule "A" of the Subdivision and Development Servicing Bylaw**

Service	Standard	Service Level Area			
		1 Urban	2 Special Urban	3 Suburban	4 Rural
Highways Facilities	Urban Road Standards	.			
	Rural Road Standards		.	.	.
Water Systems	Private Well				.
	Municipal Water System	.	.	.	
Sanitary Sewerage	On-site Private Systems		•(3)	•(3)	•(3)
	Municipal Sewer System	.	• (2)		
Drainage Systems	Infiltration Systems	• (1)	• (1)	• (1)	
	Open Channel System			.	.
	Storm Sewer System	.	.	.	
Hydro, Telephone & Cable*	Overhead Systems	• (4)	.	.	.
	Underground Systems	.	• (2)		
Street Lighting	Pole-Mounted		.	.	.
	Ornamental	.	• (2)		
Landscaping & Trees	Street Trees	.	.		
	Boulevard Landscaping	.	.		

\*A minimum of two separately owned and operated telecommunication facilities are required to the acceptance of the Municipal Engineer.

- (1) Infiltration systems shall be in accordance with an applicable master drainage plan, neighbourhood servicing plan or stormwater management plan. If there is no plan, infiltration facilities to be in accordance with Schedule B Section D10 "On-site Infiltration and Detention".
- (2) Special Urban Area located in the southwest area, south of 4 Avenue and west of 204 Street, to be serviced with Municipal Sewer System, underground hydro, telephone and cablevision, ornamental street lighting and street trees. Special Urban Area located south of 88 Avenue and east of 216 Street shall be serviced with a Municipal Sewer System
- (3) On-site private sewerage system may be required to upgrade conventional septic systems to include nitrate removal in accordance with Schedule B – On-site System Requirements Figure S1, Schedule B or connect to a Municipal sewer system.
- (4) Overhead distribution permitted in Heavy Industrial Area of Northwest Langley (see Supplementary Drawing TLG5 for details)

Note: Municipal Water System is defined as a water system owned, operated and maintained by the Municipality.