



# Delegation Request To Appear Before Township Council

I/we would like to appear as a delegation at the Council meeting on

**Monday February 11, 2019**

(Council meeting date requested)

at the ►

- ☒ 4:00pm Regular Afternoon Meeting  
☐ 7:00pm Regular Evening Meeting

Name of delegate or organization wishing to appear

**Kal Bains / Supana Properties Ltd**

## 1 Topic

The topic of discussion is (be specific, provide details, and attach additional information, if required)

**Request to alter or remove the no build covenant on PID 030-280-826 so that owner may build one single family home serviced by city water (at property) and private septic field. This property is located in the Glenwood neighbourhood of the Brookwood OCP adopted in 2017. This area is not being developed as per TOL Council direction, the other 3 are: Rinn, Booth, Fernridge. Glenwood could be 20 years**

## 2 Additional Information

Purpose of presentation

- ☐ Information only ☐ Request letter of support ☐ Request funds ☒ Other

Desired resolution

**Alter or remove the no build covenant on PID 030-280-826 so owner can build one home.**

Activities to date relative to the matter

**Discussions/emails with Mayor Jack Froese, Robert Knall, Ramin Safei**

## 3 Meeting Location

Fraser River Presentation Theatre, 4<sup>th</sup> Floor  
 Township of Langley Civic Facility  
 20338 - 65 Avenue, Langley, BC V2Y 3J1

Office use only

☐ Approved ☐ Declined ☐ Other

Applicant informed



February 6, 2019

Kal Bains

s.22(1)

**RE: *No Build Covenant***

**Registration Number: CA6381652**

**Registration Date and Time: 2017-10-19**

**Registered Owner: THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**Parcel Identifier: 030-280-826**

**Legal Description:**

**LOT 1 SECTION 14 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN EPP71415**

Dear Respected Mayor Jack Froese and Council Members,

My name is Kal Bains and I am the owner of the above-mentioned property. It is owned under my company name Supana Properties Ltd. I purchased the property with the full knowledge of the no build covenant and that it can be removed upon bringing services to the property on October 19, 2017. However, 3 days after I purchased the property the TOL passed the new Brookwood OCP and directed TOL staff to commence NCP planning for 3 of the 4 areas of the Brookwood Plan; Rinn, Fernridge, and Booth.... not Glenwood. This property is located in Glenwood.

With my consultation with city staff it was understood that the whole of Brookwood would be developed at once; however, on Monday October 23, 2017 the NCP phasing was approved. Now, I am the owner of 3 acres of land that I am not allowed to bring services to because of the new NCP strategy that was not a part of the 1987 plan.... I was also advised by Township staff on Friday Oct 19, 2017 that no further applications will be taken for subdivision based on the 1987 plan after May 2017... and then on Monday October 23 they changed that date to October 23, 2017 4pm. I could have applied for a subdivision of the 3 acres on the 19<sup>th</sup> or 23<sup>rd</sup> of October and then this phasing would not have affected me.

This NCP phasing strategy is causing me financial hardship. The timeline for development has obviously been extended for the development of Glenwood. Rather than being a 3-5-year development plan it is going to be much longer than that... I have been told by some close to 10 years. I am paying full taxes like my neighbours but don't have full use of my property as my neighbours do. Due to the extended development plan for Glenwood, my wife and I have decided to build a family home on the property and move in and sell our principle residence in Delta which is on the market. We can not afford to continue paying 9% interest

only on our land in question through a private lender. A bank will only fund our property if we have a home on it. The private lender route was taken as the plan was to develop or sell the property and a 2 year time line was projected. However, council's decision to not go ahead with planning in Glenwood has extended the timeline and no developers are interested in the property, as is evident from the no sale for 16 months. The only option for us is to build a home and move onto the property and selling our Delta property.

**Hence, I am asking council to please consider removing the no build covenant (or alter it) to allow one single family home serviced by city water (at property line) and a private septic field.** No trees will be touched on the property to build this home as 2/3 of the property is free of any trees. I think the majority of my neighbours are in support of a family living on the property rather than leaving it uninhabited. I have spent almost \$5000 over the past 2 years removing garbage being dumped onto the property. It would also be safe for the property to be lived on with respect to the elementary school 2 blocks away. Our neighbours to all 4 sides have single family homes serviced by well/septic... allowing me to do the same will be the norm not the anomaly.

I would like to thank each and every one of you for taking the time and effort in reading this submission and am hoping that you understand the positive impact this covenant removal will have on our family.

Best regards,

Kal Bains