

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**

**AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250**

**AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661**

**AMENDMENT (662834 BC LTD.) BYLAW 2018 NO. 5409**

**EXPLANATORY NOTE**

Bylaw 2018 No. 5409 amends the Rural Plan by deleting the subject site (located at 5028 - 224 Street and the unconstructed road allowance immediately south) from the Rural Plan area, and amends the Murrayville Community Plan by extending the Plan Boundary to include the subject site, designating the site "Commercial" and including the site in Development Permit Area "B".

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

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**AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250**

**AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661**

**AMENDMENT (662834 BC LTD.) BYLAW 2018 NO. 5409**

A Bylaw to amend Township of Langley Official Community Plan Bylaw 1979 No. 1842  
Amendment (Rural Plan) Bylaw 1993 No. 3250  
Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661

WHEREAS it is deemed necessary and desirable to “Township Langley Official Community Plan Bylaw 1979 No. 1842” as amended;

NOW THEREFORE, 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 Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5409”.
  
2. The “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by revising Map 1 to include within the “Urban Boundary” and removing from the “Agricultural/ Countryside” designation the lands described as:
 

Portion of: Parcel D (L84696E) of Parcel C (33858C), Southwest Quarter Section 5 Township 11 New Westminster District; and Unconstructed Road Immediately South

as shown delineated on Schedule “A” attached to and forming part of this Bylaw.
  
3. The “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 as amended is further amended with respect to lands described as:
 

Portion of: Parcel D (L84696E) of Parcel C (33858C), Southwest Quarter Section 5 Township 11 New Westminster District; and Unconstructed Road Immediately South

  - a) By amending Map 1 to include the lands in the Plan Boundary
  - b) By amending Map 2 to include the lands in the Plan Boundary and designating the lands as “Commercial”

- c) By amending Map 3 to include the lands in the Plan Boundary and as part of Development Permit Area "B".

READ A FIRST TIME the 23 day of July , 2018.

READ A SECOND TIME the 23 day of July , 2018.

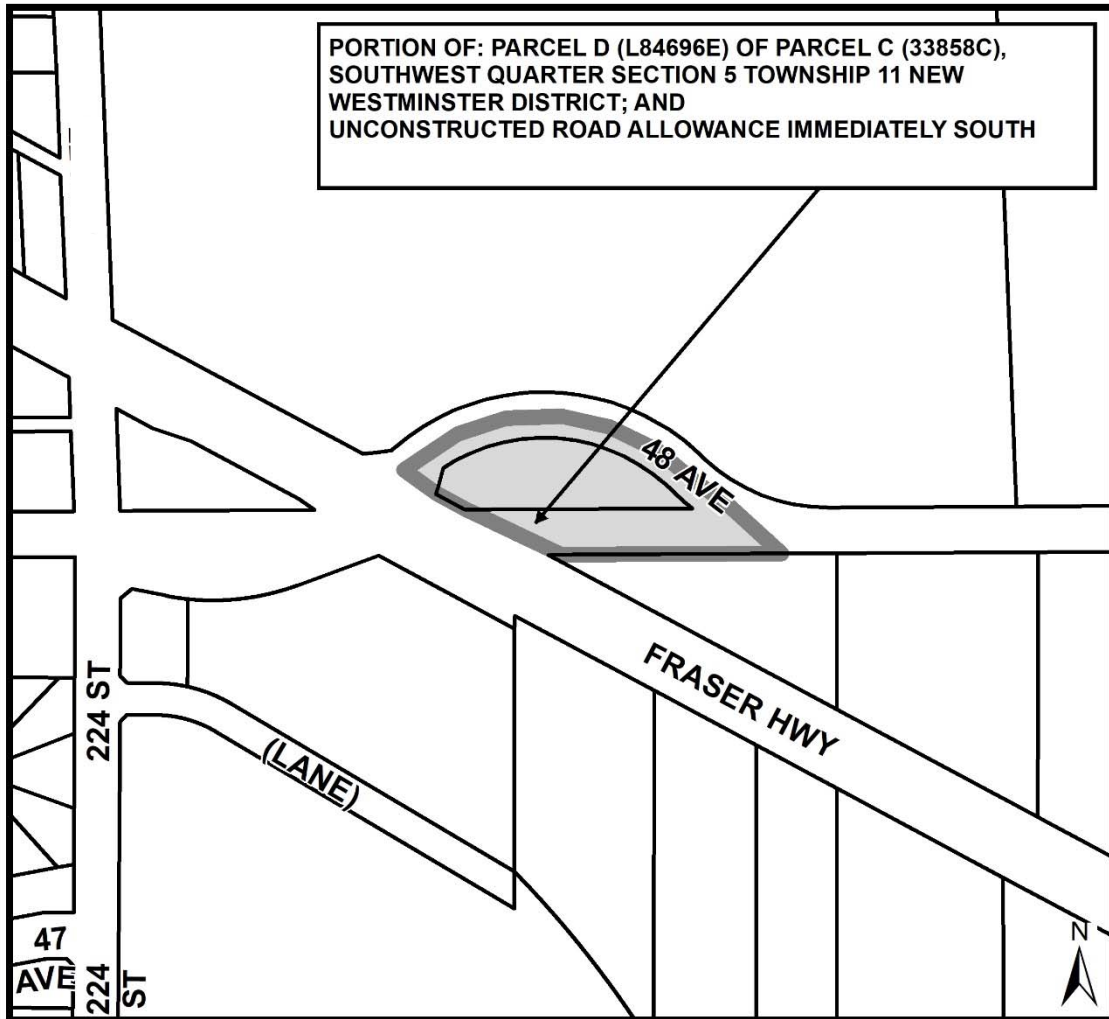
PUBLIC HEARING HELD the 17 day of September , 2018.

READ A THIRD TIME the day of , 2018.

RECONSIDERED AND ADOPTED the day of , 2018.

\_\_\_\_\_  
Mayor \_\_\_\_\_ Township Clerk

# SCHEDULE 'A' BYLAW NO. 5409



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**  
**AMENDMENT (662834 BC LTD.) BYLAW 2018 NO. 5410**

**EXPLANATORY NOTE**

Bylaw 2018 No. 5410 rezones 0.45 ha (1.1 ac) of land located at 5028 - 224 Street to Service Commercial Zone C-3 to complete the 48 Avenue realignment project and permit future development of the subject lands.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (662834 BC LTD.) BYLAW 2018 NO. 5410**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to Township of Langley Zoning Bylaw 1987 No. 2500” as amended;

NOW THEREFORE, 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 (662834 BC Ltd.) Bylaw 2018 No. 5410”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

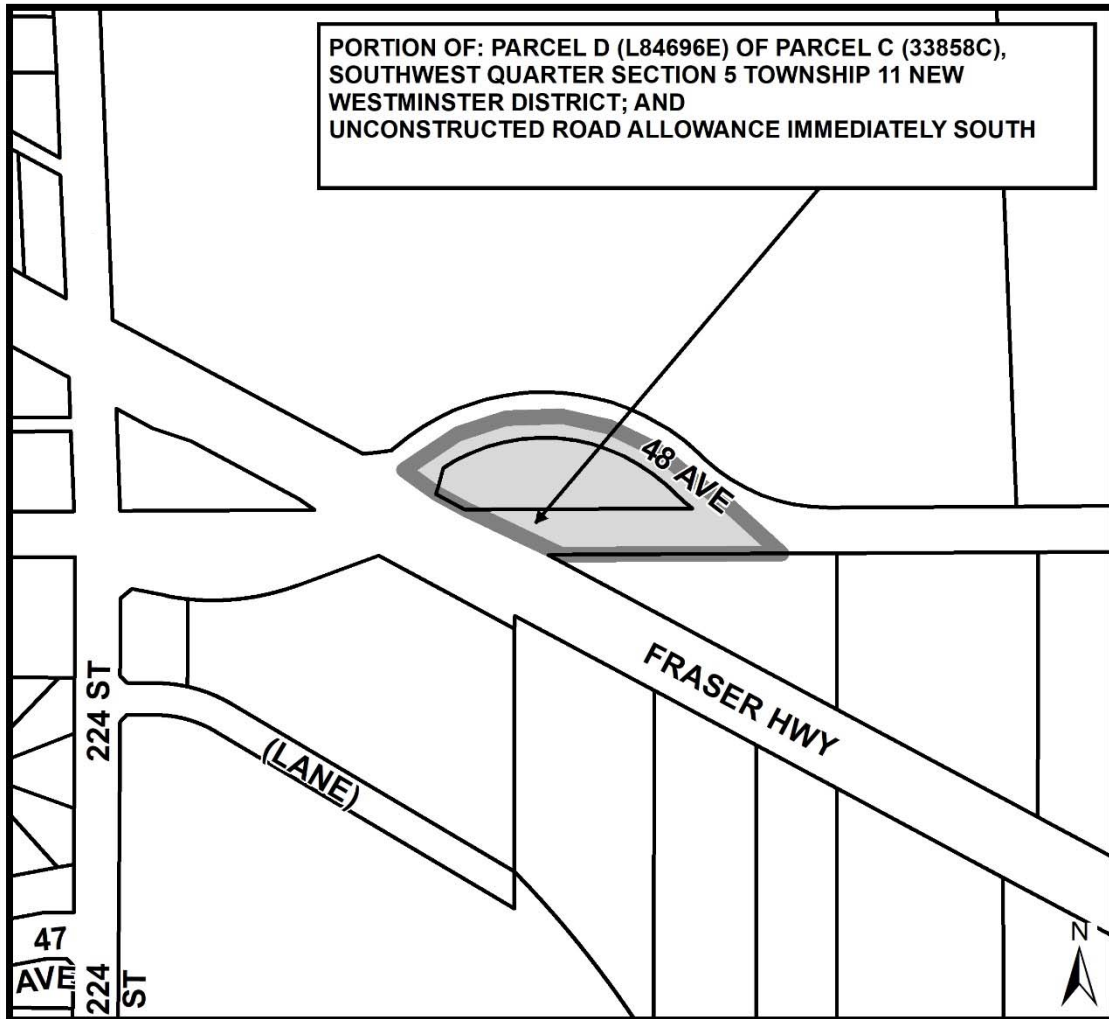
Portion of: Parcel D (L84696E) of Parcel C (33858C), Southwest Quarter Section 5 Township 11 New Westminster District; and Unconstructed Road Immediately South

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Service Commercial Zone C-3.

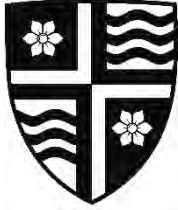
READ A FIRST TIME the	23	day of	July	, 2018.
READ A SECOND TIME the	23	day of	July	, 2018.
PUBLIC HEARING HELD the	17	day of	September	, 2018.
READ A THIRD TIME the		day of		, 2018.
APPROVED BY THE MINISTRY OF AGRICULTURE		day of		, 2018
RECONSIDERED AND ADOPTED the		day of		, 2018.

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

# SCHEDULE 'A' BYLAW NO. 5410



Township of  
**Langley**



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** JULY 23, 2018 - REGULAR EVENING MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** OFFICIAL COMMUNITY PLAN AMENDMENT AND  
 REZONING APPLICATION NO. 100086  
 (662834 BC LTD / TOWNSHIP OF LANGLEY / 5028 - 224 STREET)

**REPORT:** 18-118  
**FILE:** 11-05-0014

### PROPOSAL:

Application to amend the Murrayville Community Plan and Rural Plan and to rezone a 0.45 hectare (1.1 acre) portion of land located at 5028 – 224 Street to provide for future commercial development.

### RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No.'s 5409 and 5410, subject to completion of seven (7) development prerequisites and authorize staff to schedule the required Public Hearing.

### RATIONALE:

The proposal is consistent with the Regional Growth Strategy and Official Community Plan and completes the realignment of 48 Avenue at Fraser Highway.





### RECOMMENDATIONS:

**That** Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5409 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5410, to include a 0.24 ha (0.6 ac) portion of land located at 5028 – 224 Street and the 0.21 ha (0.5 ac) unconstructed road allowance immediately south in the Murrayville Community Plan, designate it as Commercial and include it as part of Development Permit Area 'B' and rezone the lands from Rural Zone RU-3 to Service Commercial Zone C-3, subject to the following development prerequisites being satisfied prior to final reading:

1. Provision of road dedications (including 20 metres for 48 Avenue, corner truncations at Fraser Highway and 48 Avenue) and necessary traffic improvements to the acceptance of the Township in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Provision of a right of way over the existing stormwater detention facility north of 48 Avenue;
3. Submission of an application for subdivision consistent with the proposed amendments and zoning;
4. Apply for and obtain approval from Metro Vancouver for inclusion into the Fraser Sewerage Area boundary;
5. Approval of Bylaw No. 5410 by the Ministry of Agriculture;
6. Registration of restrictive covenants acceptable to the Township:
  - a) Prohibiting access to Fraser Highway from the subject site;
  - b) Prohibiting clearing of the site until such time as a final tree protection and replacement plan prepared in accordance with the Subdivision and Development Servicing Bylaw, Schedule I (Tree Protection) has been accepted by the Township;
  - c) Prohibiting issuance of a Building Permit until the following conditions have been satisfied:
    - i) Completion of a Servicing Agreement with the Township securing required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance of the Township;
    - ii) Submission of a site specific on-site servicing and stormwater management plan, including onsite detention may be required, in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
    - iii) Construction of adequately sized service connections (water, sanitary and storm) to the future lot;
    - iv) Provision of a report from a qualified Professional Engineer for the intended development proposal, in accordance with the Subdivision and Development Servicing Bylaw, regarding the adequacy of the existing watermain for the future lot;
    - v) Registration of a restrictive covenant requiring onsite detention;
7. Payment of supplemental Rezoning and Site Servicing Review fees;

OFFICIAL COMMUNITY PLAN AMENDMENT AND  
 REZONING APPLICATION NO. 100086  
 (662834 BC LTD. / TOWNSHIP OF LANGLEY / 5028 – 224 STREET)  
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**That** Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5409m is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and further

**That** Council authorize staff to schedule the required public hearing for the Murrayville Community Plan and Rural Plan amendment bylaw and rezoning bylaw.

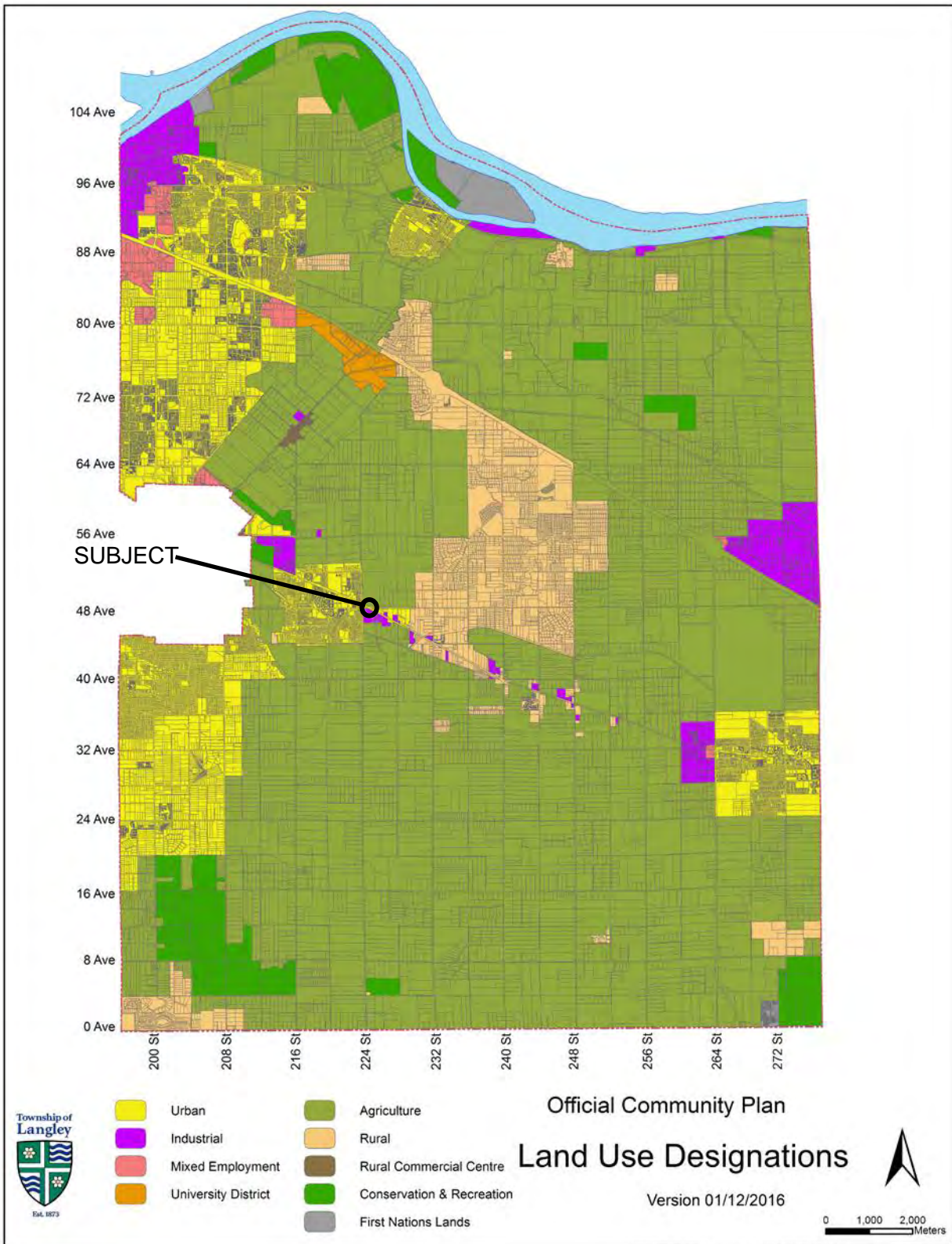
#### **EXECUTIVE SUMMARY:**

The Township of Langley has applied in cooperation with 662834 BC Ltd. to rezone a 0.45 ha (1.1 ac) site south of 48 Avenue east of Fraser Highway to Service Commercial Zone C-3 to complete the realignment project of 48 Avenue at Fraser Highway (Road Closure Bylaw No. 4849 adopted November 29, 2010). The site is comprised of a 0.24 ha (0.6 ac) portion of 5028 – 224 Street and a 0.21 ha (0.5 ac) unconstructed road allowance. To accommodate the rezoning, the Murrayville Community Plan is required to be amended to include the subject site with a "Commercial" designation and the Rural Plan boundary adjusted accordingly. The property will also be designated a mandatory Development Permit Area to provide Council the opportunity to review the form, character and siting of any future development. Additional details concerning the proposed development are contained in the attached materials. Staff recommend that the Community Plan amendment and rezoning application be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading.

#### **PURPOSE:**

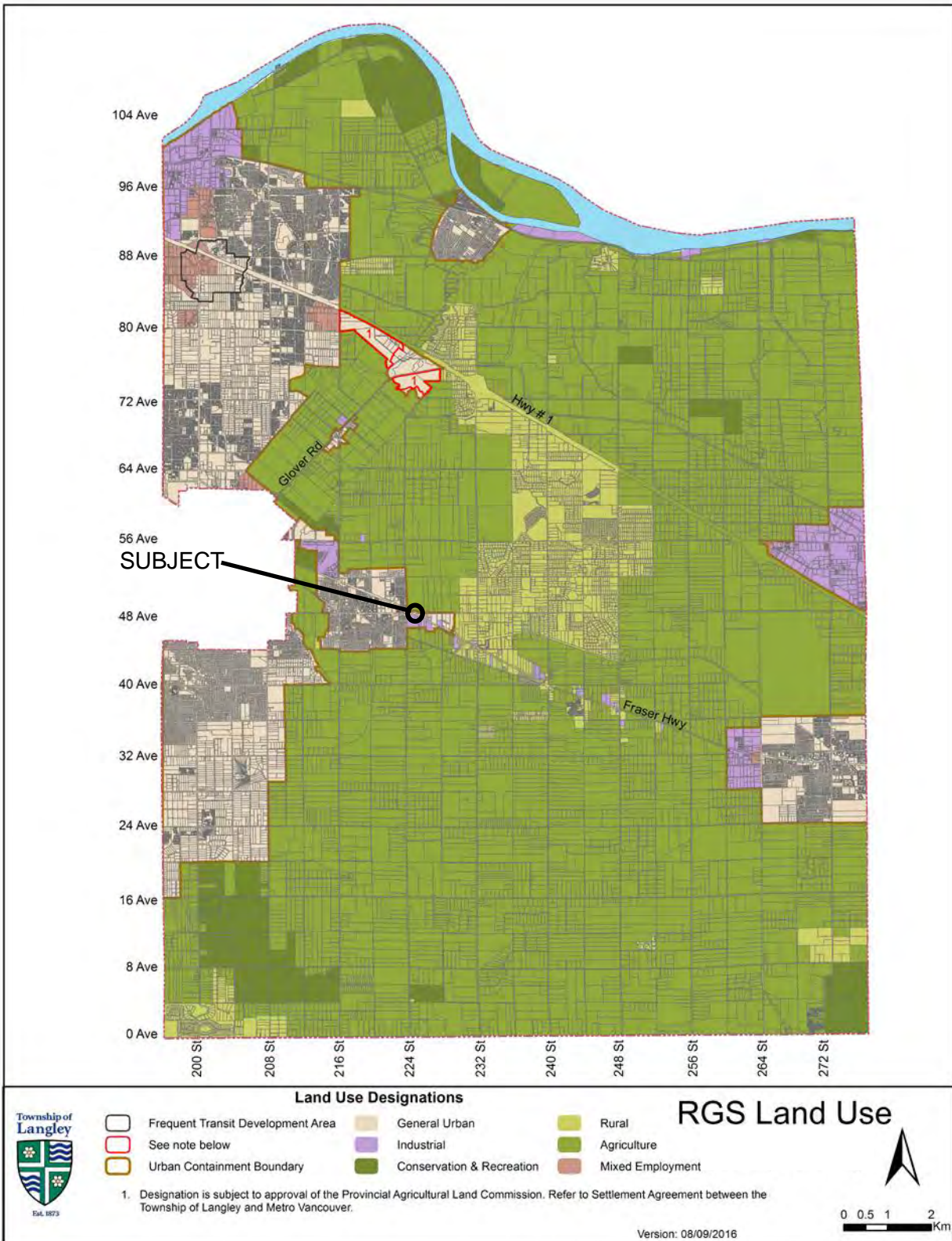
This report is to advise and make recommendations with respect to Murrayville Community Plan and Rural Plan Amendment Bylaw No. 5409 and Rezoning Bylaw No. 5410.

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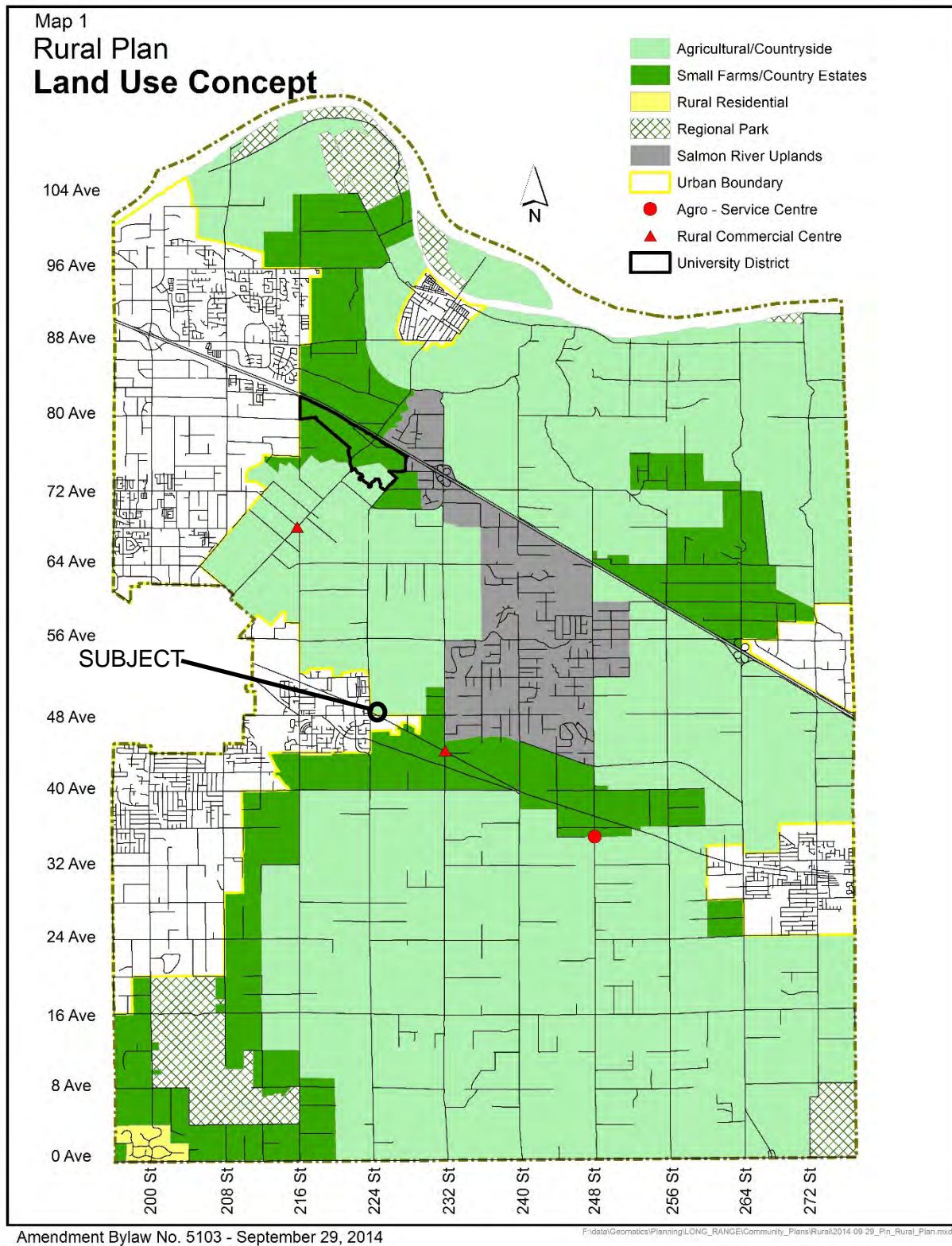




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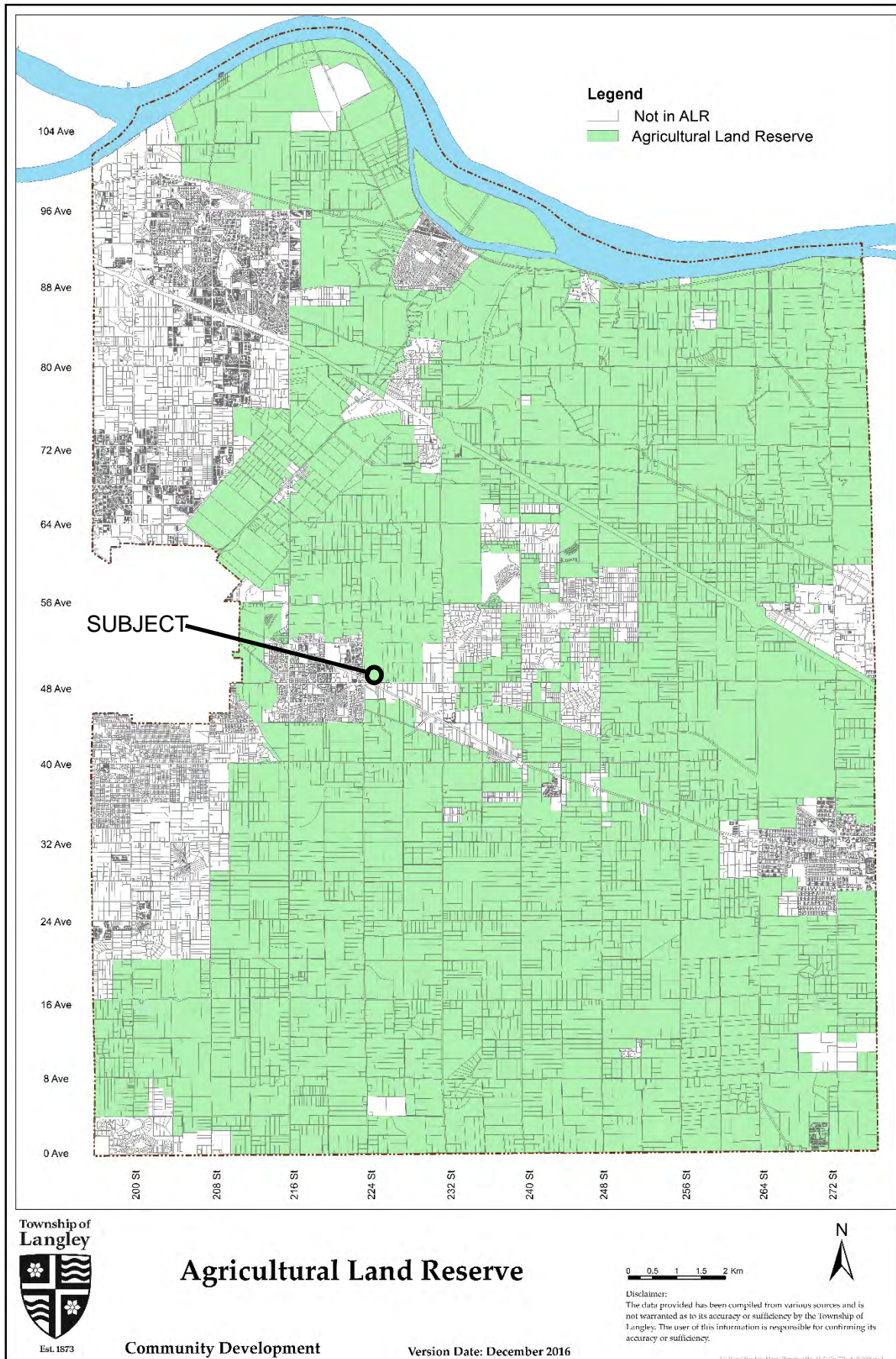


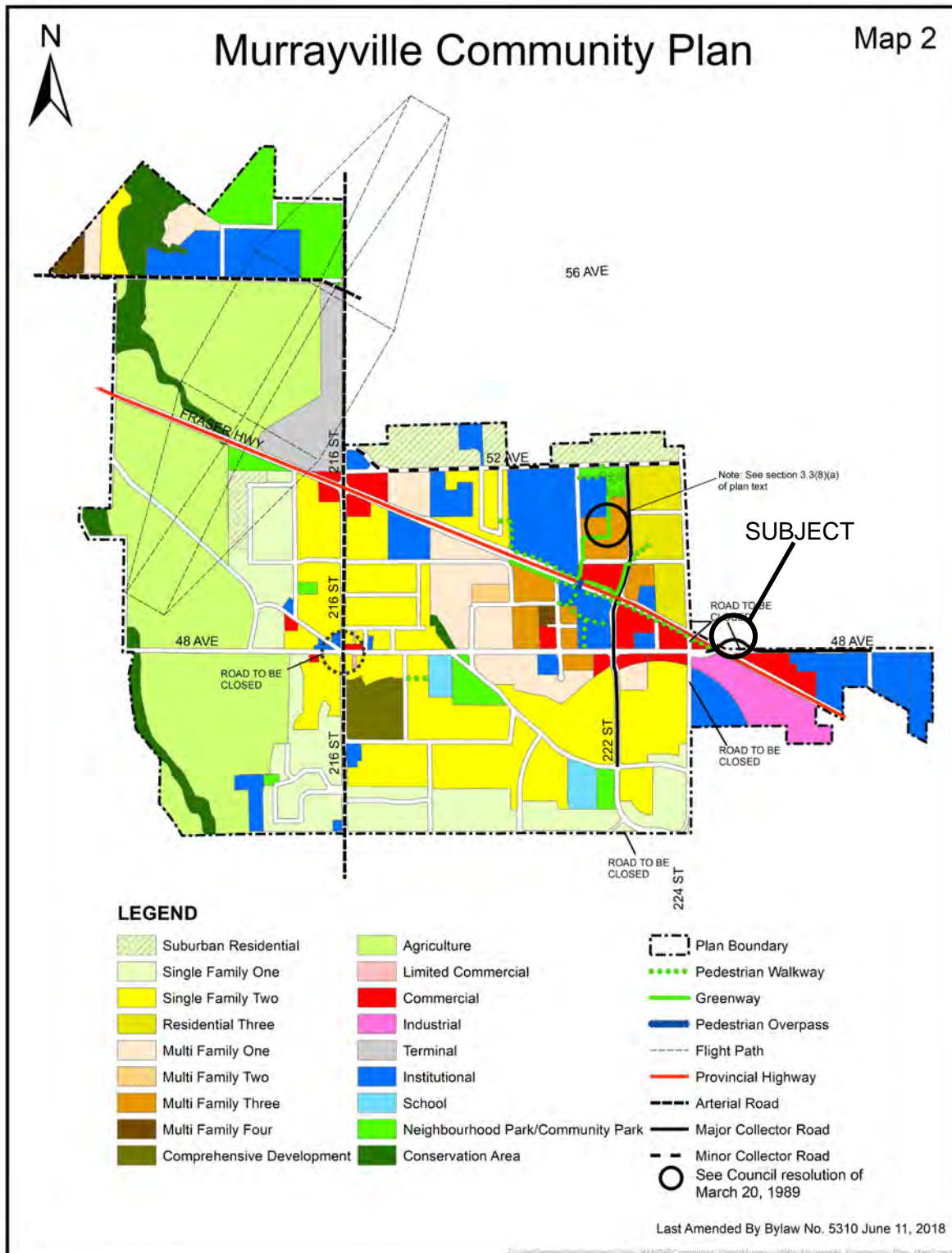
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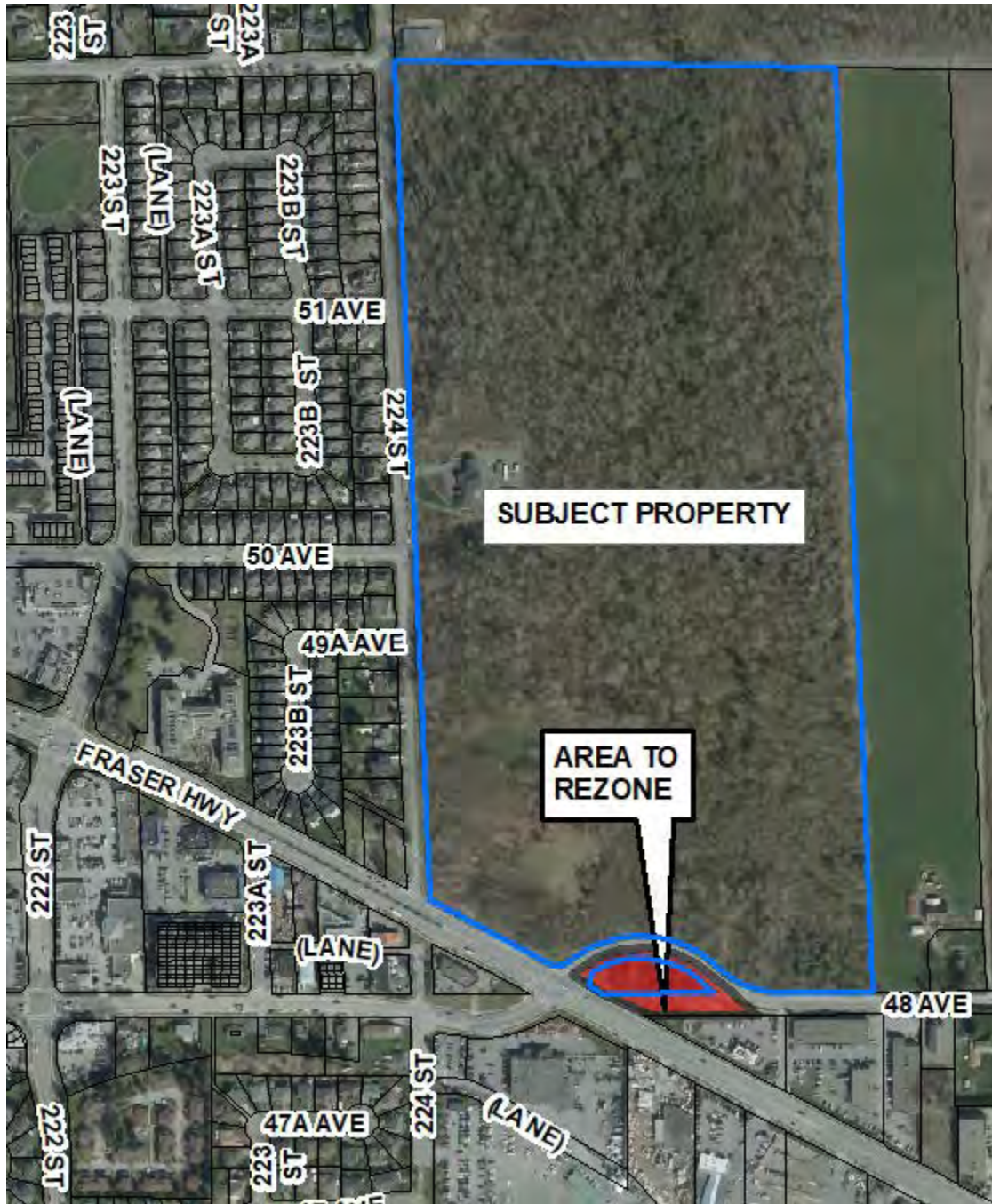
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**ZONING BYLAW NO. 2500**



OFFICIAL COMMUNITY PLAN AMENDMENT AND  
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(662834 BC LTD. / TOWNSHIP OF LANGLEY / 5028 – 224 STREET)  
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PRELIMINARY SITE PLAN

OFFICIAL COMMUNITY PLAN AMENDMENT AND  
 REZONING APPLICATION NO. 100086  
 (662834 BC LTD. / TOWNSHIP OF LANGLEY / 5028 – 224 STREET)  
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**Reference:**

<b>Owners :</b>	662834 BC Ltd. Arvind Nair 11894 – 83 Avenue Delta, BC V4C 2H5  Township of Langley 20338 – 65 Avenue Langley, BC V2Y 3J1
<b>Agent:</b>	Township of Langley Scott Thompson 20338 – 65 Avenue Langley, BC V2Y 3J1
<b>Legal Description:</b>	Portion of: Parcel D (L84696E) of Parcel C (33858C), Southwest Quarter Section 5 Township 11 New Westminster District PID: 013-258-770 and Unconstructed Road Immediately South
<b>Location:</b>	5028 – 224 Street
<b>Area:</b>	0.24 ha (0.6 ac) Portion of a 31 ha (76 ac) Parcel; and 0.21 ha (0.5 ac) Unconstructed Road.  Total Area: 0.45 ha (1.1 ac)
<b>Existing Zoning:</b>	Rural Zone RU-3
<b>Proposed Zoning:</b>	Service Commercial Zone C-3
<b>Regional Growth Strategy:</b>	General Urban; within Urban Containment Boundary
<b>Official Community Plan:</b>	Urban
<b>Rural Community Plan:</b>	Agricultural/Countryside
<b>(Existing)</b>	
<b>Murrayville Community Plan:</b>	Commercial
<b>(Proposed)</b>	
<b>Agricultural Land Reserve:</b>	In the Agricultural Land Reserve (conditional approval for exclusion)

### **BACKGROUND/HISTORY:**

The Township of Langley realigned 48 Avenue at Fraser Highway in 2010 which resulted in a 0.24 ha (0.6 ac) portion of an ALR property (5028 – 224 Street) being separated from the remainder of the site by the new 48 Avenue alignment. The original 48 Avenue east of Fraser Highway was closed (Bylaw No. 4849) and is proposed to be consolidated with the orphaned portion of the subject property (creating an overall 0.45 ha (1.1 ac) new lot) in accordance with the agreement between the land owner and the Township of Langley to achieve the new alignment of 48 Avenue. The Agricultural Land Commission has granted conditional approval of the exclusion application for the subject lands (Attachment B).

### **DISCUSSION/ANALYSIS:**

The Township of Langley has applied on behalf of 662834 BC Ltd. to rezone an approximate 0.24 ha (0.6 ac) portion of the 31 ha (76 ac) parcel of land located at 5028 – 224 Street and the unconstructed road allowance immediately south from Rural Zone RU-3 to Service Commercial Zone C-3. The proposal requires an amendment to the Rural Plan boundary and the Murrayville Community Plan to include the site within the Murrayville Community Plan area. The site is proposed to be designated “Commercial” and to be included in a mandatory development permit area to provide Council the opportunity to review the form and character of any subsequent development.

### **Surrounding Land Uses:**

The site is located on the edge of Murrayville. That portion of 5028 -224 Street north of 48 Avenue is used for rural residential purposes and occupied by a house fronting 224 Street. The orphaned portion of the subject site is currently vacant. Surrounding land uses include the following:

- North: 48 Avenue, beyond which is the 30.5 ha (75 ac) parent lot used for rural residential purposes located in the Agricultural Land Reserve, designated “Agriculture/Countryside” in the Rural Plan and zoned Rural Zone RU-3 (minimum lot size 8.0 hectares/19.8 acres).
- East: Commercial uses with various tenants including Tim Hortons, Precision Auto, Bottle Depot etc., designated “Commercial” in the Murrayville Community Plan and zoned Service Commercial Zone C-3.
- South: Fraser Highway, beyond which are properties designated “Industrial” in the Murrayville Community Plan and zoned Industrial Zone M-1B.
- West: Fraser Highway, beyond which is a commercial property accommodating McDonald Realty, zoned Community Commercial Zone C-2 and designated “Commercial” in the Murrayville Community Plan.

### **Proposed Rural Plan and Murrayville Community Plan Amendments:**

The subject site is currently designated “Agriculture/Countryside” in the Rural Plan and “Urban” in the Langley Township Official Community Plan. To accommodate the proposed commercial uses, the site must be removed from the Rural Plan, added to the Murrayville Community Plan, designated as “Commercial”, and included in Development Permit Area B.

OFFICIAL COMMUNITY PLAN AMENDMENT AND  
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The 2010 realignment of 48 Avenue isolated the 0.45 ha (1.1 ac) subject lands adjacent to the commercial uses along Fraser Highway, creating a logical boundary to and extension of the commercial uses. The proposed commercial use will have limited impact on the agricultural uses to the north as it is separated by an arterial roadway. The subject lands are proposed to be excluded from the Agricultural Land Reserve as a component of this development application (ALC granted conditional approval in 2007 - See Attachment B).

#### **Zoning Amendment:**

The subject site is currently zoned Rural Zone RU-3. Bylaw No. 5410 proposes to rezone the orphaned portion of the site and the adjacent former 48 Avenue road alignment to Service Commercial Zone C-3, consistent with the proposed "Commercial" designation in the Murrayville Community Plan. Detailed on-site development parameters, including on-site landscaping, will be established at time of a future Development Permit application.

As the subject lands are currently in the ALR and subdivision of the proposed 0.24 ha (0.6 ac) lot cannot occur until the proposed Service Commercial C-3 Zone is in place, Ministry of Agriculture approval of the subject rezoning bylaw is required and had been included as a development prerequisite.

#### **Development Permit:**

The current development application consists of a rezoning proposal only and a Development Permit will be required in conjunction with any future development application. The site is proposed as a mandatory Development Permit area to provide Council the opportunity to review the form, character and siting of the project. The subject site will be included in Development Permit Area 'B' in the Murrayville Community Plan (see Attachment A). The applicant will be required to provide parking and on-site landscaping in accordance with the Zoning Bylaw and contribute to the construction of the pedestrian overpass over Fraser Highway at time of a future Development Permit application.

#### **Agricultural Land Reserve:**

The subject site is located within the Agricultural Land Reserve (ALR). Approval for exclusion from the ALR, subject to conditions, was granted July 19, 2007 by Resolution #336/2007 (Attachment B).

#### **Official Community Plan Consultation Policy:**

As the proposed rezoning to accommodate service commercial uses does not include any residential units, the School District was not consulted as part of this application. Staff recommends that Council consider the consultation completed consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

Council's Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's waste management plans.

#### **Public Consultation:**

The application was made prior to adoption of the Developer Held Public Information Policy No. 07-164, and is therefore not subject to the policy. Staff note that if Council advances the subject application, a Public Hearing will be required with notification including newspaper advertisement, mail-outs, and on-site signage consistent with Provincial statute as well as Township bylaws and policies.

**Servicing:**

A 20 m wide road dedication is required to accommodate the completed realignment of 48 Avenue, along with corner truncations at Fraser Highway and 48 Avenue. A right of way is required over the approximately 970 m<sup>2</sup> (10,440 ft<sup>2</sup>) detention pond that has been constructed on the north side of 48 Avenue (as part of the 48 Avenue realignment project). The dedication and right of ways are consistent with the Township's agreement with the owner (662834 BC Ltd.). Restrictive covenants are required as a condition of rezoning to prohibit access to Fraser Highway, prohibit clearing the site until a Tree Protection and Replacement Plan has been accepted by the Township and to prohibit issuance of a Building Permit until entering into a Servicing Agreement to secure the necessary road and utility upgrades/extensions to the subject site. The applicant is required to provide full municipal services to the site and to confirm the adequacy of existing services, in accordance with the Township's Subdivision and Development Servicing Bylaw, at time of Building Permit.

**Access:**

The site currently has access via a driveway on 48 Avenue, constructed in conjunction with the road realignment. Site access and egress will be determined in conjunction with future development of this site, as required. Registration of a restrictive covenant prohibiting access to Fraser Highway is noted as a condition of rezoning. Parking on the site will be considered in accordance with the Zoning Bylaw at time of a future Development Permit application.

**Landscaping:**

Detailed landscape plans will be addressed in accordance with the Zoning Bylaw as a requirement for any development of the site at time of a future Development Permit application. As part of the 48 Avenue realignment project, a sidewalk and boulevard plantings were installed along Fraser Highway and 48 Avenue.

**Tree Protection/ Replacement:**

Detailed tree protection and replacement plans will be completed at time of a future Development Permit application for any development of the site. As a condition of rezoning, registration of a restrictive covenant is required prohibiting clearing of the site until such time as a final tree protection and replacement plan has been accepted by the Township.

**Environmental Considerations:**

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

**Transit:**

Transit service (bus 503) is provided along Fraser Highway south of the site. Additionally, the C-61 bus route is available approximately 500m to the west at 48 Avenue and 222 Street.

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**POLICY CONSIDERATIONS:**

Amendments to the Rural Plan, Murrayville Community Plan and the zoning of the subject site will complete the 48 Avenue realignment project. The proposal complies with the land use designations of the Official Community Plan and Metro Vancouver Regional Growth Strategy. The subject site has been conditionally approved for exclusion from the Agricultural Land Reserve. Designation of the property as a mandatory Development Permit Area will provide Council the opportunity to review the form, character and siting of any future development on the subject property. Staff recommend that Council give first and second reading to Bylaws Nos. 5409 and 5410 (subject to seven (7) development prerequisites) and authorize staff to schedule the required public hearing.

Respectfully submitted,

Daniel Graham  
 DEVELOPMENT PLANNER  
 for  
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Excerpt from the Murrayville Community Plan - Development Permit Area B (Commercial and Institutional Development Permit Areas)
ATTACHMENT B	ALC Approval Resolution # 336/2007

3781  
20/7/98

- (7) In accordance with Council's resolution of March 20, 1989, the Travellers' Hotel 20/07/98 property located at 21628 - 48th Avenue and legally described as Lot 1, Section 31, Township 10, NWD Plan LMP 34386 is designated as Limited Commercial subject to a heritage revitalization agreement being entered into pursuant to Section 966 of the Municipal Act.

### **3.6 Commercial and Institutional Development Permit Areas**

- (1) Commercial areas along the Fraser Highway and 56th Avenue are designated development permit areas under Section 945(4)(e) of the Municipal Act to establish objectives and provide guidelines for the form and character of development. These areas are shown as Development Permit Area B on Map 3.

The objective of this development permit area designation is to ensure attractive commercial development along major roads and to reduce conflict with adjacent uses. The development permit guidelines for this area are:

- a) Buildings should be sited to consider adjacent development and to provide for pedestrian and traffic movement to adjacent properties.
  - b) Buildings in areas adjacent to residential development should be low profile to reduce visual impacts on nearby homes.
  - c) Buildings should be sited and designed so that sun penetration to roads and adjacent properties is maximized.
  - d) Building elevations that are visible from adjacent roads, walkways or properties should be improved by painting, architectural details, landscaping or screening.
  - e) Landscaping shall be required to enhance the appearance of the development and to screen parking, loading and outdoor storage areas from adjacent roads, residential and institutional uses and other commercial uses. A 5 m wide landscaped area and a fence shall be provided adjacent to all areas designated for residential development in this plan. A landscaping plan shall be submitted as part of a development permit application.
- (2) Commercial areas on 48th Avenue, the civic core area and institutional areas north of the Fraser Highway are designated development permit areas under Section 945(4)(e) of the Municipal Act to establish objectives and provide guidelines for the form and character of development. These areas are shown as Development Permit Area C on Map 3.

The objective of the development permit area designation is to promote the development of an attractive institutional and commercial area. The development permit guidelines for this area are:

- a) Buildings should be constructed so that front elevations are oriented toward the street to integrate commercial development with surrounding uses and to create a pedestrian-oriented environment.
- b) Building elevations that are visible from adjoining or nearby streets, walkways or adjacent land uses should be improved by painting, architectural details, landscaping or screening.
- c) The use of "untreated" concrete or "unfinished" metal or aluminum as a final building finish shall not be permitted. Building materials and building massing shall support the creation of a pedestrian oriented and attractive environment and shall be compatible with and complimentary to adjacent buildings in the civic core.
- d) Consideration should be given to the provision of a covered walkway along the building frontage. Continuous weather protected walkways shall be encouraged between public streets, buildings and parking areas. Building entrances should also have weather protected areas.
- e) Landscaping shall be required to enhance the appearance of buildings and to screen parking, loading and storage areas from adjacent residential and institutional uses and roads. A 5 m wide landscaped area and a fence shall be provided adjacent to all areas designated for residential development in this plan. A landscaping plan shall be submitted as part of a development permit application and take into account the civic core development guidelines.
- f) Signs should be designed so that they are compatible with buildings.
- g) Buildings should be designed and sited so that sun penetration to roads and adjacent properties is maximized.
- h) Individual access onto 48th Avenue and 222nd Street should be limited.
- i) Walkways should be provided in appropriate locations to ensure safe and convenient access to and from adjacent development and parking areas. Walkways should be lighted to improve security.

(3) *deleted by Bylaw 4833 November 29, 2010*

### **3.7 Industrial Policies**

- (1) Industrial enterprises shall be confined to the area designated as Industrial on Map 2
- (2) Smaller repair and service facilities, particularly those with a retail component, may, subject to zoning regulations, be located in areas designated Commercial.





H.1  
**ATTACHMENT B**  
Agricultural Land Commission  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604-660-7000  
Fax: 604-660-7033  
www.alc.gov.bc.ca

July 19, 2007

Reply to the attention of Jennifer Carson  
ALC File: #O - 37478

Township of Langley  
20338 - 65th Avenue  
Langley, BC V2Y 3J1

RECEIVED  
FILE NO. \_\_\_\_\_  
JUL 27 2007  
ENGINEERING  
TOWNSHIP OF LANGLEY

Attention: Alanna Dean

Dear Madam:

Re: Application to Exclude land from the Agricultural Land Reserve  
Your File #AL100106

Please find attached the Minutes of Resolution # 336/2007 outlining the Commission's decision as it relates to the above noted application.

The Commission will advise the Registrar of Land Titles that the property has been excluded from the ALR when it has received confirmation that the conditions of approval have been met.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan. It will also confirm for the Registrar the area excluded from the ALR.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: 662834 BC Ltd - 14935 - 83A Avenue, Surrey, BC V3S 7S2

Enclosure: Minutes/Sketch Plan

JC/lv  
37478d1

RECEIVED  
FILE NO. \_\_\_\_\_  
JUL 30 2007  
OPERATIONS  
TOWNSHIP OF LANGLEY

RECEIVED  
AUG 21 2007  
PLANNING & DEVELOPMENT  
TOWNSHIP OF LANGLEY



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on July 9, 2007 in Langley, B.C.

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Tony Pellett	Staff
	Jennifer Carson	Staff

### For Consideration

Application: # O - 37478  
 Applicant: Township of Langley  
 Proposal: To exclude a 0.6 ha portion of the property. The proposed exclusion consists of the area required for the realignment of 48 Avenue (on the north side of Fraser Highway), and the 0.25 ha portion of the site located between the current and proposed alignments of 48 Avenue. An application has also been submitted for an accompanying non-farm use for a storm water detention pond.  
 Legal: PID: 013-258-770  
 Parcel "D" L84696E of Parcel "C" (Plan with Charge Deposited 33858C), South West 1/4, Section 5, Township 11, New Westminster District  
 Location: 4878 - 224 Street, Langley

### Site Inspection

A site inspection was conducted on July 9, 2007. Those in attendance were:

- Sylvia Pranger                      Chair, South Coast Panel
- Michael Bose                      Commissioner
- John Tomlinson                    Commissioner
- Tony Pellett                      Staff
- Jennifer Carson                    Staff

Alana Dean from the Township of Langley confirmed that the staff report dated June 25, 2007 was received and no errors were identified. The Commission viewed the property and the intersection to be improved by the application and understood the need for realigning the road to mitigate issues of public safety.

### Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

## **Discussion**

### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission believes the proposal would not adversely impact existing or potential agricultural use of surrounding lands.

### **Assessment of Other Factors**

During their viewing of the site, the Commission understood the need for the road to be realigned in order to improve public safety on the intersection. The area of the ALR that will be isolated from the rest of the ALR should also be excluded as it is a small area, is completely isolated from the rest of the ALR and the adjacent properties are smaller non-agricultural lots.

### **Conclusions**

1. That the proposal will not adversely impact agriculture.
2. The proposal will mitigate public safety concerns.

### **IT WAS**

**MOVED BY:** Commissioner Pranger

**SECONDED BY:** Commissioner Tomlinson

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

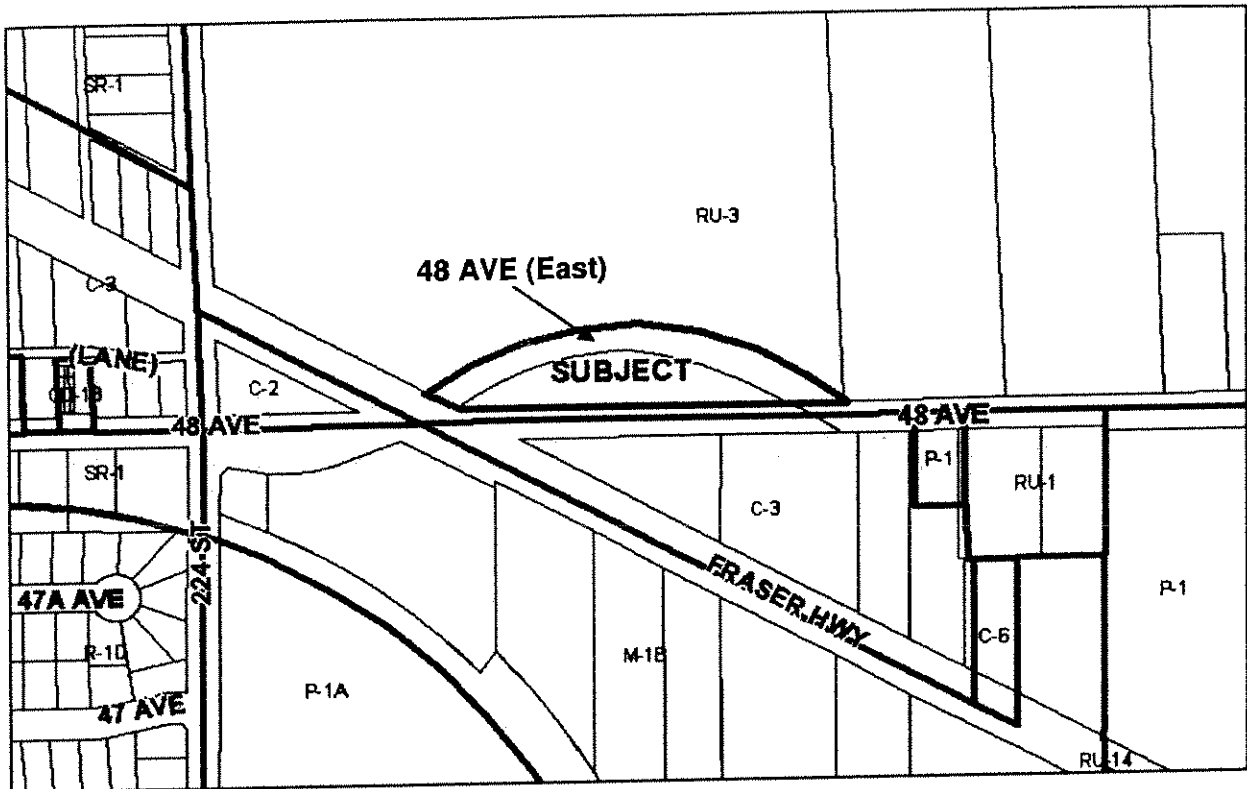
- Topsoil from the area for the proposed road be salvaged and made available for the parent parcel from which the land is being extracted.
- the preparation of a subdivision plan to delineate the area to be excluded per the drawing submitted with the application
- the subdivision be in substantial compliance with the plan submitted with the application
- the subdivision must be completed within three (3) years from the date of this decision.

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.

### **CARRIED**

**Resolution # 336/2007**

ZONING BYLAW NO. 2500



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**From:** Russell, Kelsey-Rae ALC:EX [<mailto:KelseyRae.Russell@gov.bc.ca>]

**Sent:** Tuesday, May 30, 2017 11:08 AM

**To:** Caren Roche <[croche@tol.ca](mailto:croche@tol.ca)>

**Subject:** RE: ALC File No. 0-37478

Hi Caren,

Thank you for the update on this file. The ALC is prepared to grant an extension until June 1<sup>st</sup>, 2019.

Let me know if you have any further questions.

Regards,

**Kelsey-Rae Russell**

Land Use Planner, South Coast  
Agricultural Land Commission

4940 Canada Way, Burnaby BC. V5G4K6

**T** 604.660.7012 | **F** 604.660.7033

**E** [KelseyRae.Russell@gov.bc.ca](mailto:KelseyRae.Russell@gov.bc.ca) | [alc.gov.bc.ca](http://alc.gov.bc.ca)