



## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** OCTOBER 4, 2021 – REGULAR MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** REZONING APPLICATION NO. 100589  
 (NEUFELD / 5759 – 240 STREET)

**REPORT:** 21-111  
**FILE:** 11-09-0033

### RECOMMENDATION:

**That** Council consider the information contained in this report and give first and second reading to Bylaw No. 5717, subject to 11 development prerequisites, as outlined in the June 14, 2021 Report to Council (Report: 21-68) being completed prior to final reading; and that staff be authorized to proceed with the next steps, including the scheduling of a public input opportunity.

### EXECUTIVE SUMMARY:

At its Regular Meeting held on July 26, 2021, Council considered first and second reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) related to land located at 5759 – 240 Street from Rural Zone RU-1 to Suburban Residential Zone SR-1, to facilitate a residential development consisting of 39 rural single family lots.

Council did not grant first and second reading, but rather passed the following resolution:

*“That 1st & 2nd reading be deferred for a staff report and presentation to Council to consider the history, rural character, and development of the entire Tall Timbers area, to properly review and consider the substantial public input for trail connections, additional tree and wildlife protection and other community improvements; and further to provide more time for members of Council to properly consult with staff on this proposal.”*

Based on Council direction, this report brings forward for Council's consideration requested information as well as material included in the June 14, 2021 Report to Council (Attachment A).

### PURPOSE:

This report is in response to Council direction and aims to provide information regarding history, rural character, and development of the Tall Timbers area, trail connections, tree and wildlife protection, and other community improvements.

## **BACKGROUND/HISTORY:**

At its Regular Meeting held on July 26, 2021, Council considered first and second reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots and resolved as follows:

*“That 1st & 2nd reading be deferred for a staff report and presentation to Council to consider the history, rural character, and development of the entire Tall Timbers area, to properly review and consider the substantial public input for trail connections, additional tree and wildlife protection and other community improvements; and further to provide more time for members of Council to properly consult with staff on this proposal.”*

A June 14, 2021 Report to Council (Attachment A) includes additional information as well as the subject bylaw and previously established proposed development prerequisites for Council's consideration.

## **DISCUSSION/ANALYSIS:**

Information regarding history, rural character, development of the Tall Timbers area, trail connections, tree and wildlife protection, and other community improvements is outlined in the sections below.

### **Tall Timbers Area**

Based on historic land development and marketing gathered, the area referenced as Tall Timbers is generally bounded by 61 Avenue, 56 Avenue, 236 Street and 232 Street (Attachment B). Utilizing a post-ALR timeframe for the lands, the following sections provide summary information relating to land use regulations and development leading to the current zoning, land use designation, and application status.

### Rural Character / Plan Designations

The rural character of the lands has been recognized historically as designated in the following chronological Planning documents.

#### **1979 Official Community Plan**

Rural Residential / Agricultural (Sec. 3.0): “country estate” rural residential form that developed throughout the Municipality, although concentrations of this type of development are found in the Salmon River Uplands and Western Langley. This latter form has typically occurred at densities of less than one dwelling unit per acre’.

#### **1993 Rural Plan**

Salmon River Uplands (Sec. 5.7.1): ‘The Salmon River Uplands shall be maintained for rural residential and agricultural uses. A more detailed plan will be prepared setting out policies for future growth, subdivision and agriculture in this area.’

#### **2016 Official Community Plan**

Rural Plan (Sec. 2.2.6): ‘Areas designated as Rural are intended to maintain the existing rural residential character of the area. Rural residential development and agricultural uses are

permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission. Development at gross densities based on the current Zoning Bylaw is permitted within the Salmon River Uplands area as defined in the Rural Plan, subject to the approval of the Agricultural Land Commission where applicable.'

### Agricultural Land Commission (ALC) / Land Use Contract (LUC) 93

Based on available information from the Agricultural Land Commission (ALC), the subject lands were 'included within the Agricultural Land Reserve Plan of the Central Fraser Valley Regional District as designated by the Provincial Agricultural Land Commission on the 24<sup>th</sup> day of April 1974.'

The existing Tall Timbers subdivision ('Lot 32' – Attachment C) of 14.69 ha (36.3 ac) was subsequently removed from the ALR in 1977. A Land Use Contract (LUC 93) (and subsequent amendments) facilitating the current approximate one-third acre (1300 m<sup>2</sup> / 13,993 ft<sup>2</sup> / .32 ac) subdivision on 'Lot 32' was finalized in 1979. The first phase of 36 lots (Attachment D) received final approval in 1979 with the second phase of 40 lots approved in 1983 (Attachment E).

LUC 93 (as amended) also provided for agricultural uses on the 43.97 ha (108.6 ac) northern portion of 'Lot 31' and a golf course on the southerly 18.12 ha (44.77 ac) of a 'hooked' 'Lot 31'.

LUC 93 (as amended) was removed from the 'Lot 31' lands (total 62 ha (153 ac)) on August 7, 1980 and the lands were subsequently considered by Council for exclusion from the ALR in 1984 and 1985. At that time Council endorsed the exclusion from the ALR, which was subsequently granted by the provincial ALC, upon appeal, in July of 1986.

The 'Lot 31' lands were then included as part of a rezoning application advanced to Council on November 17, 1986 (Rezoning Bylaw No. 2502) proposing to rezone the 'Lot 31' lands and the property to the northwest into 183 single family lots with a 1,340 m<sup>2</sup> (0.33 ac) minimum lot size. Council supported the application in principle subject to resolution of density, design, servicing, park, open space, and development cost contribution matters.

Based on the information provided in the November 17, 1986 Report to Council, development in the Salmon River Uplands was based on a 'one-acre gross density' with minimum lot size of 3,716 m<sup>2</sup> (0.92 ac) as per the Subdivision and Development Control Bylaw at the time.

On March 16, 1987 the 1986 rezoning proposal was revised to achieve a 3,716 m<sup>2</sup> (0.92 ac) gross density by adjusting the proposal to accommodate 273 lots with a minimum lot size of 1,200 m<sup>2</sup> (0.29 ac). The proposal also included park and open space on a third property to the northwest, which was located in the ALR and subject to ALC approval (Attachment F).

Council granted first and second readings to Rezoning Bylaw No. 2502 on April 6, 1987 and denied third reading on June 1, 1987. The 'Lot 31' lands were 'unhooked' in 1984 and were included as Rural Zone (RU-1) in the Township's 1987 Zoning Bylaw.

### Current Applications

There are three (3) current development applications in the Tall Timbers area as described below.

**Neufeld / 5759 - 240 Street (18.0 ha (44.5 ac))**

1. ToL Project # 11-09-0033 / RZ100589 (Attachment G) to rezone the subject lands from the current Rural Zone (RU-1) to proposed Suburban Residential Zone (SR-1) to accommodate a rural residential development consisting of 39 rural single family lots (minimum lot size 3,716 m<sup>2</sup> (0.92 ac)). This application was advanced to Council for consideration of first and second readings on June 14, 2021 (Attachment A) with Council deferring the matter until the proponent undertook a public information meeting. Council considered the application again on July 26, 2021 and deferred the application until an in-person public hearing can be accommodated.
2. ToL Project # 11-09-0033 / SA101251 (received August 21, 2021) (Attachment H) to subdivide pursuant to the existing Rural Zone ((RU-1), minimum lot size 1.7 ha (4.2 ac)) to create a 10 lot rural residential subdivision. This application is currently under staff review and discussion with the applicant.

**Infinity / 23700 Block - 56 Avenue (43.6 ha (107.8 ac))**

3. ToL Project # 11-09-0034 / RZ100637 (Attachment I) to rezone the subject property from Rural Zone (RU-1) to Suburban Residential Zone (SR-1) to accommodate a residential development consisting of 44 rural single family lots (minimum lot size 3,716 m<sup>2</sup> (0.92 ac)). This application is pre-Council and currently under staff review.

Trail Connections

The Township's Official Community Plan (OCP) Map 12 – Recreational Greenway Plan (Attachment J) indicates a community connection east-west on 64 Avenue and a secondary community connection east-west on 56 Avenue. Although the Plan does not specify a north-south connection in the Tall Timbers area, staff as part of the development application review process have sought to secure additional connections as noted below.

With respect to the subject Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589), a walkway is proposed to connect existing Tall Timbers pedestrian facilities from the westerly extent of proposed internal roadways to an existing walkway at the southerly end of 237A Street (Attachment J). However, staff note additional trail connections are proposed as part of Infinity / 23700 block - 56 Avenue (ToL Project # 11-09-0034 / RZ100637) adjacent to the proposed north-south vehicular access to the site as well as along the Salmon River (Attachment K).

Tree Protection

The Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) requires applicants to provide: a) an Integrated Site Design Concept; b) a Tree Survey; c) a Tree Evaluation Report; and d) a complete Tree Summary Schedule. This information is prepared by an arborist or landscape architect and is informed by site conditions as well as the form of development for staff review with a summary included in the staff Report to Council.

With respect to the subject Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589) application, the tree management plan submitted by the applicant indicates that 6,281 significant trees exist on the subject site, with 2,198 proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), no replacement trees are required. Post development approximately 2,198 trees will be in place on the subject site. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township with this requirement included in the list of development prerequisites to be completed prior to final reading of the subject rezoning bylaw.



### Wildlife Protection

#### **Streamside**

Township of Langley (Township) 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 required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (Class A, Class B, Class C) which is based on channel type, water flow, and fish presence.

Although the subject Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589) does not contain any watercourses, the Infinity / 23700 block - 56 Avenue (ToL Project # 11-09-0034 / RZ100637) encompasses portions of the Salmon River, a Class A (red-coded, fish bearing) watercourse that supports populations of regionally important salmonid species including rainbow trout, coastal cutthroat trout, pink salmon, coho salmon, and chum salmon. Other fish species documented within the Salmon River include three-spined stickleback, pumpkinseed, and prickly sculpin. Accordingly, the applicant has submitted a Streamside Development Permit application to address Streamside Protection and Enhancement Development Area (SPEA) requirements.

#### **Terrestrial/Wildlife Habitats**

British Columbia is divided into 14 distinct Biogeoclimatic Zones based on vegetation, soils, and climate. The Township is located within the Coastal Western Hemlock (CWH) Biogeoclimatic Zone. The CWH zone contains the greatest diversity and abundance of habitat elements of all zones in the province with the greatest diversity of birds, amphibians, and reptiles found within the Fraser Lowland portion of this zone. Wildlife and species-at-risk and their habitats are managed under provincial and federal legislation, including the provincial Wildlife Act and federal Species-at-Risk Act. While the Township does not manage wildlife/species-at-risk, the Township requires applicants to provide wildlife/species-at-risk information as part of a streamside development permit application submission. This information requirement is to ensure proponents consider these requirements early in the development application process to inform site planning and implementation (e.g., conducting bird nest surveys prior to site clearing).

### Community Improvements

With respect to the subject Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589) application, the proponent has advanced their application based on applicable bylaw standards and available policy context including the Community Amenity Contributions (CAC) Policy. The CAC Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The Policy specifies target contribution amounts based on unit types. The applicant has reviewed the Policy and has agreed to provide the current target contribution amounts specific to this development, which are \$6,808 per single family lot for a total amount of \$265,512.

#### **Policy Considerations:**

The proposed Neufeld / 5759 - 240 Street (ToL Project # 11-09-0033 / RZ100589) rezoning will facilitate subdivision of the existing property into 39 rural single family lots. The proposed rezoning is compatible with the objectives of the Official Community Plan, Rural Plan and Metro Vancouver Regional Growth Strategy and with the proposed Suburban Residential SR-1 zoning.

REZONING APPLICATION NO. 100589  
(NEUFELD / 5759 – 240 STREET)  
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Staff recommend that Council give first and second reading to Bylaw No. 5717 subject to 11 development prerequisites as indicated in the June 14, 2021 Report to Council (Attachment A) and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Stephen Richardson  
DIRECTOR, DEVELOPMENT SERVICES  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	June 14, 2021 Report to Council
ATTACHMENT B	Tall Timbers Area
ATTACHMENT C	Plan 54464
ATTACHMENT D	Plan 57565
ATTACHMENT E	Plan 65826
ATTACHMENT F	1987 Site Layout (ToL Project # 11-09-0006 / Goodbrand)
ATTACHMENT G	Neufeld Site Layout (ToL Project # 11-09-0033 / RZ100589 / 5759 - 240 Street)
ATTACHMENT H	Neufeld Site Layout (ToL Project # 11-09-0033 / SA101251 / 5759 - 240 Street)
ATTACHMENT I	Infinity Site Layout (ToL Project # 11-09-0034 / RZ100637 / 23700 Block - 56 Avenue)
ATTACHMENT J	OCP Map 12 – Recreational Greenway Plan
ATTACHMENT K	Current Proposed Trail Network: Neufeld (ToL Project # 11-09-0033 / RZ100589) and Infinity (ToL Project # 11-09-0034 / RZ100637)

**ATTACHMENT A**

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** JUNE 14, 2021 - REGULAR MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** REZONING APPLICATION NO. 100589  
 (NEUFELD / 5759 - 240 STREET)

**REPORT:** 21-68  
**FILE:** 11-09-0033

**PROPOSAL:**

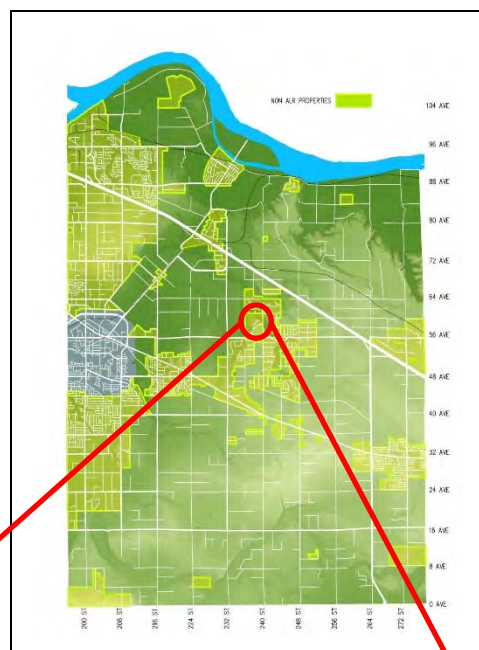
Application to rezone an 18.0 ha (44.5 ac) property located at 5759 – 240 Street to Suburban Residential Zone SR-1 to accommodate a residential development consisting of 39 rural single family lots.

**RECOMMENDATION SUMMARY:**

That Council give first and second reading to Bylaw No. 5717 subject to 11 development prerequisites being completed prior to final reading and that staff be authorized to proceed with the written submission opportunity.

**RATIONALE:**

The proposed development is compatible with the objectives of the Rural Plan.



### RECOMMENDATIONS:

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Development of a storm water management plan, including the securing and transfer to the Township of a community stormwater detention facility to serve the natural catchment area;
3. Submission of geotechnical and hydrogeological reports to confirm adequacy of the lands to support the proposed land use;
4. Submission of an erosion and sediment control plan and provision of security in accordance with the Township's Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
7. Provision of an Agricultural Land Reserve buffer;
8. Registration of restrictive covenants:
  - a. Identifying the units (minimum 5% single family lots) required to comply with the adaptable housing requirements;
  - b. For the retention and maintenance of a 15 m wide Agricultural Land Reserve buffer located along the eastern property line of the subject site;
  - c. Notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities;
  - d. Prohibiting access to 56 Avenue;
9. Registration of an exterior design control agreement (informed by a neighbourhood character study) ensuring that building design and site development standards are of high quality and compatible with other lots and development;
10. Compliance with the Community Amenity Contributions Policy;
11. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

**That** Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5717.

### EXECUTIVE SUMMARY:

Coastland Engineering and Surveying Ltd., on behalf of Houlida Neufeld, has applied to rezone an 18.0 ha (44.5 ac) property located at 5759 – 240 Street to Suburban Residential Zone SR-1 to facilitate development of 39 rural single family lots.

REZONING APPLICATION NO. 100589  
(NEUFELD / 5759 - 240 STREET)  
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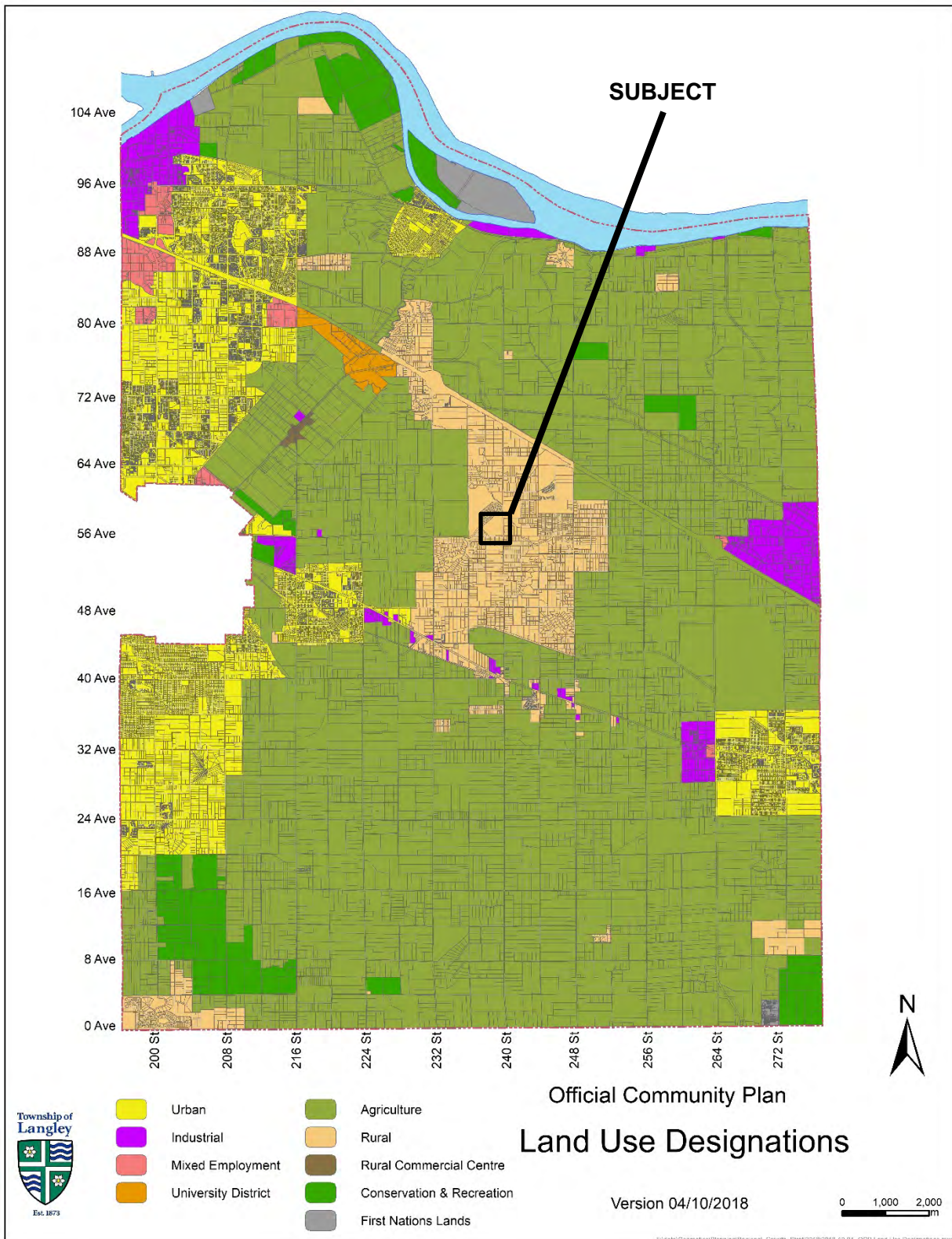
The Township's Official Community Plan (OCP) designates the subject property as Rural; a designation primarily intended to maintain the existing rural character of the area. The subject property is designated Salmon River Uplands in the Township's Rural Plan, a designation that is also intended to preserve the rural character of the area, similar to the OCP.

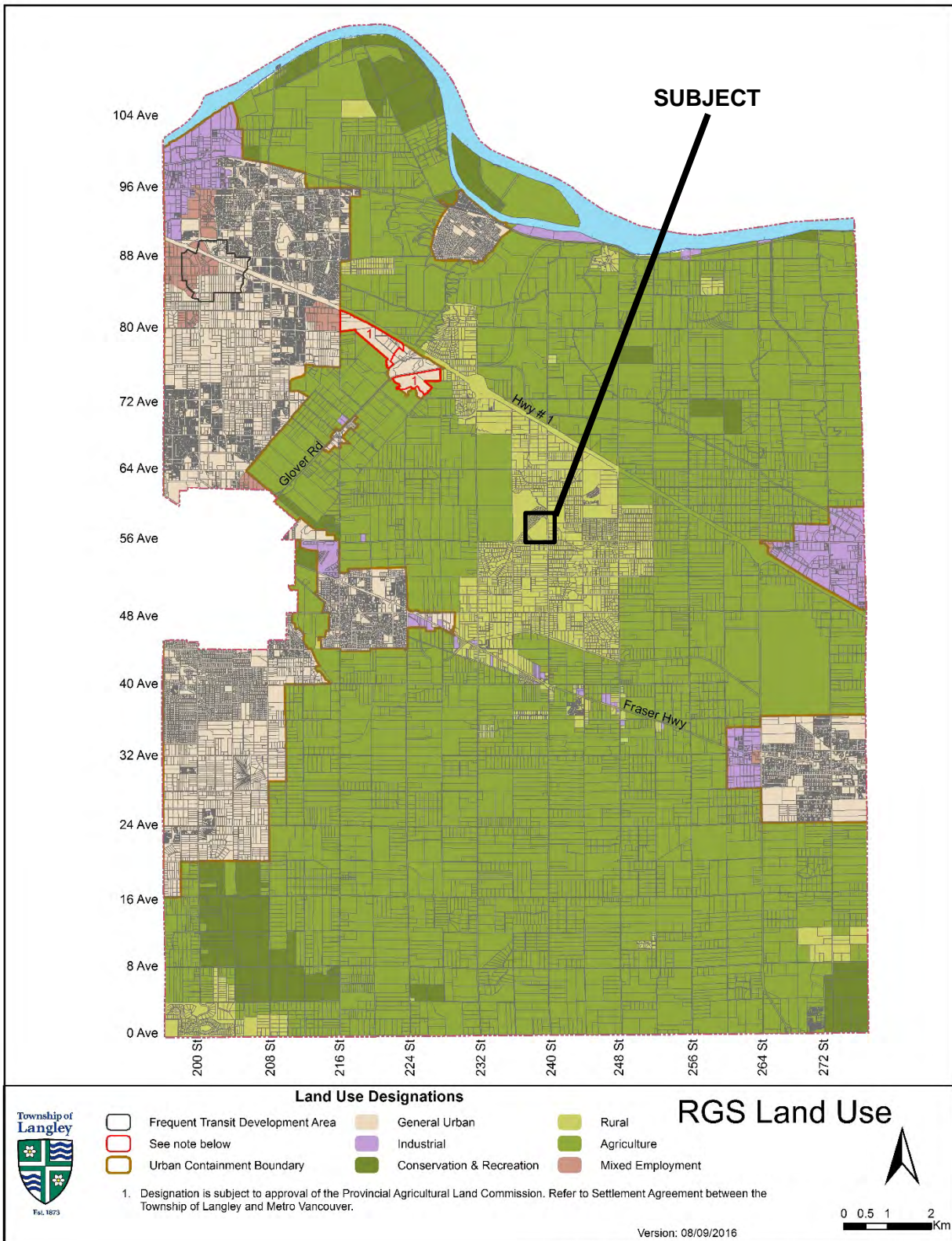
Staff recommend that Council consider the rezoning request, subject to the completion of 11 development prerequisites.

**PURPOSE:**

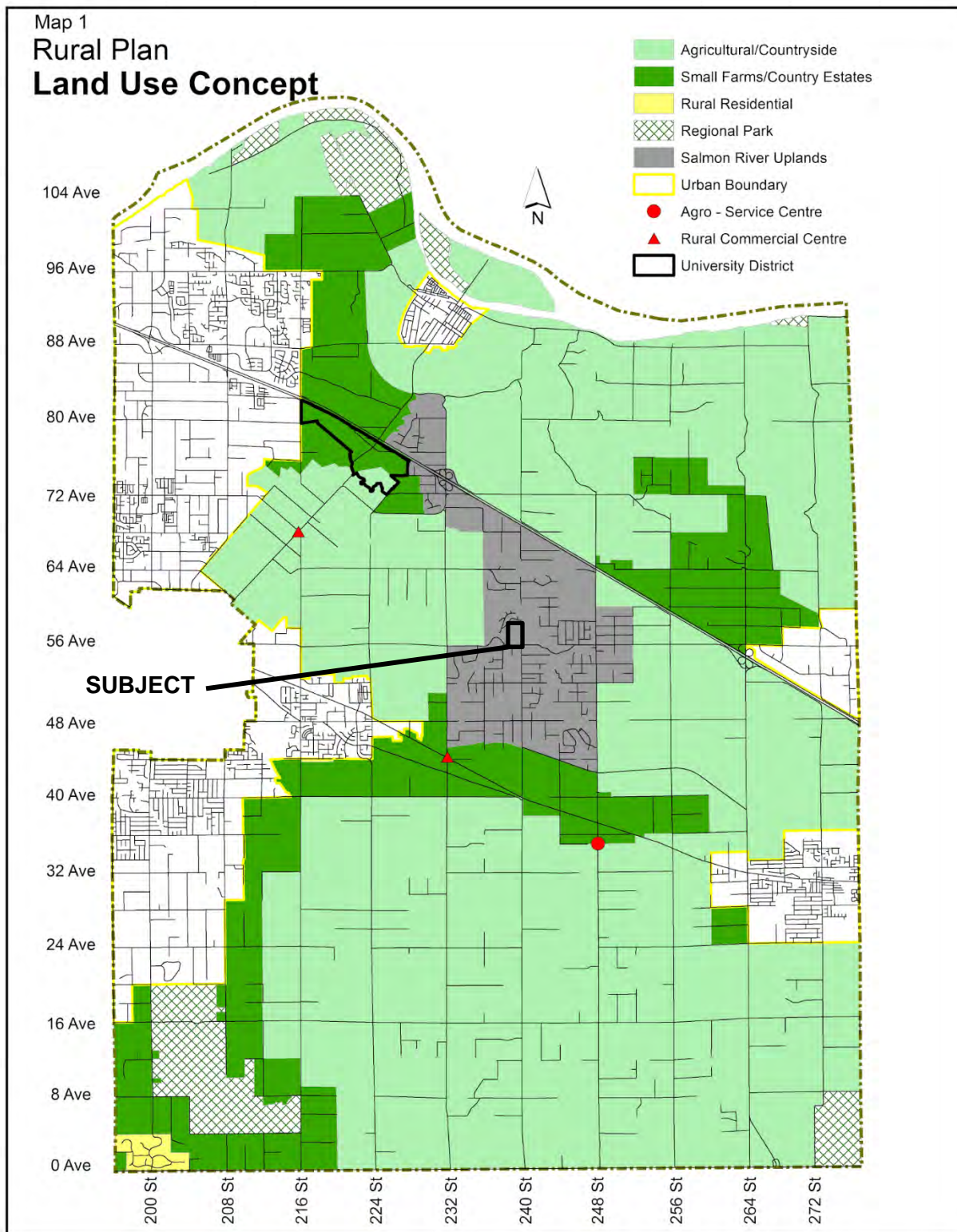
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5717.





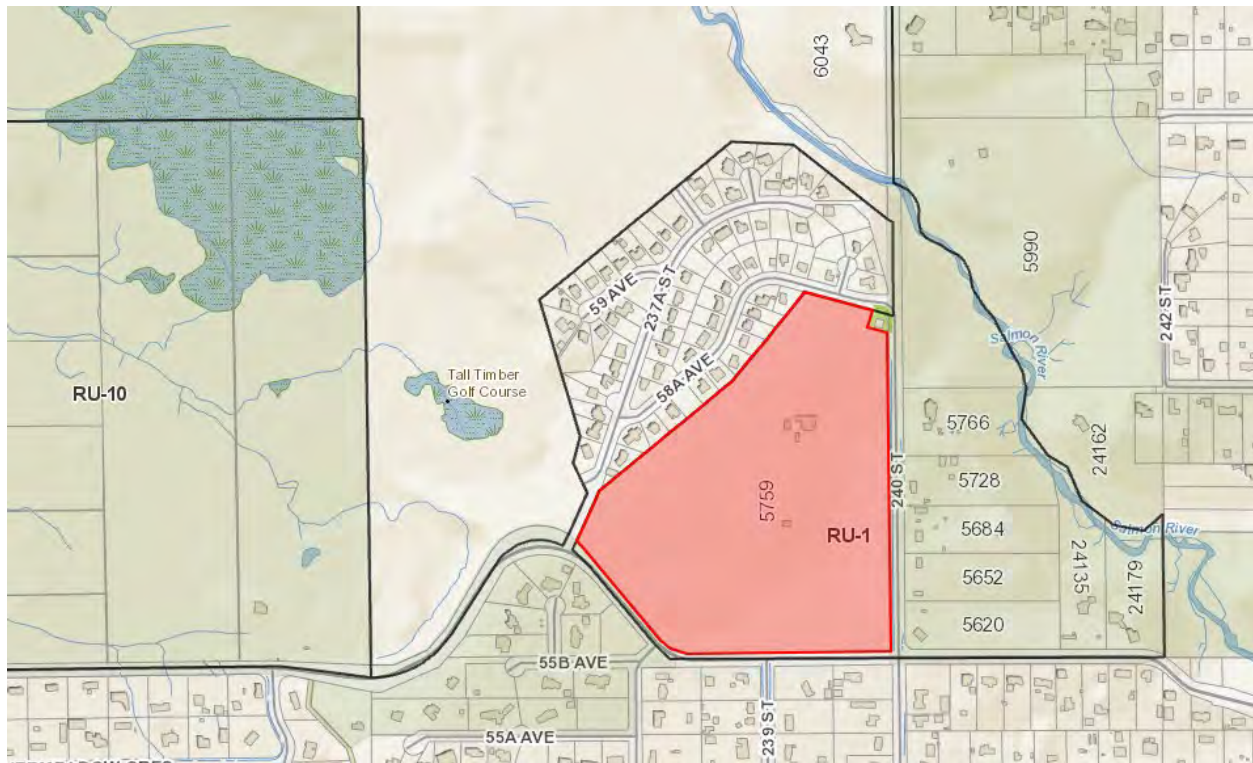






Amendment Bylaw No. 5103 - September 29, 2014



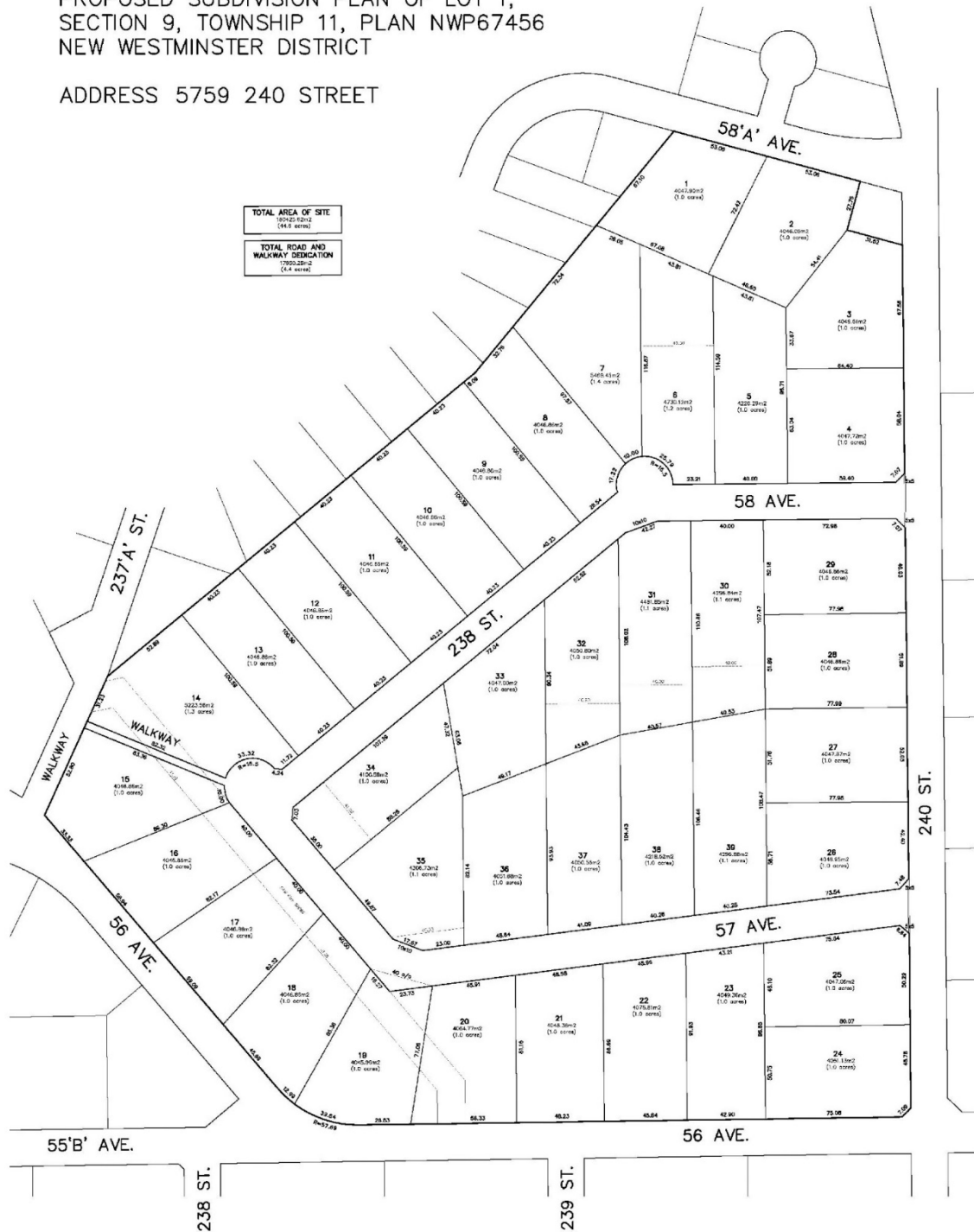


**ZONING BYLAW NO. 2500**

REZONING APPLICATION NO. 100589  
(NEUFELD / 5759 - 240 STREET)  
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PROPOSED SUBDIVISION PLAN OF LOT 1,  
SECTION 9, TOWNSHIP 11, PLAN NWP67456  
NEW WESTMINSTER DISTRICT

ADDRESS 5759 240 STREET



**Coastland**  
Engineering & Surveying Ltd.

#101, 19292 - 90 Avenue  
Surrey, B.C. V3S 3M2  
Phone: (604) 532-9700  
Fax: (604) 532-9701

PROJECT No: #2667  
LAYOUT-51  
SCALE: 1:1000  
DATE: 15 NOVEMBER, 2019

**Preliminary Subdivision Plan – SUBMITTED BY APPLICANT**

**REFERENCE:**

<b>Owners:</b>	Houlda Neufeld 5759 – 240 Street Langley, BC V2Z 2N8
<b>Applicant:</b>	Proridge Homes Ltd. 208, 8078 – 128 Street Surrey, BC V3W 4E9
<b>Agent:</b>	Coastland Engineering and Surveying Ltd. 101, 19292 – 60 Avenue Surrey, BC V3S 3M2
<b>Legal Description:</b>	Lot 1 Section 9 Township 11 New Westminster District Plan 67456
<b>Location:</b>	5759 – 240 Street
<b>Area:</b>	18.0 ha (44.5 ac)
<b>Official Community Plan:</b>	Rural
<b>Rural Plan:</b>	Salmon River Uplands
<b>Existing Zoning:</b>	Rural Zone RU-1
<b>Proposed Zoning:</b>	Suburban Residential Zone SR-1
<b>Agricultural Land Reserve:</b>	Not in ALR

**BACKGROUND / HISTORY:**

The subject property is part of the Tall Timbers neighbourhood in the Salmon River Uplands. Tall Timbers Estates (directly northwest of the subject site) was excluded from the ALR in 1977 and subdivided in 1979 and 1983 to create 76 single family lots. It is regulated by Land Use Contract 93C with underlying Suburban Residential SR-1 zoning.

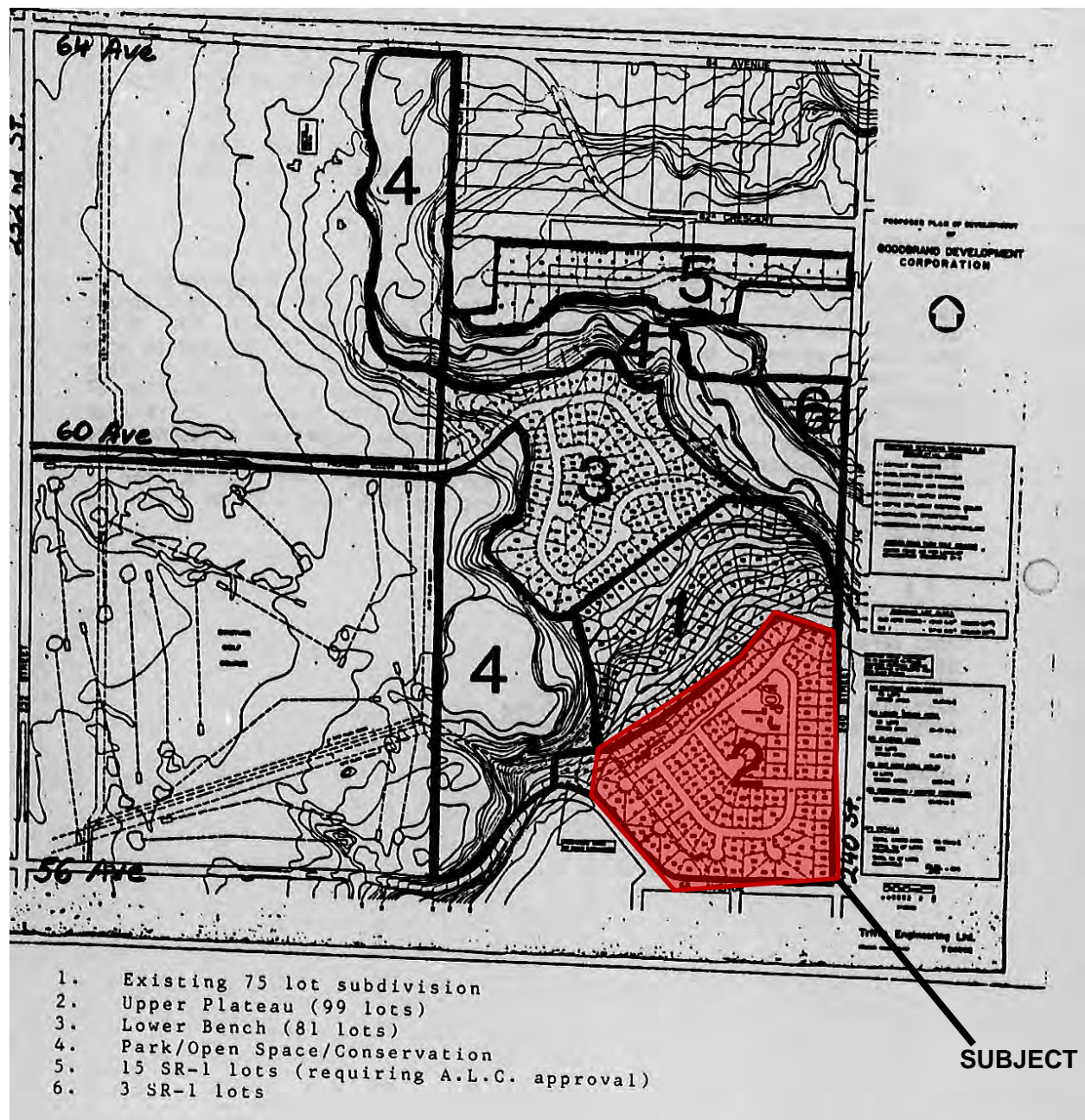
The subject site was excluded from the ALR in 1986. The subject site was included as part of a previous rezoning application advanced to Council on November 17, 1986 (Rezoning Bylaw No. 2502) proposing to rezone and subdivide the site and the property to the northwest into 183 single family lots with an 1,340 m<sup>2</sup> (0.33 ac) minimum lot size.

Based on the information provided in the November 17, 1986 Report to Council, development in the Salmon River Uplands was based on a 'one acre gross density' with minimum lot size of 3,716 m<sup>2</sup> (0.92 ac) as per the Subdivision and Development Control Bylaw at the time.

On March 16, 1987 the former rezoning proposal was revised to achieve a 3,716 m<sup>2</sup> (0.92 ac) gross density by adjusting the proposal to accommodate 273 lots (99 of which were proposed on the subject site as indicated on the map included below in this report) with a minimum lot size of 1,200 m<sup>2</sup> (0.29 ac). The proposal included park and open space on a third property to the northwest (which was located in the ALR and subject to ALC approval).

REZONING APPLICATION NO. 100589  
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Council granted first and second readings to Rezoning Bylaw No. 2502 on April 6, 1987 and denied third reading on June 1, 1987.



**MARCH 16, 1987 PROPOSED LAYOUT**



### DISCUSSION / ANALYSIS:

Coastland Engineering and Surveying Ltd. has applied to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-1 to accommodate development consisting of 39 single family lots.

### Adjacent Uses:

- North: A residential subdivision (Tall Timbers Estates) accommodating single family lots, regulated by Land Use Contract 93C, zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR;
- South: 56 Avenue, beyond which are single family lots zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR;
- East: 240 Street, beyond which are single family lots zoned Rural Zone RU-1, designated Salmon River Uplands in the Rural Plan and located within the ALR. A 15.8 ha (39 ac) site currently under application (TOL Project 11-10-0079) proposing to subdivide into single family lots, zoned Rural Zone RU-1 and Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and located within the ALR;
- West: 56 Avenue, beyond which single family lots subdivided in 2015 by TOL Project 11-09-0025, zoned Suburban Residential Zone SR-1, designated Salmon River Uplands in the Rural Plan and located within the ALR. Unopened road dedication for 237A Street, beyond which is a 43 ha (107 ac) property currently under application (TOL Project 11-09-0034) proposing rezoning / subdivision of 44 single family lots, zoned Rural Zone RU-1, designated Salmon River Uplands in the Rural Plan and not located within the ALR.

### Policy Review:

#### Official Community Plan:

The Official Community Plan (OCP) designates the subject property as Rural; a designation primarily intended to maintain the existing rural character of the area as identified in the below excerpt:

*2.2.6. Areas designated as Rural are intended to maintain the existing rural residential character of the area. Rural residential development and agricultural uses are permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission. Development at gross densities based on the current Zoning Bylaw is permitted within the Salmon River Uplands area as defined in the Rural Plan, subject to the approval of the Agricultural Land Commission where applicable.*

The OCP goes on to identify the need for further policy development to guide land use in the Salmon River Uplands as illustrated below:

*2.2.9. Consider undertaking more detailed plans to provide a vision and appropriate policies for the Salmon River Uplands and Fraser Highway corridor areas.*

### Rural Plan:

The subject property is designated Salmon River Uplands in the Rural Plan, a designation intended to preserve the rural character of the area. Like the OCP, the Rural Plan identifies the need for a future detailed land use plan to guide growth in the neighbourhood as per the below excerpt:

*5.7.1 The Salmon River Uplands shall be maintained for rural residential and agricultural uses. A more detailed plan will be prepared setting out policies for future growth, subdivision and agriculture in this area.*

### Metro Vancouver Regional Growth Strategy:

The Metro Vancouver Regional Growth Strategy (RGS) designates the subject property as Rural as per the below excerpt:

*Rural areas are intended to protect the existing character of rural communities, landscapes and environmental qualities. Land uses include low density residential development, small scale commercial, industrial, and institutional uses, and agricultural uses that do not require the provision of urban services such as sewer or transit. Rural areas are not intended as future urban development areas, and generally will not have access to regional sewer services.*

The proposed Suburban Residential SR-1 zoning with a 0.37 ha (0.92 ac) minimum lot size is consistent with the above noted policy context from the OCP, Rural Plan and RGS.

### **Density:**

The subject site is approximately 18.0 ha (44.5 ac) in size. The applicant proposes to subdivide the property into 39 single family lots with an average lot size of 4,047 m<sup>2</sup> (1 ac) and a minimum lot size of 3,716 m<sup>2</sup> (0.92 ac) (as accommodated by the proposed SR-1 zoning). The proposed gross density equates to 2.2 units per hectare (0.88 units per acre) (2.4 units per hectare (0.97 units per acre) net of the proposed road dedications).

### **Zoning Amendment:**

Bylaw No. 5717 proposes to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-1.

### **Subdivision:**

The preliminary subdivision plan submitted in support of the rezoning application proposes 39 single family lots. Of the 39 proposed lots, 19 will have frontages on 56 Avenue, 240 Street and 58A Avenue. The remaining 20 proposed lots have frontages on new local roads 57 Avenue, 58 Avenue and 238 Street. Access to all of the lots, other than the two (2) lots fronting 58A Avenue is proposed via new local road connection to 240 Street, independent of the established neighbourhood to the north, minimizing potential traffic impacts on the existing neighbourhood.

An exterior design control agreement is a prerequisite to final reading of Bylaw No. 5717. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

### **Community Amenity Contributions:**

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The Policy specifies target contribution amounts based on unit types. The applicant has reviewed the Policy and has agreed to provide the current target contribution amounts specific to this development, which are \$6,808 per single family lot for a total amount of \$265,512.

### **Public Information Meeting:**

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Health Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting until June 28, 2021.

### **Adaptable Housing:**

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 5% of the units in the development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements in Schedule 2 of the Official Community Plan. In total two (2) adaptable units are required in the development in compliance with the Official Community Plan.

### **Tree Protection / Replacement:**

The tree management plan submitted by the applicant indicates that 6,281 significant trees exist on the subject site, with 2,198 proposed for retention.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), no replacement trees are required. Post development approximately 2,198 trees will be in place on the subject site. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

### **Landscape:**

A 15 m (49 ft) wide buffer is proposed along the eastern property line in accordance with the Ministry of Agriculture guidelines to provide a buffer to the properties across 240 Street in the ALR. The buffer consists of a retained mature stand of conifer trees, that will be supplemented with evergreen and deciduous shrubs. The existing white rail fence is proposed to be retained. A split rail fence will separate the ALR buffer from the proposed residential yards. The provision of the buffer and registration of a restrictive covenant are noted as a condition of rezoning.

### **Servicing:**

Prior to final reading the applicant will be required to enter into a Servicing Agreement to secure servicing works such as road works, a stormwater detention facility for the catchment area, a stormwater management plan and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township.

Extension of municipal water will be required in order to meet the site's Service Level 3 – Special Urban designation. The applicant proposes to incorporate upgrades to the existing pedestrian walkway connection between 237A Street and 56 Avenue to be secured through the servicing agreement.

The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of 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.

### **School Sites:**

School District 35 has provided comments (Attachment A) and anticipates that the overall development will generate approximately 20 new students for Peterson Road Elementary (located approximately 2.1 km south of the site) and 11 new students for D.W. Poppy Secondary School (located approximately 875 m south of the site).

### **Parks:**

Brown Park, which is equipped with playing fields, is located in the 5100 block of 240 Street (approximately 1 km to the south of the subject site).

### **Transit:**

Transit service is currently provided along Fraser Highway (approximately 3.3 km from the subject site) via the 503 bus.

### **Policy Considerations:**

The proposed rezoning will facilitate subdivision of the existing property into 39 single family lots. The proposed rezoning is compatible with the objectives of the Official Community Plan, Rural Plan and Metro Vancouver Regional Growth Strategy and with the proposed Suburban Residential SR-1 zoning.

Staff recommend that Council give first and second reading to Bylaw No. 5717 subject to 11 development prerequisites and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Daniel Graham  
 DEVELOPMENT PLANNER  
 for  
 COMMUNITY DEVELOPMENT





27 May 2021

Daniel Graham  
Development Planner  
Township of Langley  
20338 65 Avenue  
Langley, BC V2Y 3J1

**Re: Development Application Project 11-09-0033 / NEUFELD**

CIVIC: 5759 - 240 Street

LEGAL: Lot 1 Section 9 Township 11 NWD Plan 67456

We have reviewed the above proposal.

We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-7	Secondary 8-12
Single Family Units	36	20	11

Given the current school catchments this development would impact Peterson Road Elementary School, and D.W. Poppy Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA  
Secretary Treasurer

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**  
**AMENDMENT (NEUFELD) BYLAW 2021 NO. 5717**

**EXPLANATORY NOTE**

Bylaw 2021 No. 5717 rezones the property located at 5759 – 240 Street from Rural Zone RU-1 to Suburban Residential Zone SR-1 to accommodate fee simple subdivision of 39 single family lots.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

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

**AMENDMENT (NEUFELD) BYLAW 2021 NO. 5717**

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

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

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

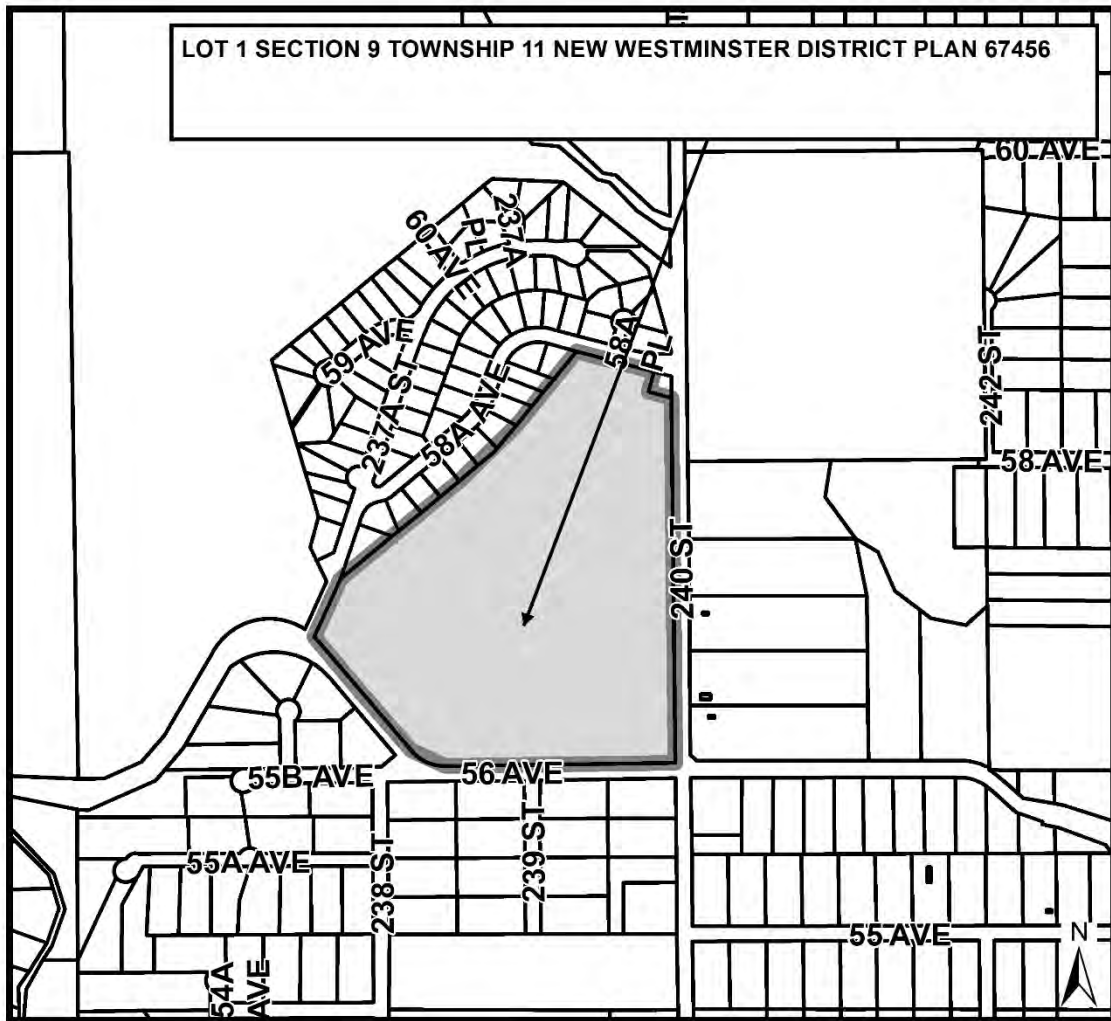
Lot 1 Section 9 Township 11 New Westminster District Plan 67456

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Suburban Residential Zone SR-1.

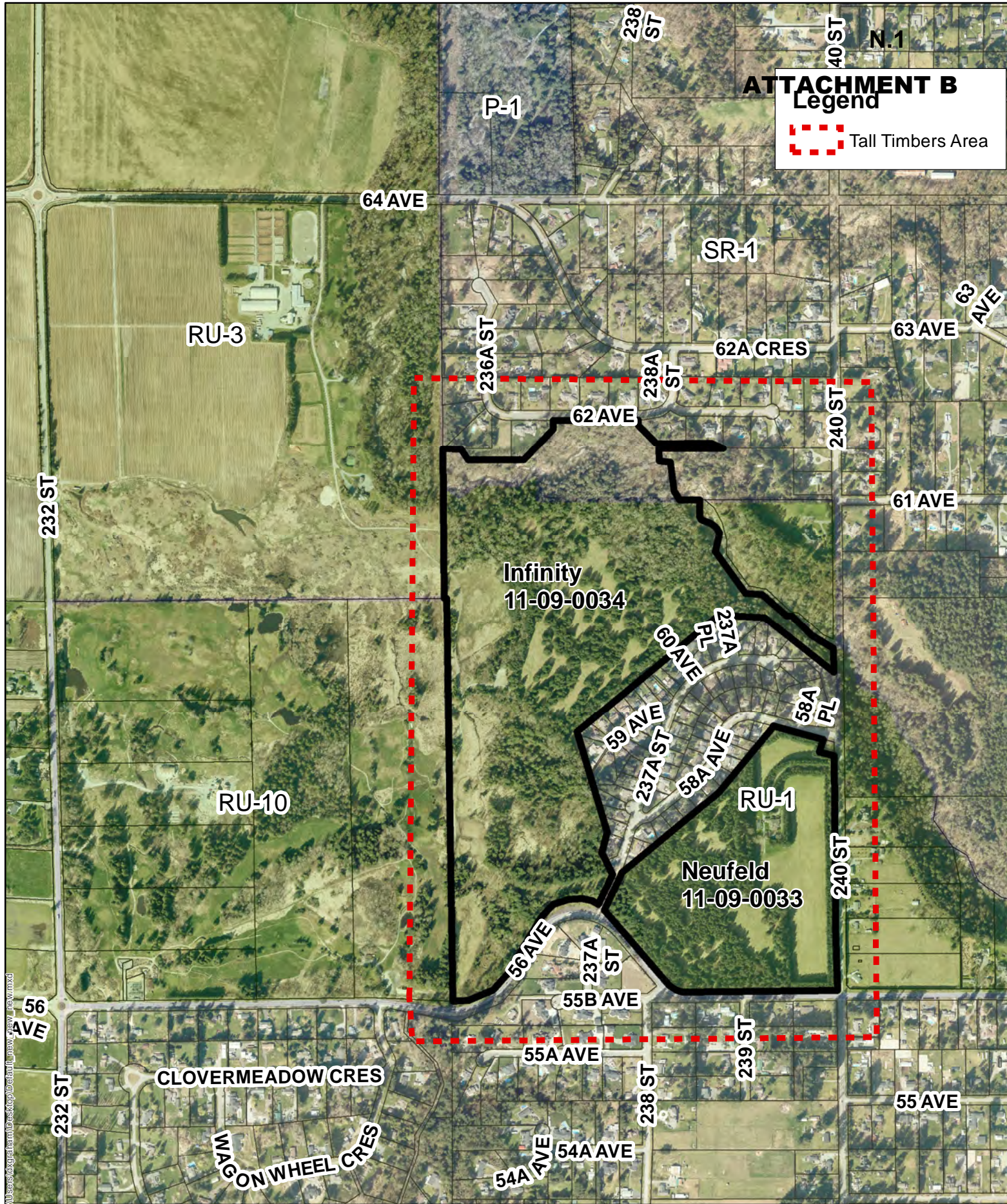
READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
NOTICE WAS ADVERTISED the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
ADOPTED the	day of	, 2021

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

# SCHEDULE 'A' BYLAW NO. 5717







Author: **DRG**

Date: **Sep 24, 2021**

Scale: **1:10,000**



**The Corporation of the Township of Langley**

**TALL TIMBERS AREA**

The data provided is compiled from various sources and is not warranted as to its accuracy or sufficiency. Legal descriptions and lot annotation should be confirmed at the Land Titles Office in New Westminster. The location of infrastructure should be confirmed by field survey. The data and information provided by the Township will not be sold, given or loaned to any other person, company, organization or entity without the express written consent of the Township.

**N.1 - Page 25**



## N.1

**ATTACHMENT C**

DEPOSITED IN THE LAND REGISTRY OFFICE  
AT NEW WESTMINSTER, B.C.  
THIS 31<sup>st</sup> DAY OF MARCH, 1971

REGISTRAR

SUBDIVISION PLAN OF LOT 8, PLAN 23779,  
OF THE NORTH EAST QUARTER, SECTION 9, TOWNSHIP 11,  
AND A PORTION OF THE SOUTH EAST QUARTER,  
SECTION 9, TOWNSHIP 11, NEW WESTMINSTER DISTRICT

SCALE - 1 : 2000 ALL DISTANCES ARE IN METRES EXCEPT WHERE OTHERWISE NOTED

**LEGEND** - BEARINGS ARE ASTRODNOMIC AND ARE DERIVED FROM PLAN 29779

- OIP DENOTES OLD IRON POST FOUND
- IP DENOTES IRON POST SET WITH ACCOMPANYING REFERENCE POST
- (X) OIPCOX DENOTES OLD CONCRETE POST FOUND.

STA. - STA.	AZIMUTH	DISTANCE
① - ②	350° 50' 15"	8.465
② - ③	325° 06' 15"	1.965
③ - ④	3° 41' 45"	4.565
④ - ⑤	211° 50' 15"	13.190
⑤ - ⑥	60° 41' 40"	8.240
⑥ - ⑦	145° 10' 15"	5.065







PLAN 65826

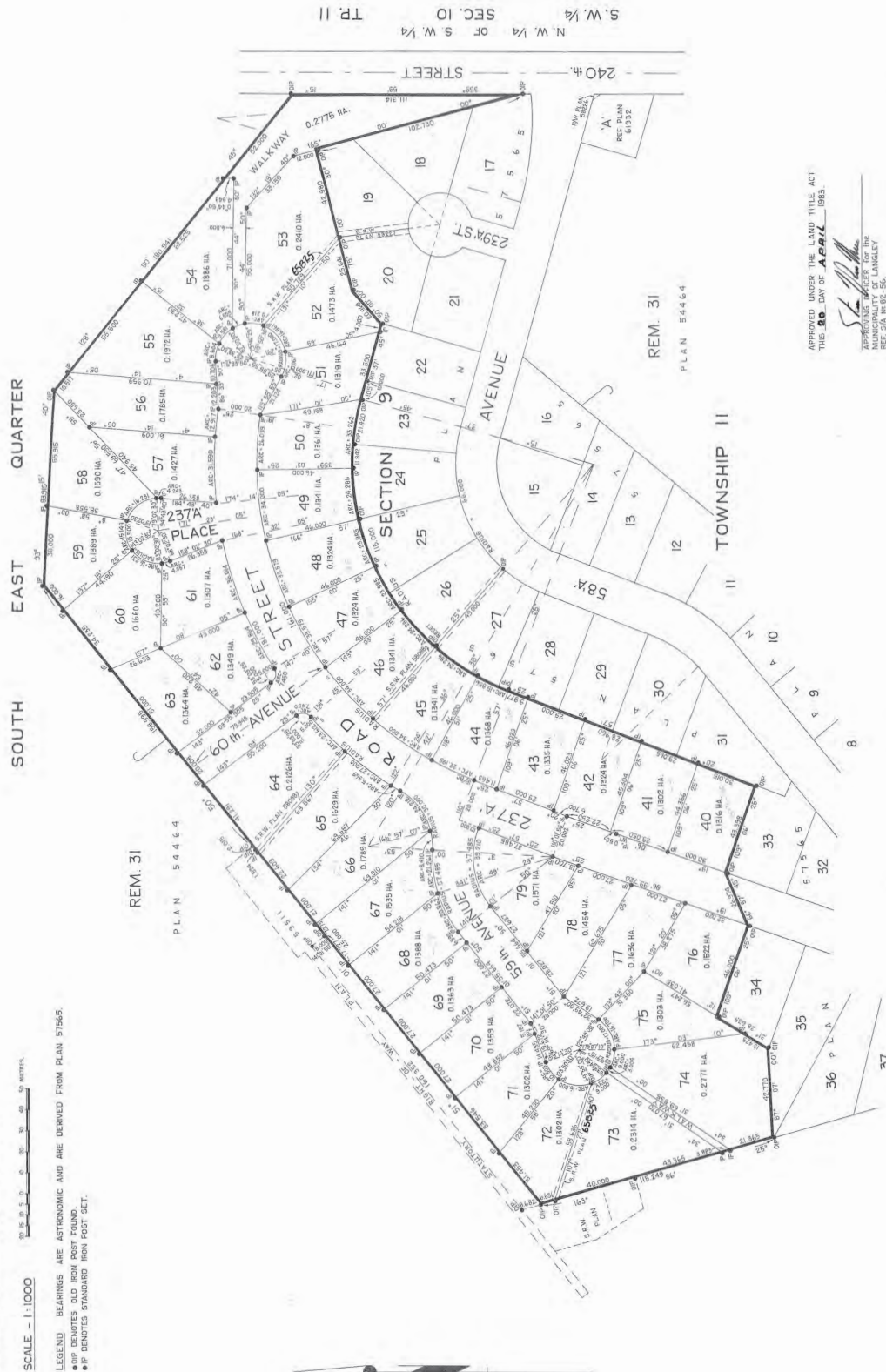
Ref W58027  
DEPOSITED IN LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C.  
THIS 21 DAY OF APRIL 1983.

*John M. L.*  
ASSISTANT REGISTRAR

SUBDIVISION PLAN OF LOT 32, PLAN 54464,  
OF THE SOUTH EAST QUARTER OF SECTION 9, TOWNSHIP 11,  
EXCEPT PART SUBDIVIDED BY PLAN 57565,  
NEW WESTMINSTER DISTRICT

SCALE - 1:1000

LEGEND BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN 57565.  
● SP DENOTES OLD IRON POST FOUND.  
● P DENOTES STANDARD IRON POST SET.



OWNERS: SPURGE INVESTMENTS LTD.  
AUTHORISED SIGNATORY: *[Signature]*  
MORTGAGEES: KEMEN DEVELOPMENTS LTD.  
AUTHORISED SIGNATORY: *[Signature]*  
G.E.T. INVESTMENTS LTD.  
AUTHORISED SIGNATORY: *[Signature]*  
THE BANK OF BRITISH COLUMBIA  
AUTHORISED SIGNATORY: *[Signature]*  
SINCE INVESTMENTS LTD.  
AUTHORISED SIGNATORY: *[Signature]*

THE REGISTERED OWNER DESIGNATED HEREON DECLARES THAT HE HAS ENTERED INTO A COVENANT IN FAVOUR OF THE CORPORATION OF THE TOWNSHIP OF LANGLEY AND THE MINISTERS OF ENVIRONMENT UNDER SECTION 8 OF THE LAND TITLE ACT.

APPROVED UNDER THE LAND TITLE ACT  
THIS 20 DAY OF APRIL 1983.

*[Signature]*  
APPROVING OFFICER OF THE  
MINISTRY OF LANGLEY  
REC 514 M182 556

THIS PLAN LIES WITHIN THE CENTRAL FRASER VALLEY REGIONAL DISTRICT

1700 KALAM, A BIRTHED CANADIAN LAND SURVEYOR, HAS BEEN IN BRITISH COLUMBIA SINCE 1961. HE HAS BEEN A MEMBER OF THE SOCIETY OF PROFESSIONAL SURVEYORS SINCE 1961. HE HAS BEEN A MEMBER OF THE SOCIETY OF PROFESSIONAL SURVEYORS SINCE 1961. HE HAS BEEN A MEMBER OF THE SOCIETY OF PROFESSIONAL SURVEYORS SINCE 1961.

THOMSON, ISAAC & OSMAN  
LAND SURVEYORS  
1100 GLOVER ROAD  
VICTORIA, B.C. V8M 4A8  
PHONE 533-2611

162-8 KEMEN DEVELOPMENTS LTD.

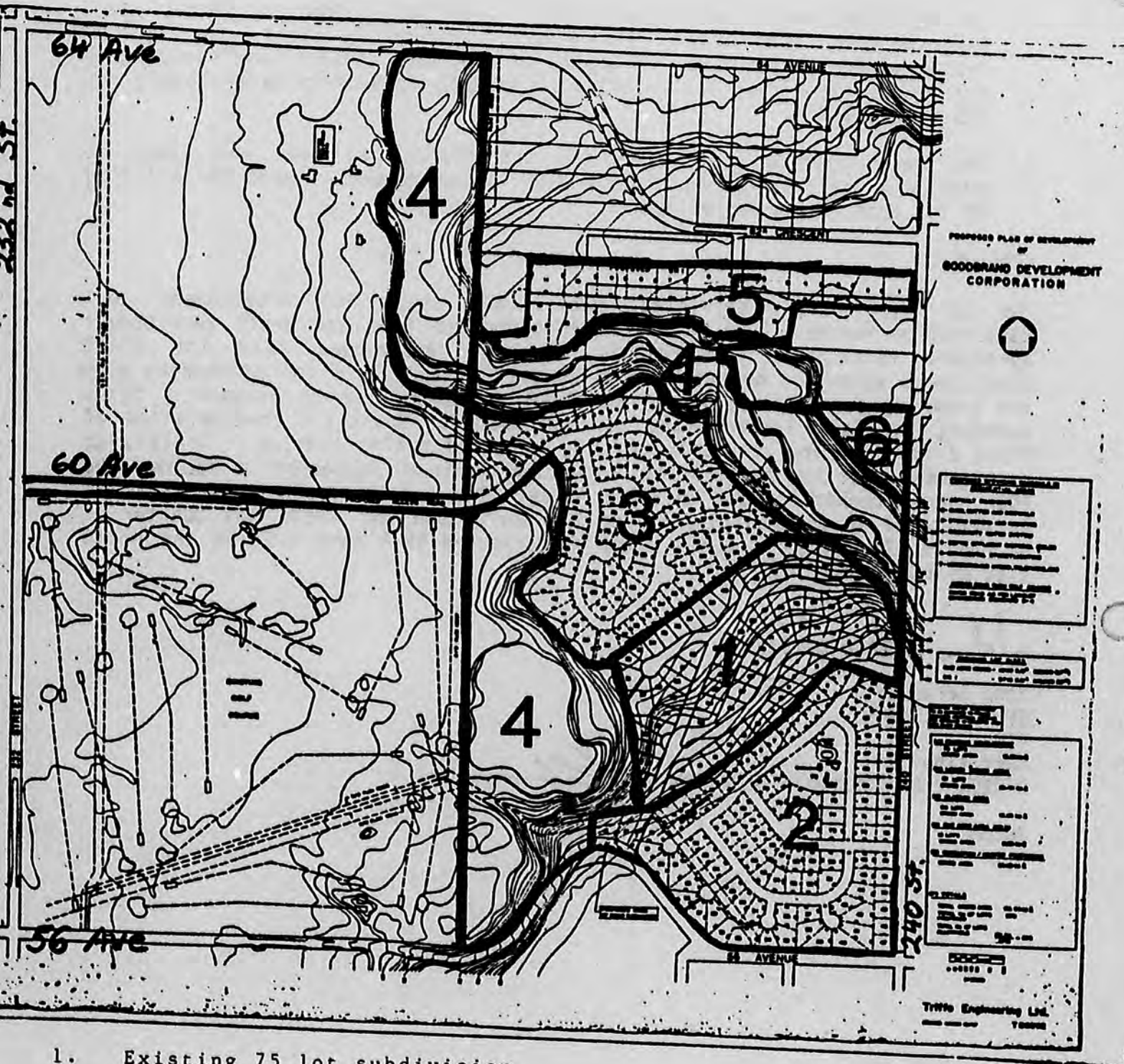
*[Signature]*  
B.C.L.S.

N.1

ATTACHMENT E



## ATTACHMENT F

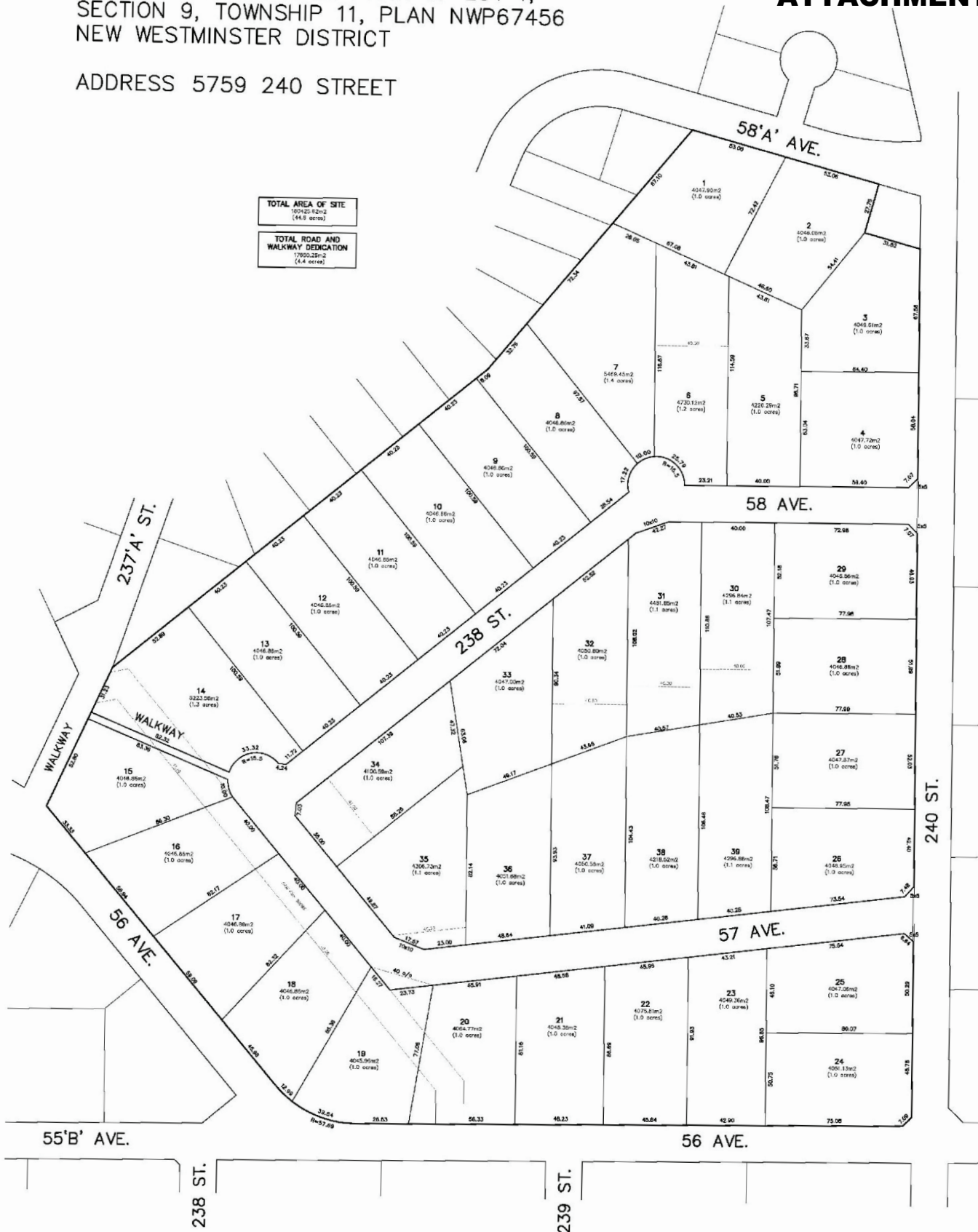


1. Existing 75 lot subdivision
2. Upper Plateau (99 lots)
3. Lower Bench (81 lots)
4. Park/Open Space/Conservation
5. 15 SR-1 lots (requiring A.L.C. approval)
6. 3 SR-1 lots

**ATTACHMENT G**

PROPOSED SUBDIVISION PLAN OF LOT 1,  
SECTION 9, TOWNSHIP 11, PLAN NWP67456  
NEW WESTMINSTER DISTRICT

ADDRESS 5759 240 STREET



**Coastland**  
Engineering & Surveying Ltd.

#101, 19252 - 50 Avenue  
Surrey, B.C. V3S 3M2  
Phone: (604) 532-9700  
Fax: (604) 532-9701

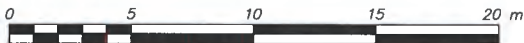
PROJECT No: #2697  
LAYOUT-01  
SCALE: 1:1000  
DATE: 15 NOVEMBER, 2019

PROPOSED SUBDIVISION PLAN OF LOT 1,  
SECTION 9, TOWNSHIP 11, PLAN NWP67456  
NEW WESTMINSTER DISTRICT

N.1

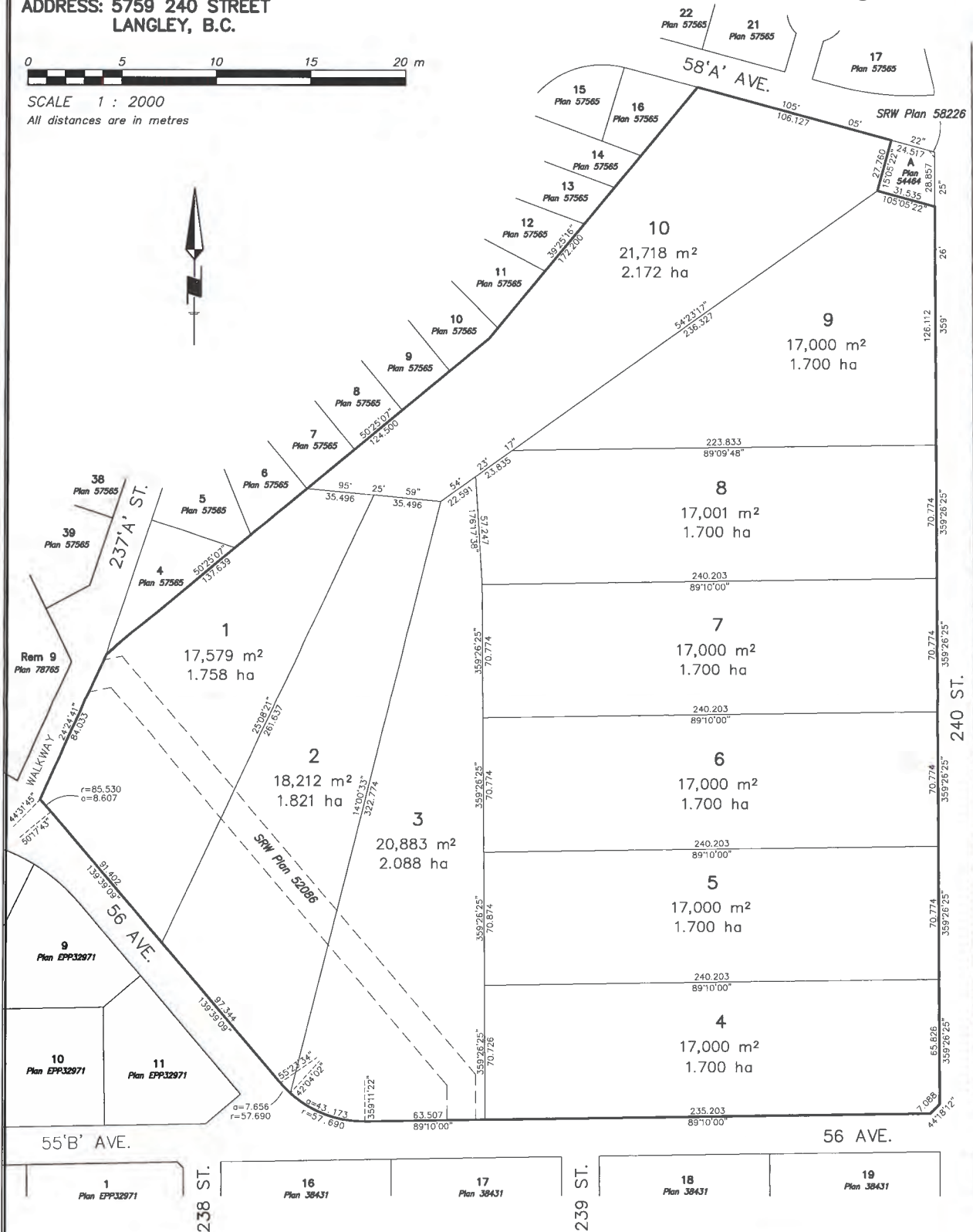
ATTACHMENT H

ADDRESS: 5759 240 STREET  
LANGLEY, B.C.



SCALE 1 : 2000

All distances are in metres



Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 234, 18525-53rd Avenue  
Surrey, B.C. V3S 7A4  
Phone: 604-597-3777  
File: 6879-SUB5

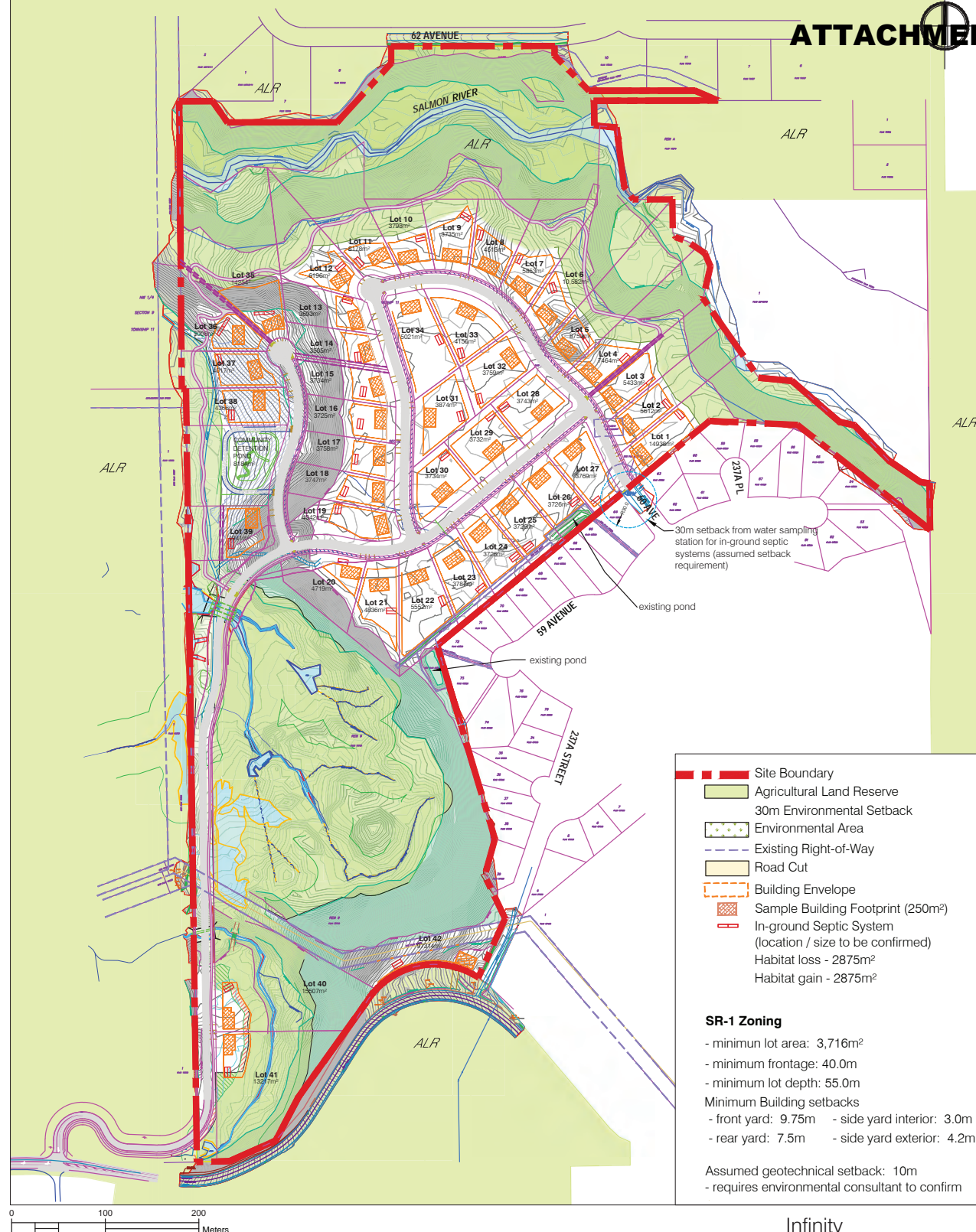
This plan lies within the  
Metro Vancouver Regional District

Certified correct this 6th day of August, 2021.

Kenneth Schuurman

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**NOTES:**

- Concept requires geotechnical review and hydrogeotechnical review
- Proposed subdivision within the Agricultural Land Reserve will require review and approval by the Agricultural Land Commission

**LEGAL DESCRIPTION**  
 LOT 9, EXCEPT PART  
 SUBDIVIDED BY PLAN LMP48318,  
 SECTION 9 TOWNSHIP 11  
 NEW WESTMINSTER DISTRICT  
 PLAN 78765  
 PID 011-964-847

**GROSS SITE AREA**  
 43.4 hectares / 107.7 acres

**EXISTING DESIGNATIONS**  
 OCP: Rural  
 CP: Salmon River Uplands  
 Zoning: RU-1

**PROPOSED DESIGNATIONS**  
 OCP: Rural  
 CP: Salmon River Uplands  
 Zoning: SR-1

**LOT YIELD**  
 Existing: 1 lot  
 Proposed: 44 lots

**DENSITY**  
 Gross: 1.01 uph / 0.41 upa

Infinity  
 Single Family Subdivision  
 Tall Timbers Project  
 232 Street & 56 Avenue, Langley

**SUBDIVISION CONCEPT**

**APLIN MARTIN**  
 Project 15-523  
 30 / 01 / 2020  
 Drawn by: SX; revised by SD

Drawing  
**R2**

## MAP 12 – RECREATIONAL GREENWAY PLAN

