Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 15, 2026 – REGULAR MEETING	**REPORT:**	26-64
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	09-03-0136
SUBJECT:	DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100181 AND DEVELOPMENT PERMIT APPLICATION NO. 101521 (S & R SAWMILLS LTD. / 19791 - 101 AVENUE)		

PROPOSAL:

Development Variance Permit to vary Section 705.7 – Height of Buildings and Structures of Zoning Bylaw 1987 No. 2500 to increase the maximum permitted height in the Limited Industrial Zone M-5 from 12.0 m (39.4 ft) to 13.44 m (44.1 ft) for a portion of the site and issuance of Streamside Development Permit No. 101521 to modify the Streamside Protection and Enhancement Area (SPEA) to accommodate construction of a replacement sawmill building within the existing development footprint.

RECOMMENDATION SUMMARY:

That Council issue Development Variance Permit No. 100181 subject to one (1) condition and issue Streamside Development Permit No. 101521 subject to four (4) conditions.

RATIONALE:

In support of the proposed variance and modification to the SPEA, the applicant has provided a building height rationale noting operational and flood construction level requirements, confirmation from a Qualified Environmental Professional (QEP) that no riparian vegetation removal is required and that the modified SPEA will not adversely affect the Fraser River. The applicant has provided supporting geotechnical and environmental assessments and proposes foreshore improvements and ongoing environmental management to support the proposed modification to the SPEA.

RECOMMENDATIONS:

That Council authorize Development Variance Permit No. 100181 for the property located at 19791 – 101 Avenue subject to the following:

a. Section 705.7 – Height of Buildings and Structures Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum height requirement of Limited Industrial Zone M-5 from 12.0 m (39.4 ft) to 13.44 m (44.1 ft) for the portion of the site as indicated in Schedule “A”.

That Council authorize issuance of Development Permit No. 101521 for property located at 19791 – 101 Avenue subject to the following:

a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.

b. Streamside Protection and Enhancement Development Permit Areas (SPEAs), blackberry management area and no storage areas as shown on Schedules “A” and “B” to the acceptance of the Township.
c. Security for and completion of foreshore management works as shown on Schedule “B” and as described in Streamside Protection and Enhancement Development Permit Application prepared by Pacific Land Group January 26, 2026.
d. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs.

EXECUTIVE SUMMARY:

The applicant requests Council’s consideration of Development Variance Permit No. 100181 to increase maximum height on the Limited Industrial Zone (M-5) portion of the site from 12.0 m (39.4 ft) to 13.44 m (44.1 ft) (+1.44 m (4.7 ft)) and Streamside Development Permit No. 101521 to modify the Fraser River SPEA to allow a replacement building (“D-Mill”) within the existing industrial footprint at approximately 17.6 m (57.7 ft) from the Top of Bank.

In support of the proposed height variance, the applicant has submitted a rationale identifying operational requirements for sawmill equipment clearances and the need to incorporate the flood construction level, which together necessitate additional building height.

In support of the requested SPEA modification, the applicant’s Qualified Environmental Professional (QEP) has submitted a report confirming that no riparian vegetation removal is required, the on-site SPEA is already highly disturbed/paved, the modified SPEA is not expected to adversely affect the Fraser River streamside and no remediation is recommended. The applicant proposes foreshore management measures including blackberry removal and invasive species control along with a setback area clean up and no storage area.

The proposed siting of the replacement sawmill structure retains the established development footprint of the site which the applicant indicates has existed prior to the 1980s.

Staff recommend that Council issue Development Variance Permit No. 100181 and Development Permit No. 101521.

PURPOSE:

The purpose of this report is to provide information to Council regarding proposed Development Variance Permit No. 100181 and proposed Streamside Development Permit No. 101521 for 19791 – 101 Avenue.

REFERENCE:

Owner:	S & R Sawmills Ltd. 18887 – 98A Avenue Surrey, BC V4N 4E1
Agent:	Pacific Land Group 212, 12992 – 76 Avenue Surrey, BC V3W 2V6
Location:	19791 – 101 Avenue
Legal Description:	Lot A (AC33709) District Lot 122 Group 2 New Westminster District Plan 54309
Area:	6.59 ha (16.28 ac)
Existing Zoning (Maximum Height):	Heavy Industrial Zone M-3 (no maximum height), Heavy Industrial Zone M-4 (no maximum height), Limited Industrial Zone M-5 (12.0 m (39.4 ft) maximum height)
OCP (Land Use) Designation:	Industrial
OCP (Flood Hazard Area) Designation(s):	Fraser River Floodplain and Flood Hazard Area
Development Permit Area:	Streamside Protection and Enhancement Area (SPEA)

BACKGROUND/HISTORY:

- The subject property is zoned Heavy Industrial (M-3 and M-4) and Limited Industrial (M-5).
- S & R Sawmills Ltd. has operated on the site since prior to the 1980s with multiple industrial buildings constructed over several decades.
- The former “D-Mill” building has been demolished and the applicant proposes a replacement building within the same development footprint.
- A portion of the proposed replacement building extends into lands zoned Limited Industrial Zone M-5 where the Zoning Bylaw’s maximum height is 12.0 m (39.4 ft).
- The site is bordered by industrial uses to the east, west and south, with the Fraser River to the north.

Adjacent Uses:

	Existing Use	OCP Designation	Max Height	Existing Zoning
North:	Fraser River	Not Applicable	None	Fraser River Zone RU-7

South:	101 Avenue and multiple industrial properties	Industrial	None None None	Heavy Industrial Zone M-3 Heavy Industrial Zone M-4 Heavy Industrial Zone M-13
East:	Regional sewerage treatment plant	Industrial	None	Heavy Industrial Zone M-3
West:	An industrial property	Industrial	None	Heavy Industrial Zone M-3

DISCUSSION/ANALYSIS:

Proposed Height Variance:

The applicant is requesting approval of Development Variance Permit No. 100181 to vary the maximum permitted building height (Section 705.7 Zoning Bylaw 2500) within the Limited Industrial Zone M-5 portion of the site as follows:

- Increase maximum building height on the applicable M-5 portion of the site from 12.0 m (39.4 ft) to 13.44 m (44.1 ft), an increase of 1.44 m (4.74 ft).
- The 12.0 m (39.4 ft) maximum height limit exists only on the M-5 zoned portion of the site as the M-3 and M-4 zoned portions of the site do not have a maximum height requirement.
- The applicant's rationale for the variance states the following:

  "The application consists of a one-storey new building added to the existing industrial complex of buildings for manufacturing process for S&R Sawmills. The proposed area is 1,821 m2 (19,601 s.f.). The allowed building height on the M-5 zoning bylaw is 12 meters (39'-8"). The proposed building height is 13.44 meters (44'-1"), requiring a variance of 1.44 meters (4' 8 ½").

  The floor level was raised 6'-0" to comply with the flood level elevation resulting in a higher elevation at the top of the building. The company operating in this facility requires large headroom for the sawmill operations therefore consider this request justified to connect the multiple buildings involved in the Sawmill process for the S&R Sawmills Ltd Company.

  We believe that granting this variance will not result in a negative impact on adjacent properties since the area is entirely industrial occupancy and the height deviation is only 4'-8" - 1.44mts (less than the total amount of the raised floor elevation at 6'-0" - 1.8m)"

- The variance is compatible with the site's industrial context. Proposed Development Variance Permit No. 100181 is included as Attachment C to this report.

Proposed Streamside Development Permit:

- The Fraser River (Class A) requires a 30 m streamside protection area setback under the Township's Official Community Plan (OCP) Schedule 3.
- The replacement "D-Mill" building is proposed 17.6 m (57.7 ft) from Top of Bank, following the historic industrial footprint and yard configuration.

- In support of the requested SPEA modification, the applicant's QEP advises that no riparian vegetation removal is required, the on-site SPEA is already highly disturbed/paved and the modified SPEA is not expected to adversely affect the Fraser River streamside; no remediation is recommended.
- Foreshore stewardship is included as part of the application including invasive species control, native seeding and removal of stored materials within the near-shore zone.

Proposed Streamside Development Permit No. 101521 is included as Attachment D to this report.

Policy Considerations:

The proposal is consistent with the Industrial designation in the OCP and maintains an established, employment-generating use on an existing industrial site. The proposed height variance is functionally tied to flood construction level and equipment clearances in an industrial context. The Streamside Development Permit aligns with OCP Schedule 3 objectives by accommodating redevelopment within an existing footprint while securing SPEA protection and stewardship measures.

Staff recommend that Council issue Development Variance Permit No. 100181 and Streamside Development Permit No. 101521 as attached.

Respectfully submitted,

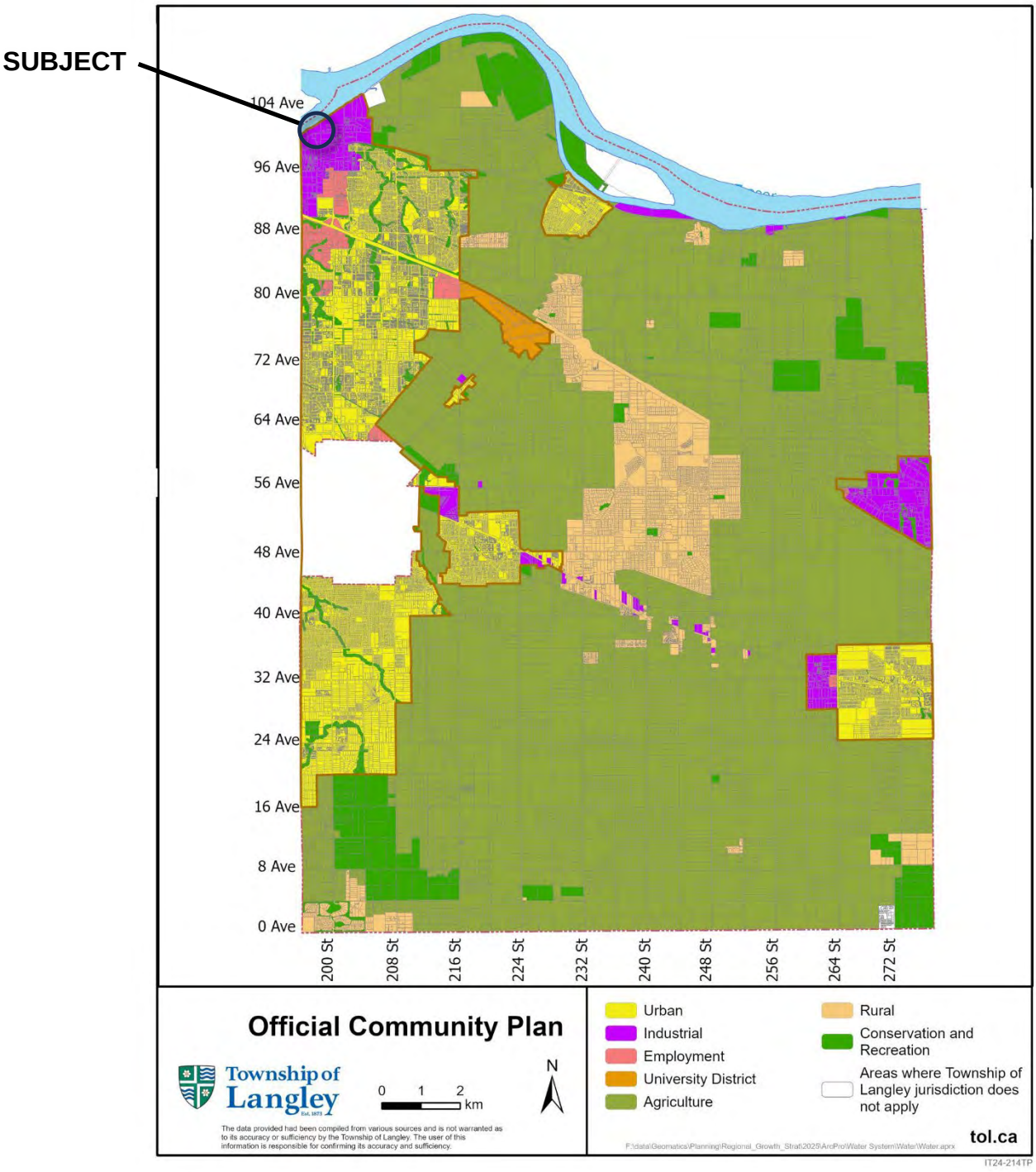
Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

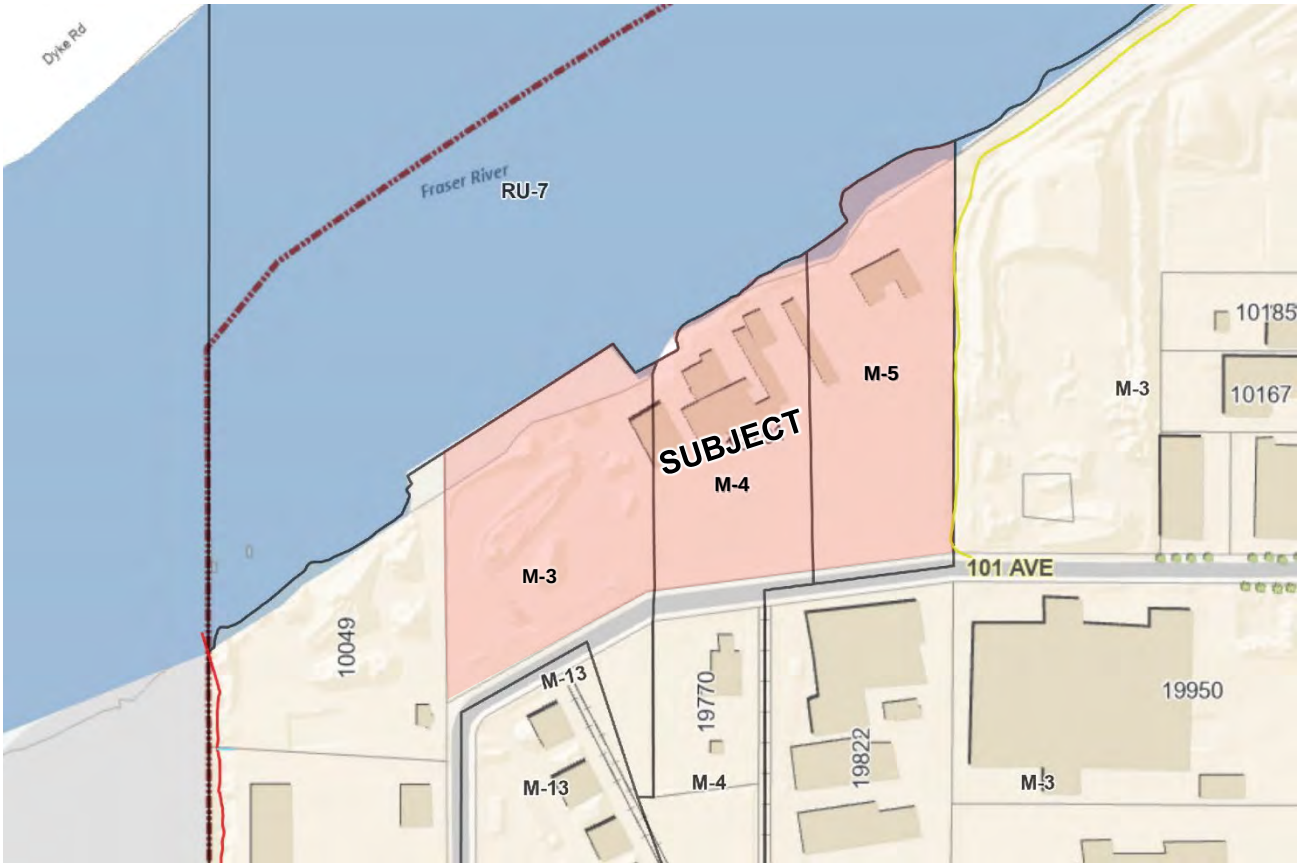
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Letters of Rationale (PLG; Vivid Green Architecture)
ATTACHMENT C	Development Variance Permit No. 100181
ATTACHMENT D	Streamside Development Permit No. 101521

ATTACHMENT A



AERIAL CONTEXT MAP


SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Official Community Plan
Township of Langley
0 1 2 km
N
The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.
Urban
Industrial
Employment
University District
Agriculture
Rural
Conservation and Recreation
Areas where Township of Langley jurisdiction does not apply
tol.ca
F:\data\Geomatics\Planning\Regional_Growth_Strat\2025\ArcPro\Water System\Water\Water.aprx
IT24-214TP



ZONING BYLAW NO. 2500 MAP

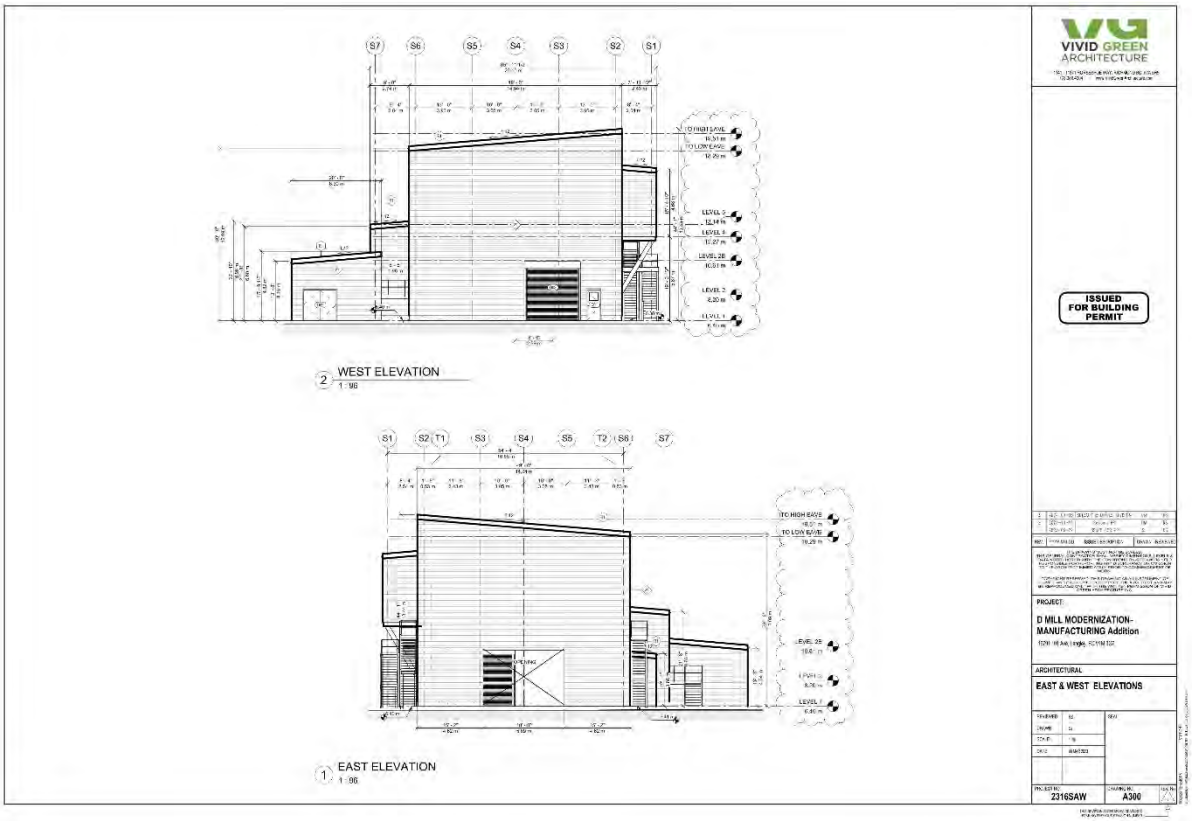


"D-MILL" BUILDING

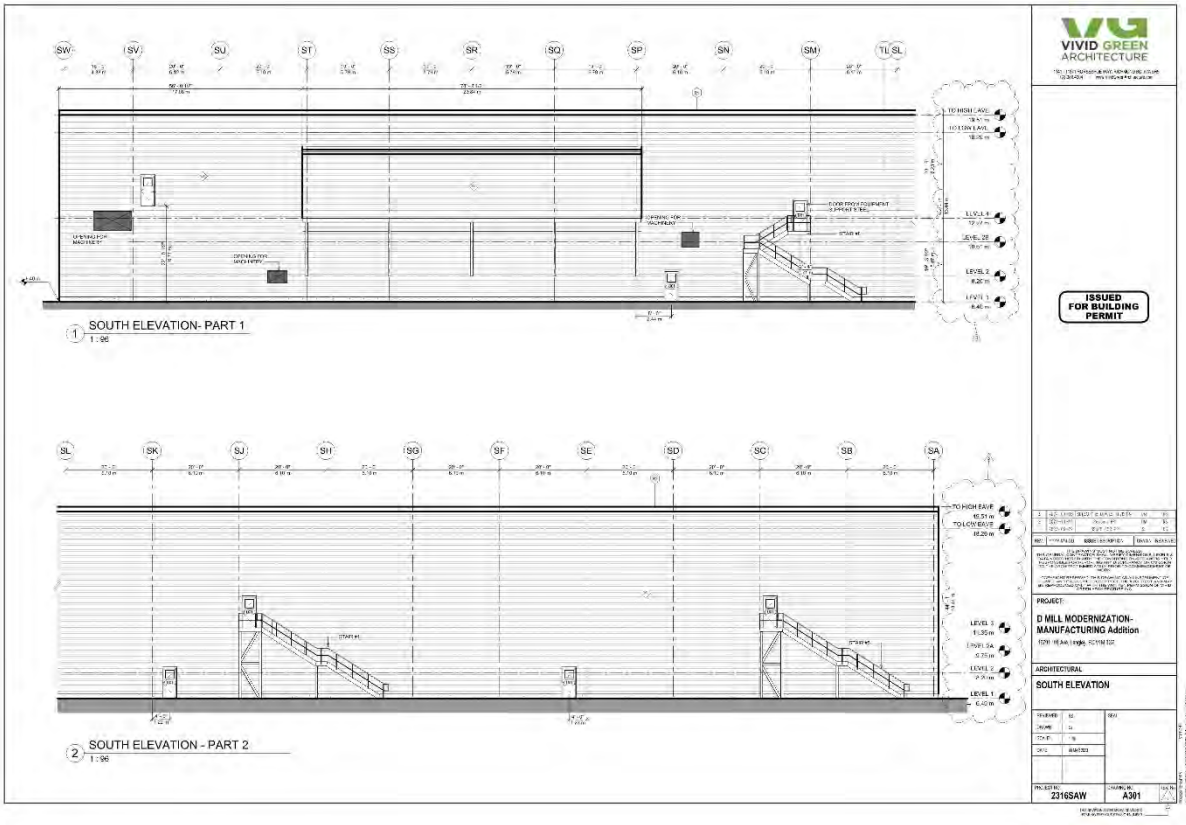
ZONING BYLAW NO. 2500 MAP WITH SITE PLAN (BUILDING) OVERLAY

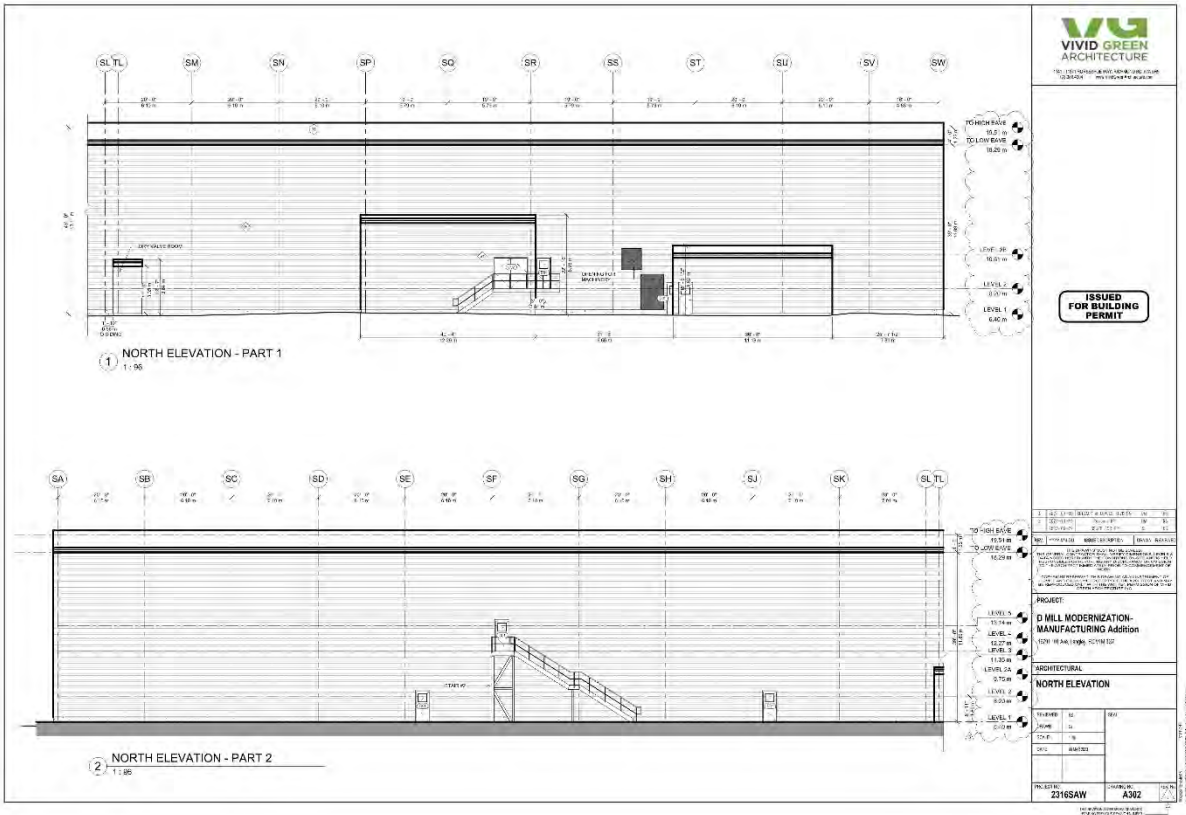


SITE PLAN – SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT





ELEVATIONS – SUBMITTED BY APPLICANT

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.
VANCOUVER ■ SURREY

Vancouver Office
Suite 1500 – 701 West Georgia Street
Vancouver, British Columbia
Canada, V7Y1C6

Surrey Office
Suite 212 – 12992 76 Avenue
Surrey, British Columbia
Canada, V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

ATTACHMENT B

September 23, 2024

PLG File: 24-2704
TOL File: TBD

Planning and Development Department
20338 - 65 Avenue
Langley, British Columbia
V2Y 3J1 Canada

RE: Letter of Intent – Development Variance Permit for Building Redevelopment at 19791 101 Avenue, Langley; BP151337

Pacific Land Resource Group Inc. ("PLG") has prepared the following letter of intent to support a Development Variance Permit application to accommodate the redevelopment of one building located at 19791 101 Avenue (i.e., "Subject Property"). The purpose of this application is to allow for the new proposed building to be re-constructed to meet the growing operational needs of the business currently occupying the site. A Building Permit (BP151337), has been submitted to the Township.

Site Context

The Subject Property consists of one parcel located within the northwestern corner of the Township of Langley, directly abutting the left bank of the Fraser River.

- Civic Address: 19791 101 Avenue, Langley BC, V1M 3G7
- PID & Legal: 013-365-151
  LOT 27, DISTRICT LOT 122, NEW WEST DISTRICT, PLAN NWP54309 GROUP 2, LOT A, PLAN 54309, DISTRICT LOT 122, GROUP 2, NEW WESTMINSTER LAND DISTRICT, (AC33709).
- Lot Area: 65,882.8 m^2 (6.59 ha / 16.28 ac)
- Existing Zoning: Heavy Industrial (M-3/M-4), Limited Industrial (M-5) – TOL Zoning Bylaw No. 2500
- Existing Land Use: TOL Official Community Plan: Industrial
  Development Permit Area: Streamside Protection and Enhancement

The property is an irregularly shaped parcel that is bounded by the Fraser River to the north, and industrial designated properties to the west, south, and east. The Subject Property is developed, and is currently operating as a sawmill featuring several existing structures. Site uses include but are not limited to lumber processing, storage, and office use for administrative needs.

Development Proposal

The applicant is proposing to demolish and replace an existing building, in order to build a larger structure that can accommodate the business's growing spatial needs. The proposal includes the replacement of an existing 321.5 m^2 structure, with a new structure measuring approximately 1,821.0 m^2. The proposed structure is one-storey, to be used for manufacturing and warehouse purposes. The intent of this application is to request approval of a Development Variance Permit to vary the required streamside setback of the Fraser River from 30-metres ([measured from the surveyed top-of-bank (TOB)] to 17.6-metres, which is the shortest distance from any point of the new building from the HWM of the Fraser River. This would allow for

the new building to follow a similar development footprint of the previous building, so all existing functions and uses of the Subject Property can be maintained.

Application Rationale

Based on the results of a field assessment undertaken by PLG, the Fraser River is appropriately classified as a Class A stream and would be subject to a streamside setback of 30-metres as measured from the top of bank/natural boundary. The requested variance would allow for the new building location to closely follow the existing development footprint, which has been in place since before the 1980s. Uses within the Subject Property are grandfathered, and irrespective of the new structure, the development footprint lies within the streamside area of the Fraser River and is heavily developed. As such, the new building is not anticipated to adversely affect the Fraser River's streamside area or its surroundings riparian conditions. Furthermore, considering the river's streamside is largely developed, and being used for vehicle access, equipment and supply storage and operations, remediation of the streamside area is not being proposed (refer to the PLG QEP memo submitted separately; dated September 23, 2024).

Based on a geotechnical assessment conducted by Stirling Geoscience, with consideration for Section 105 of the TOL's Zoning Bylaw, the new building location does not pose an increased flood risk to the property. The geotechnical engineer has confirmed that a reduced building setback is acceptable. Further, the location of the new building is not expected to result in a transfer of flood risk to adjacent properties and a setback variance is acceptable from a geotechnical standpoint.

We trust this letter clarifies the intent of the development application. Should you have questions or require further clarification, please do not hesitate to contact the undersigned at 604-501-1624.

Sincere Regards,

Pacific Land Resource Group Inc.



Oleg Verbenkov, RPP
Principal

VIVID GREEN ARCHITECTURE

Rosa Salcido
Architect, AIBC, CP
LEED AP (BD+C)

07 Jul 2025

Township of Langley
Development Planning
20338 – 65 Avenue
Langley, BC V2Y 3J1

Re: Request for Building Height Variance - 19791 – 101 Ave, Township of Langley
DVP Application File Number: 09-03-0136

To Whom It May Concern:

This is a Letter of Intent to request a variance for the maximum building height permitted under the current Multi zoning bylaw (M-5 & M-4) for the property located at 19791 – 101 Ave, Township of Langley currently under DVP application File project 09-03-0136 Building Permit application BP151337

The application consists of a one-storey new building added to the existing industrial complex of buildings for manufacturing process for S&R Sawmills. The proposed area is 1,821 m2 (19,601 s.f.). The allowed building height on the M-5 zoning bylaw is 12 meters (39'-8"). The proposed building height is 13.44 meters (44'-1"), requiring a variance of 1.44 meters (4' 8 ½").

The floor level was raised 6'-0" to comply with the flood level elevation resulting in a higher elevation at the top of the building. The company operating in this facility requires large headroom for the sawmill operations therefore consider this request justified to connect the multiple buildings involved in the Sawmill process for the S&R Sawmills Ltd Company.

We believe that granting this variance will not result in a negative impact on adjacent properties since the area is entirely industrial occupancy and the height deviation is only 4'-8" - 1.44mts (less than the total amount of the raised floor elevation at 6'-0" - 1.8m)

We appreciate your consideration of this variance request and look forward to your response and consideration. Should you have any questions or require additional information, please feel free to contact us directly at 778- 389- 4904 or rsalcido@vividgreenarchitecture.com.

Sincerely,

Rosa Salcido, Architect AIBC, CP
LEED AP (BD+C) , Principal
Vivid Green Architecture Inc.
rsalcido@vividgreenarchitecture.com

ATTACHMENT C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100181

This Permit is issued this _____day of _____, 2026 to:

1. NAME: S & R Sawmills Ltd.

   ADDRESS: 18887 - 98A Avenue
   Surrey, BC V4N 4E1

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 A (AC33709) District Lot 122 Group 2 New Westminster District Plan 54309

   CIVIC ADDRESS: 19791 – 101 Avenue

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. Section 705.7 – Height of Buildings and Structures Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum height requirement of Limited Industrial Zone M-5 from 12.0m (39.4 ft) to 13.44 m (44.1 ft) for the portion of the site as indicated in Schedule “A”.

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 _____, 2026.

Attachments:
SCHEDULE A Site Plan

SCHEDULE A



ZONING BYLAW NO. 2500 MAP WITH SITE PLAN (BUILDING) OVERLAY

ATTACHMENT D

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101521

This Permit is issued this _____day of _____, 2026 to:

1. NAME: S & R Sawmills Ltd.

   ADDRESS: 18887 - 98A Avenue
   Surrey, BC V4N 4E1

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 A (AC33709) District Lot 122 Group 2 New Westminster District Plan 54309

   CIVIC ADDRESS: 19791 – 101 Avenue

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 and subject to the following conditions being satisfied to the acceptance of the Township:

   a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
   b. Streamside Protection and Enhancement Development Permit Areas (SPEAs), blackberry management area and no storage areas as shown on Schedules “A” and “B” to the acceptance of the Township.
   c. Security for and completion of foreshore management works as shown on Schedule “B” and as described in Streamside Protection and Enhancement Development Permit Application prepared by Pacific Land Group January 26, 2026.
   d. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

   This permit is not a building permit.

   All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

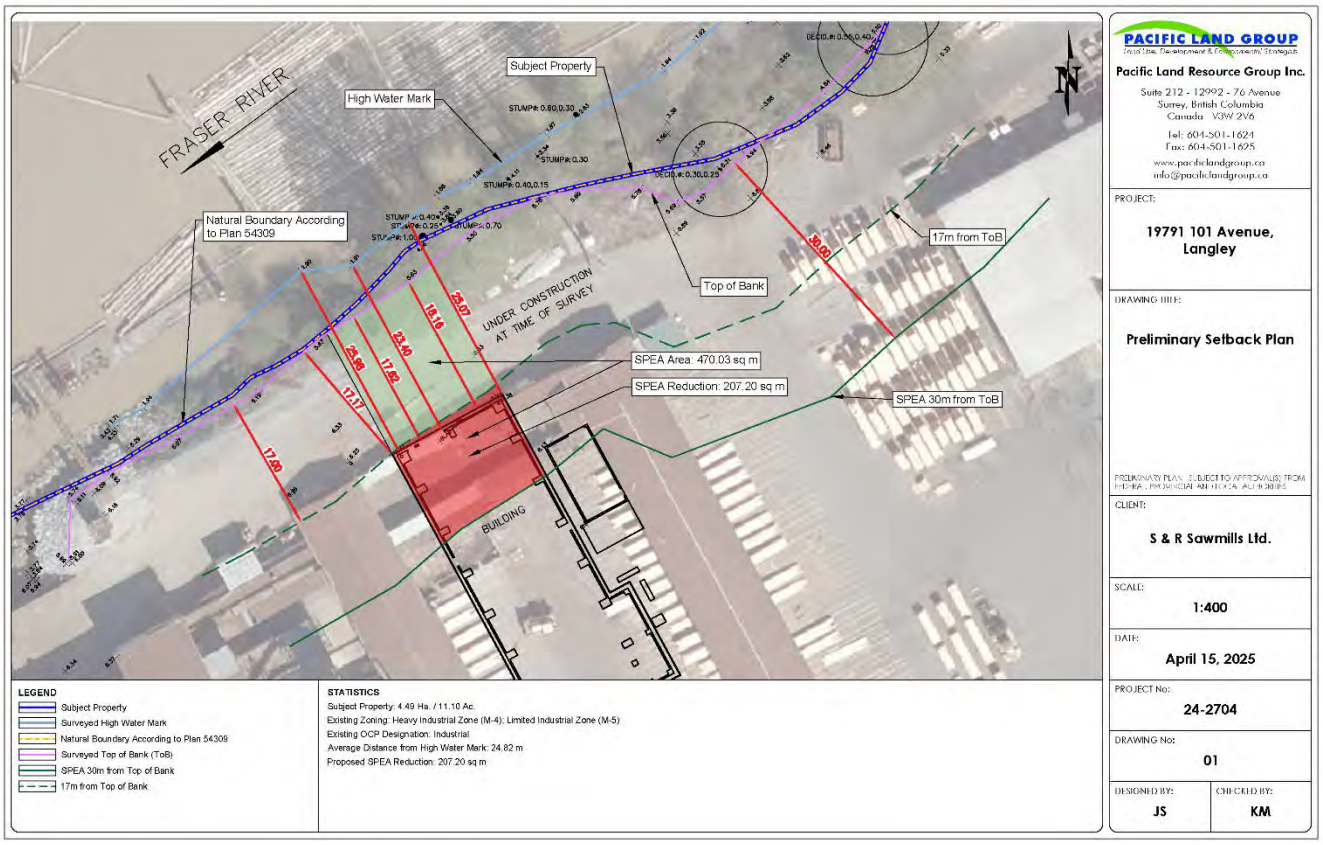
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2026.

Attachments:

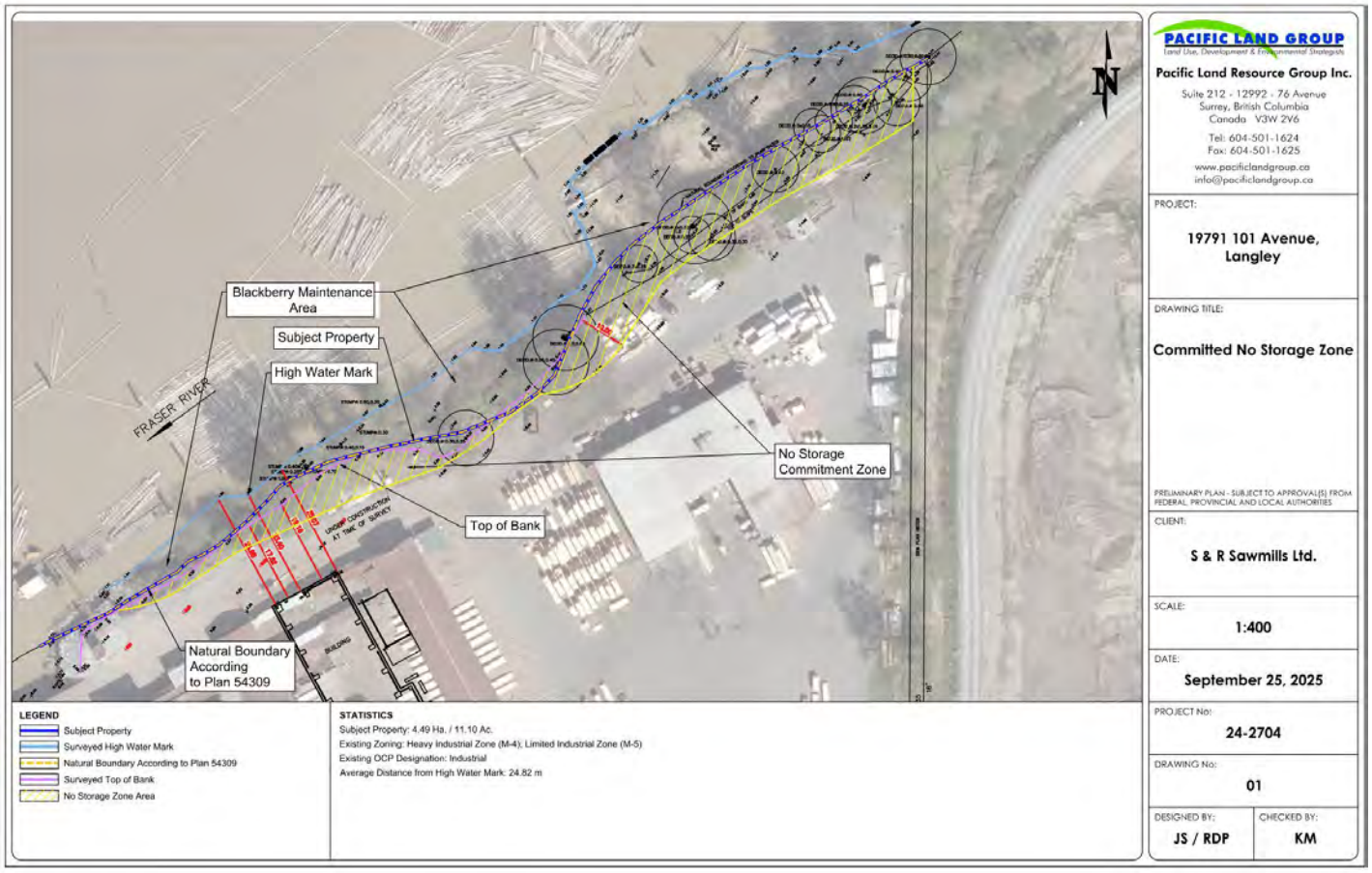
SCHEDULE A	Setback Plan
SCHEDULE B	Foreshore Management Area

SCHEDULE A



SITE PLAN

SCHEDULE B



FORESHORE MANAGEMENT –

BLACKBERRY MANAGEMENT AREA AND NO-STORAGE ZONE