



REPORT TO MAYOR AND COUNCIL

PRESENTED: SEPTEMBER 15, 2025 – REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. 101443
 (MARINELLI INVESTMENTS LTD. / 9494 – 200 STREET)

REPORT: 25-127
FILE: 08-35-0273

PROPOSAL:

Development Permit application (including variances) to facilitate development of a 5,015 m² (53,981 ft²) industrial warehouse building on property located at 9494 – 200 Street.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101443 subject to eight (8) conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the the Northwest Langley Community Plan and complies with the site's Service Industrial M-1A zoning with the exception of the proposed variances.

RECOMMENDATIONS:

That Council authorize issuance of Development Permit No. 101443 to Marinelli Investments Ltd. for property located at 9494 – 200 Street subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A".
- b. Landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
- d. All signage being in substantial compliance with Schedule "A" and with the Township's Sign Bylaw.
- e. Section 701.6 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the minimum rear (east) lot line setback abutting a Residential zone from 10 m (32.8 ft) to 0 m (0 ft) as indicated in Schedule "A".
- f. Section 111.4 – Parking Lot Landscaping of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required parking lot landscaping on the north side of the site from one tree per six stalls to zero trees per six stalls as indicated in Schedule "A".
- g. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
- h. All refuse areas to be located within buildings and/or in enclosures and screened.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
- b. Off-site and on-site landscaping being secured by a letter of credit and landscaping plans finalized at the Building Permit stage.
- c. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
- d. Completion of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- e. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
- f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
- g. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

EXECUTIVE SUMMARY:

Conwest Developments Ltd. has applied on behalf of the owner for a development permit to facilitate development of a 5,015 m² (53,981 ft²) industrial warehouse building on property located at 9494 – 200 Street. The development permit includes variances to decrease the minimum rear (east) lot line setback abutting a Residential zone and to decrease the minimum parking lot landscaping requirements on the north side of the site.

The development proposal complies with the Development Permit Area guidelines in the Northwest Langley Community Plan. The proposal also complies with the site's Service Industrial M-1A zoning, with the exception of the proposed variances.

Issuance of Development Permit No. 101443 is recommended subject to eight (8) conditions, plus seven (7) conditions to be applied at the building permit stage.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council regarding proposed Development Permit No. 101443.

REFERENCE:

Owner:	Marinelli Investments Ltd. 401, 1930 Pandora Street Vancouver, BC V5L 0C7
Agent:	Conwest Developments Ltd. 401, 1930 Pandora Street Vancouver, BC V5L 0C7
Legal Description:	Lot B Section 35 Township 8 New Westminster District Plan EPP142521
Location:	9494 – 200 Street
Area:	0.9 ha (2.3 ac)
Existing Zoning:	Service Industrial Zone M-1A
Northwest Langley Community Plan:	Light Industrial

BACKGROUND/HISTORY:

- The site is designated Light Industrial and is located in an Industrial Development Permit Area in the Northwest Langley Community Plan.
- The existing industrial building on the site is proposed to be removed as part of the development.
- BC Hydro and FortisBC statutory rights-of-way are located on the northerly portion of the site.
- A lot line adjustment was completed in February 2025 with the property located directly adjacent to the north (20020 – 96 Avenue) to shift the interior side (north) lot line approximately 14.7 m (48.2 ft) to the north to add existing parking and landscape areas onto the subject site.

DISCUSSION/ANALYSIS:

- Conwest Developments Ltd. has applied on behalf of the owner for a development permit to facilitate development of a 5,015 m² (53,981 ft²) industrial warehouse building on property located at 9494 – 200 Street.
- The proposed development permit includes variances to decrease the minimum rear (east) lot line setback abutting a Residential zone and to decrease the minimum parking lot landscaping on the north side of the site.
- The proposal is consistent with the overall objectives of the Northwest Langley Community Plan and is compliant with the Service Industrial Zone M-1A with the exception of the proposed variances.

Adjacent Uses:

	Existing Use:	Northwest Langley Community Plan Designation:	Official Community Plan Designation:	Existing Zoning:
North:	A property with an existing light industrial use	Light Industrial	Mixed Employment	Service Industrial Zone M-1A
South:	A property with an existing gas service station	Light Industrial	Mixed Employment	Service Industrial Zone M-1A
East:	A property with an existing single family dwelling currently under application (ToL Project No. 08-35-0271) for a temporary use permit to allow commercial truck parking	Light Industrial	Mixed Employment	Rural Zone RU-1
West:	200 Street, beyond which are properties with existing light industrial uses	N/A	Mixed Employment	Service Industrial Zone M-1A

Development Permit:

- The subject site is located in an Industrial Development Permit Area in the Northwest Langley Community Plan.
- The form and character of the proposed 5,015 m² (53,981 ft²) industrial building is consistent with the Industrial Development Permit Area guidelines.
- Proposed Development Permit No. 101443, inclusive of the proposed variances, is attached to this report as Attachment B.
- Vehicular access to the site is proposed from the existing access on 200 Street.

Development Variance Permit:

The applicant is seeking the following variances:

- Section 701.6 – Siting of Building and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the rear (east) lot line setback abutting a Residential zone from 10 m (32.8 ft) to 0 m (0 ft). The property located directly east of the subject site is currently zoned Rural Residential Zone RU-1 but is designated for Light Industrial uses in the Northwest Langley Community Plan. The proposed variance will align with future industrial development of the easterly adjacent property as no building setback is required from a rear lot line abutting an Industrial zone.
- Section 111.4 – Parking Lot Landscaping of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required parking lot landscaping on the north side of the site from one tree per six stalls to zero trees per six stalls. The variance is requested due to the FortisBC statutory right-of-way (located where the parking lot

landscaping is required on the north side of the property) which does not permit landscaping islands or trees.

Staff do not object to the proposed variances given future development potential for light industrial uses on the adjacent property to the east, as well as the BC Hydro and FortisBC statutory rights-of-way on the northerly portion of the site.

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
9	3	61	61	2	66

Policy Considerations:

The proposed development complies with the Development Permit Area provisions of the Northwest Langley Community Plan and complies with the site's existing Service Industrial M-1A zoning requirements, with the exception of the proposed variances.

Staff recommend that Council give issuance to Development Permit No. 101443 subject to eight (8) conditions, plus seven (7) conditions to be applied at the building permit stage.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

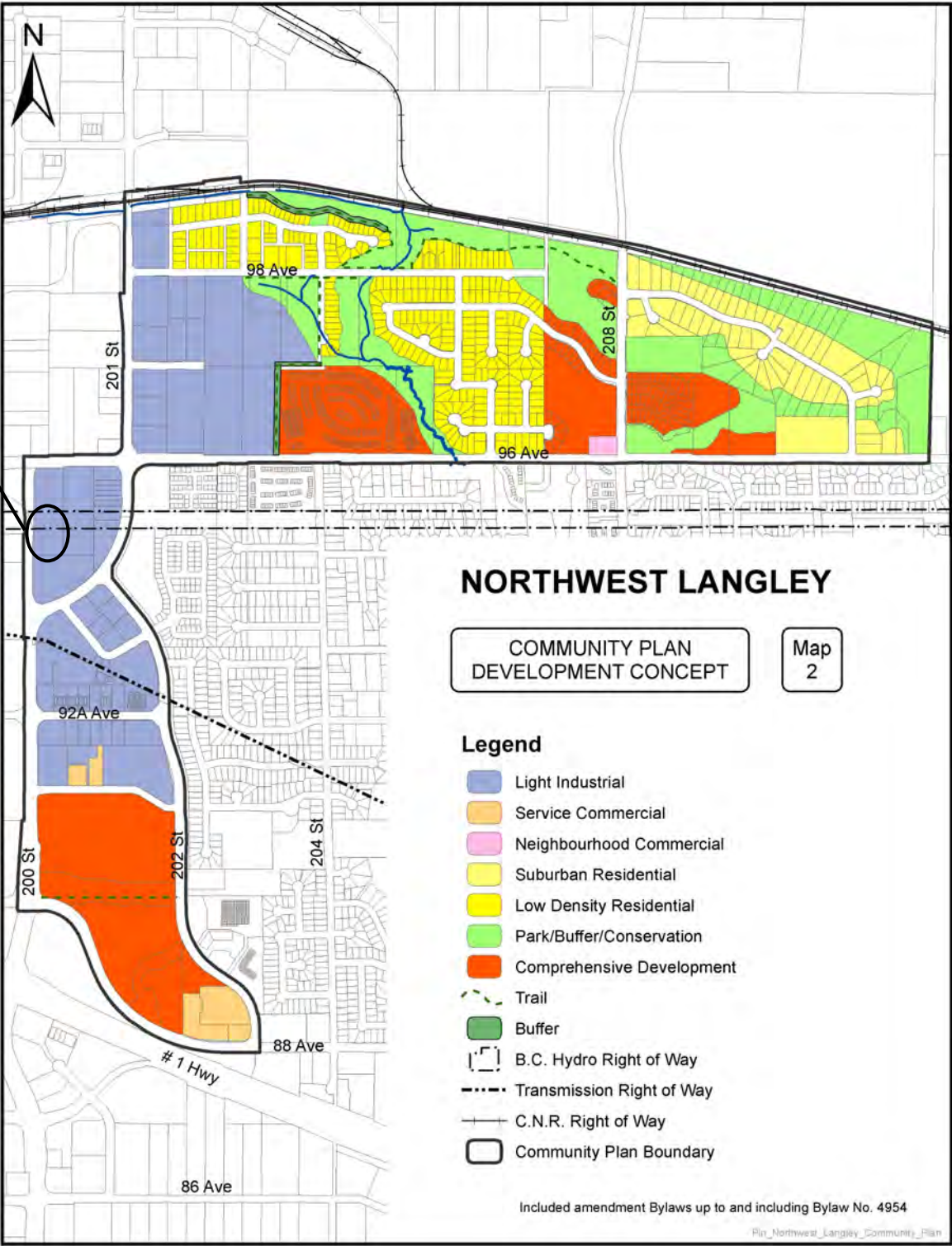
ATTACHMENT A Maps and Graphics
ATTACHMENT B Development Permit No. 101443

ATTACHMENT A

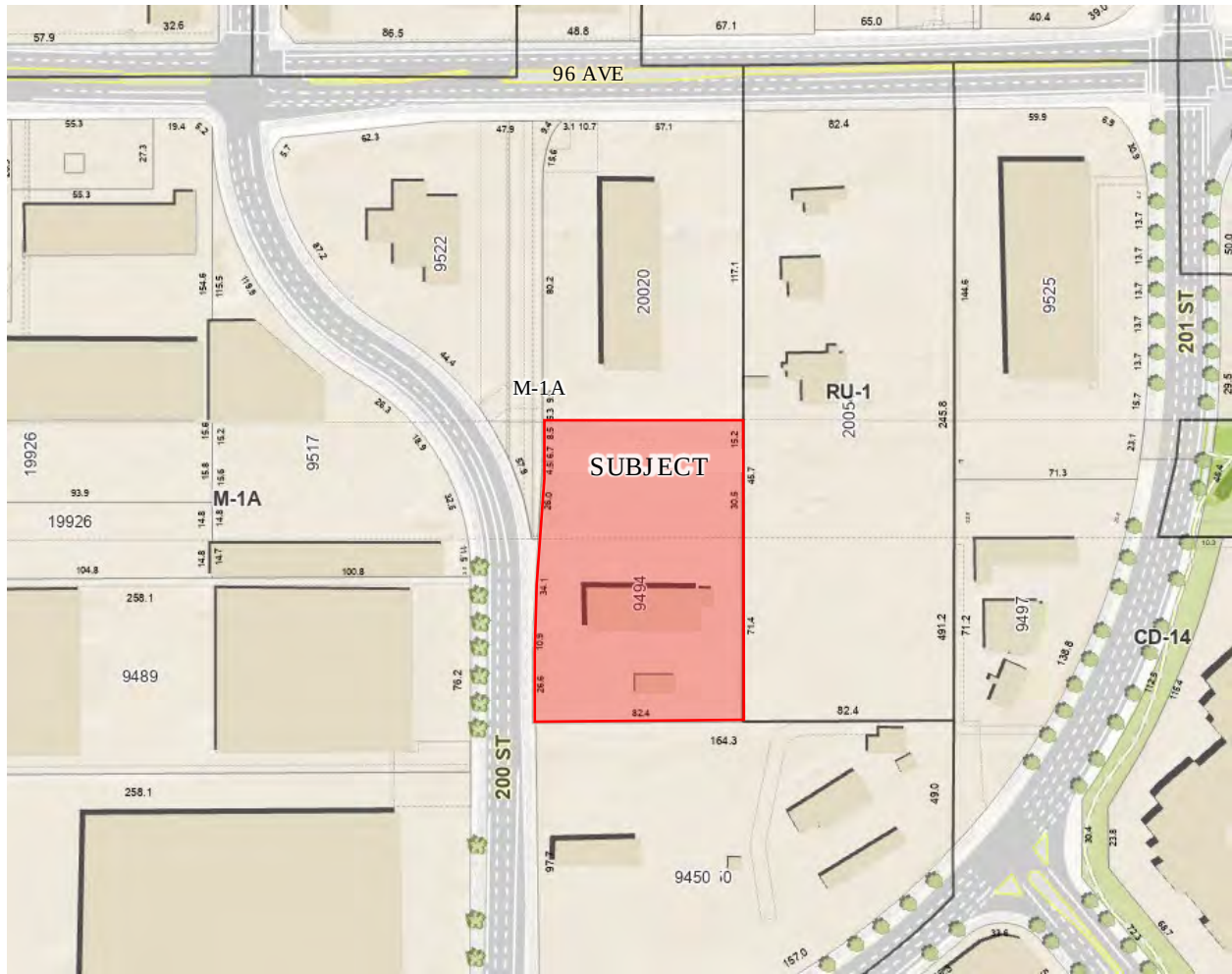


AERIAL CONTEXT MAP

SUBJECT



NORTHWEST LANGLEY COMMUNITY PLAN



ZONING BYLAW NO. 2500



SITE PLAN - SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101443

This Permit is issued this _____ day of _____, 2025 to:

1. Name: Marinelli Investments Ltd.

Address: 401, 1930 Pandora Street
Vancouver, BC V5L 0C7

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 B Section 35 Township 8 New Westminster District Plan
EPP142521

CIVIC ADDRESS: 9494 – 200 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township of Langley:

- a. Building plans being in substantial compliance with Schedule "A".
- b. Landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
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- h. All refuse areas to be located within buildings and/or in enclosures and screened.

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- b. Off-site and on-site landscaping being secured by a letter of credit and landscaping plans finalized at the Building Permit stage.

DEVELOPMENT PERMIT NO. 101443
(MARINELLI INVESTMENTS LTD. / 9494 – 200 STREET)

Page 2 . . .

- c. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
 - d. Completion of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
 - e. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
 - f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
 - g. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.
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 _____, 2025.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



Western Office
15000 Stony Plain Road NW
Edmonton, Alberta T5N 3N7
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REVISIONS

NO.	DATE	DESCRIPTION
1	2016.03.01	ISSUED FOR TENDER

DOCUMENTS

ISSUED FOR TENDER

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PROJECT

200th STREET

CLIENT

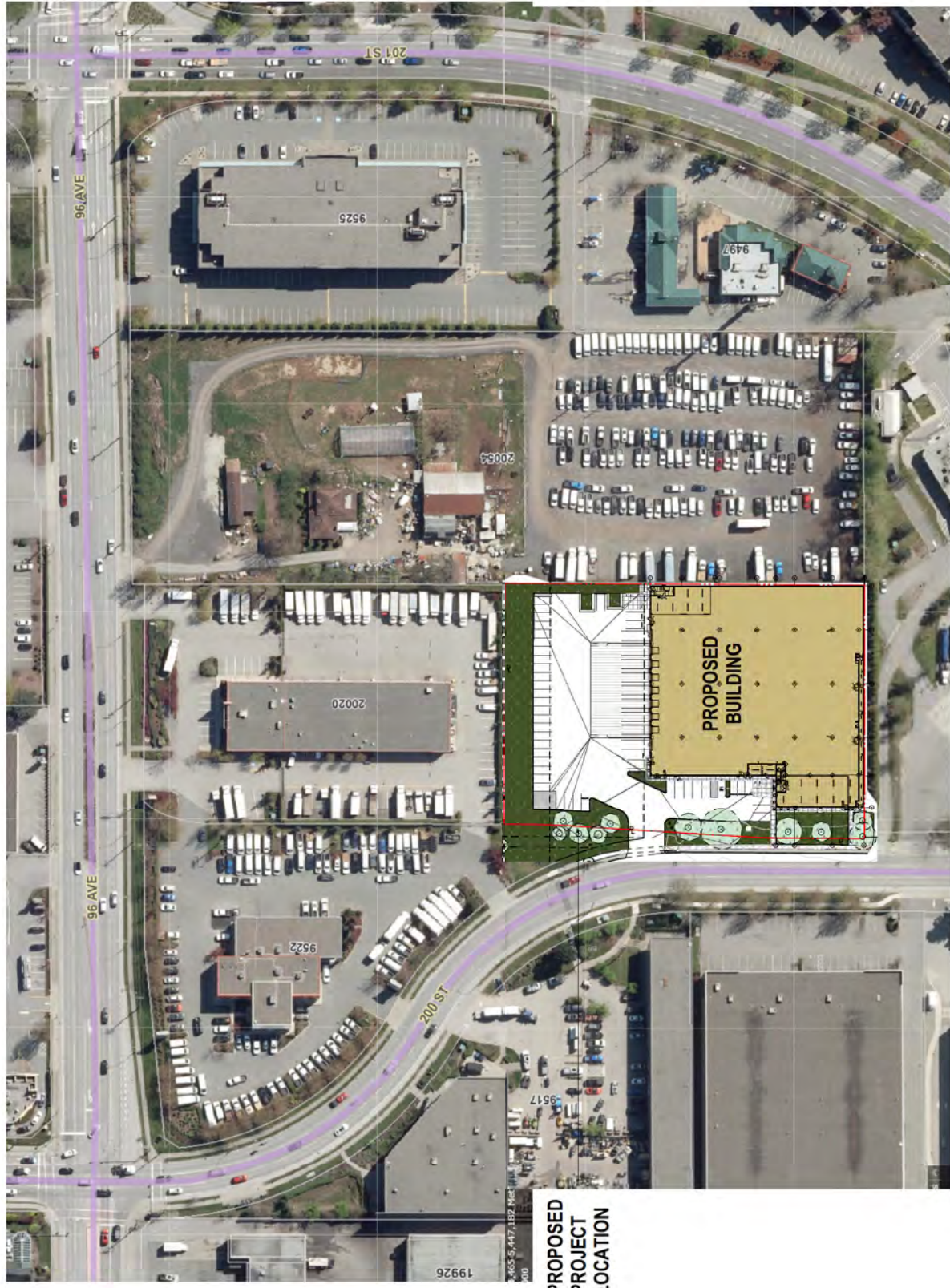
CONVEST DEVELOPMENTS

DRAWING TITLE

CONTEXT PLAN

16

PROJECT NO. 230001
A-DP 1.2



PROPOSED
PROJECT
LOCATION

1 ENLARGED CONTEXT PLAN
NTS



NORTHWEST CORNER



NORTHEAST CORNER

arc

Executive Office
12504 Stony Plain Road NW
Edmonton, AB
T5N 3N7
P: 780.562.2991

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
1	2024.11.11	ISSUED FOR PERMIT REVIEW	MM	MM
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4	2024.10.14	ISSUED FOR PERMIT REVIEW	MM	MM
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DOCUMENTS PHASE

ISSUED FOR REVIEW

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200th STREET

CLIENT

CONWEST

DRAWING TITLE

PERSPECTIVES

16

DATE

SCALE

PROJECT NO.

230001

SHEET NO.

A-DP 5.3

Comment 2 Coniferous to Deciduous ratio

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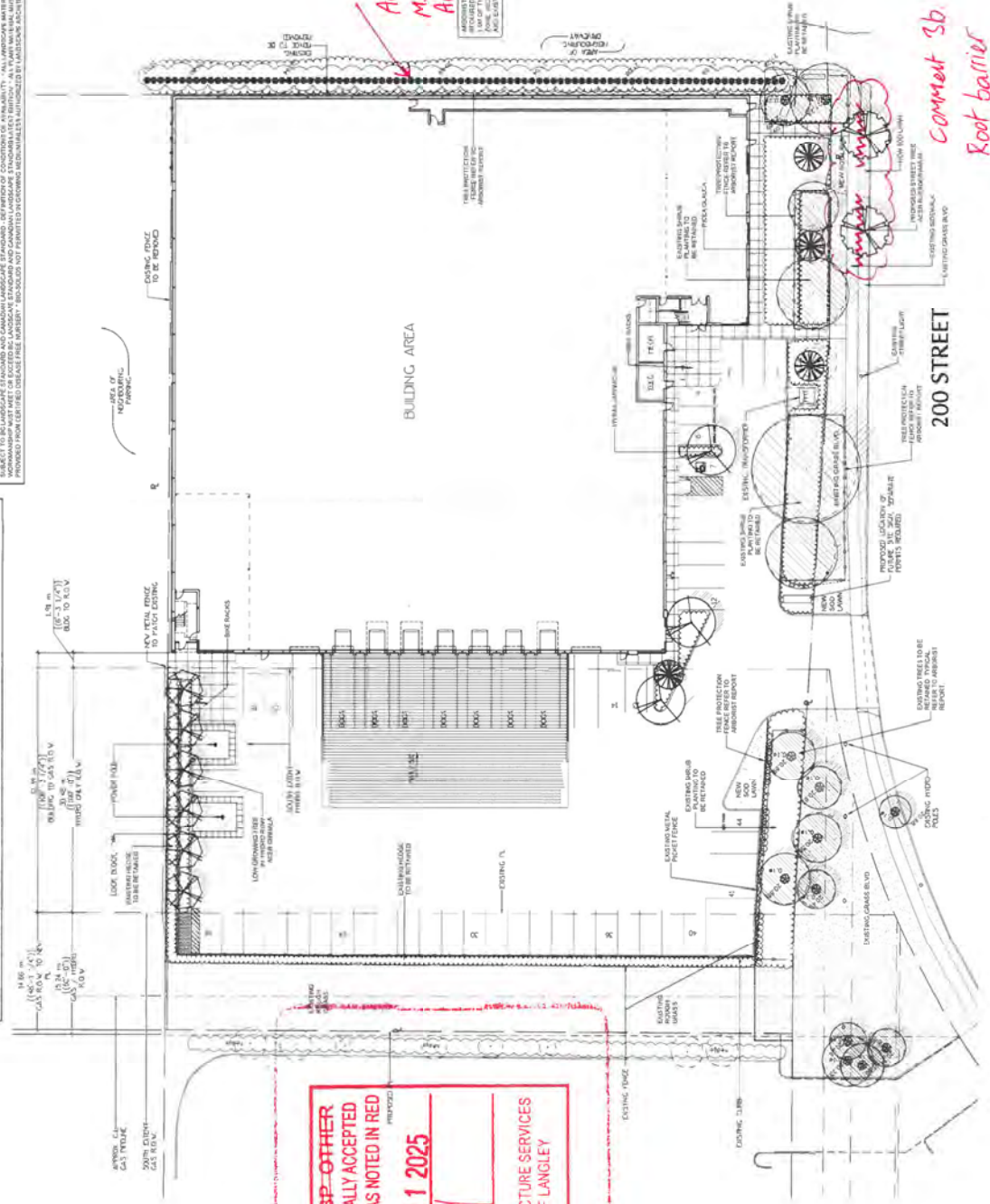
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Source C-102 - 4145 5th Circle Drive
Aluminy, Illinois Columbia VSC 8/29
a 1834 794 0311 f 804 294-0022

REV	DATE	ADD/REMOVE NOTES	DO	SA
1	11/15/13	ISSUED FOR BP	DO	
2	11/15/13	NET PLAN FOR COORDINATION	DO	
3	11/15/13	RE: REMAINING ELECTRICAL COMMENTS	DO	
4	11/15/13	RE: REMAINING COMMENTS	DO	
5	11/15/13	RE: SLOTTED FOR GP	DO	
6	11/15/13	REVISED FOR GP	DO	
7	11/15/13	REVISED FOR GP	DO	
8	11/15/13	1/16 PLAN COORDINATION	DO	
9	11/15/13	NEW MFT PLAN	DO	
10	11/15/13	NEW MFT PLAN	DO	
11	11/15/13	1/16-25 COATING PLAN	DO	
12	11/15/13	1/16-25 COATING PLAN	DO	
13	11/15/13	NEW MFT PLAN	DO	
14	11/15/13	NEW MFT PLAN	DO	
15	11/15/13	REVISION DESCRIPTION	DO	

Comment - Additional protection measures. As per Arbitrator's rec.



Comment 3b
Root barrier

RZ 01 SA SP OTHER
PLANS CONDITIONALLY ACCEPTED
WITH EXCEPTIONS AS NOTED IN RED
ON **MAR 21 2025**
BY 
GREEN INFRASTRUCTURE SERVICES
TOWNSHIP OF LANGLEY

INDUSTRIAL DEVELOPMENT
545A 200th STREET
LANGLEY, BC

LANDSCAPE
PLAN

DATE	3/10/2001	DRAWING NUMBER	
SCALE	1:20000	OF 3	23-141
PROJECT			
DESIGN			
CHECK			
PROJECT NUMBER			

E.16



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PROJECT

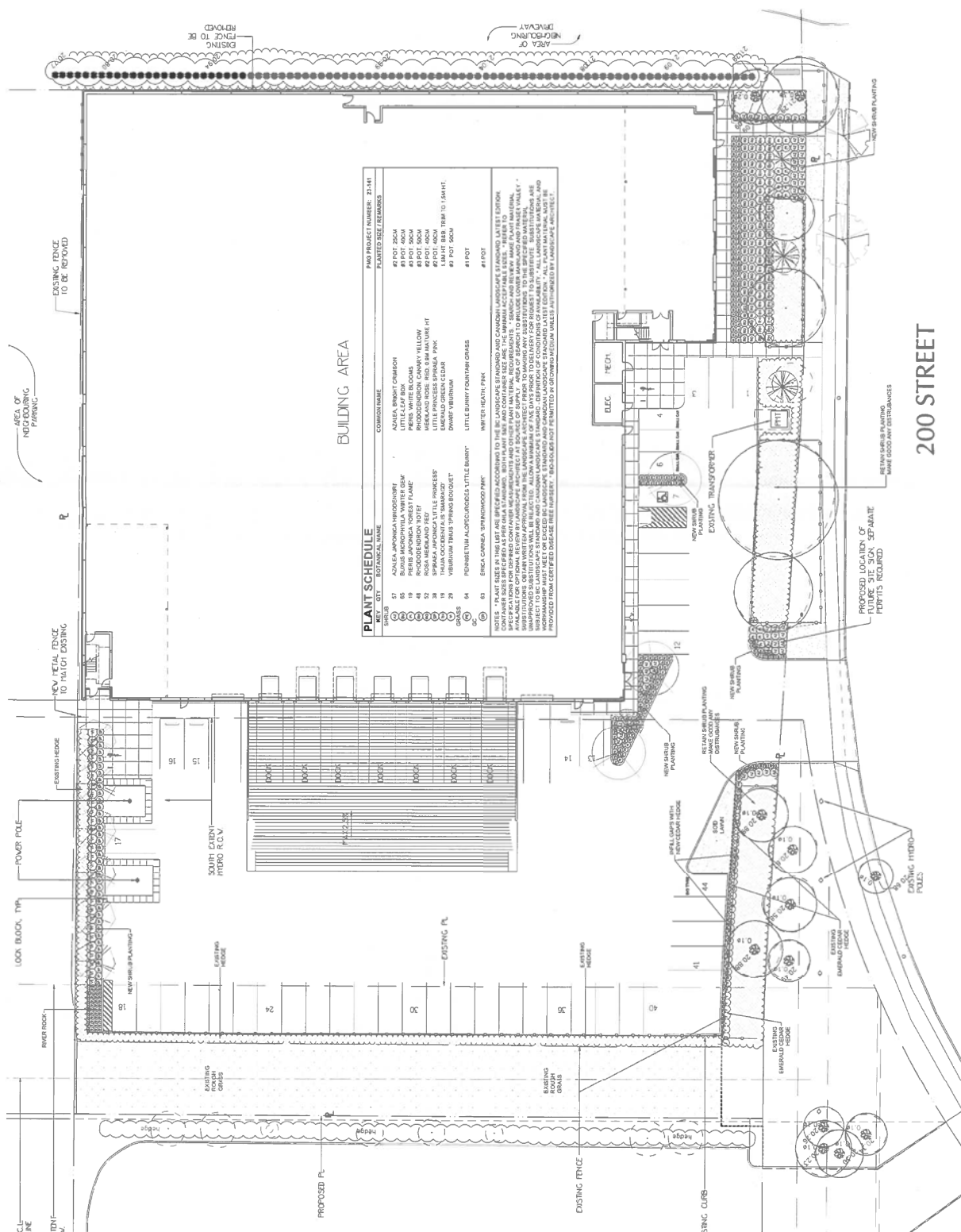
INDUSTRIAL DEVELOPMENT
9494 200th STREET
LANGLEY, BC

DO NOT WRITE IN THESE SPACES

LANDSCAPE
SHRUB PLAN

OF 3
3-141

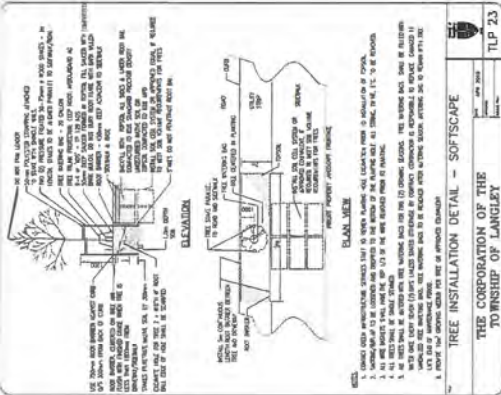
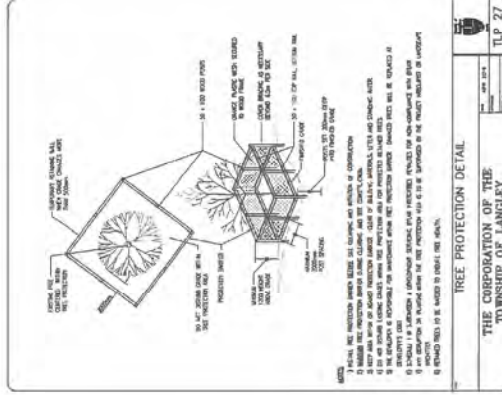
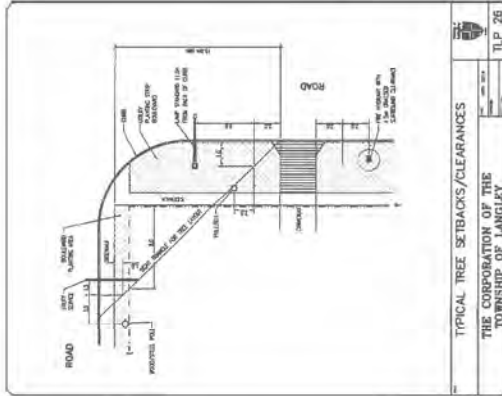
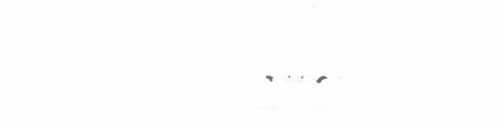
08141-1279



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pmg
LANDSCAPE
ARCHITECTS
2000-2001
P. 604-294-0311 F. 604-294-0322

2001



PROJECT
INDUSTRIAL DEVELOPMENT
9484-5028 STREET
LANGLEY, BC

DRAWING FILE
T.O.L. LANDSCAPE
DETAILS

DATE 14 SEP 16
SCALE A:1=1
DRAWN CAR
DESIGN YN
CHECKED
P.M.G. PROJECT NUMBER 23-141

E.16

L3

OF 3

23-141-100-00