



REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 15, 2026 - REGULAR MEETING	REPORT:	26-63
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	07-36-0141
SUBJECT:	REZONING APPLICATION NO. 100681 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100139 (GAIR / 4567 - 215 STREET)		

PROPOSAL:

Application to rezone approximately 0.44 ha (1.1 ac) of land located at 4567 – 215 Street to Residential Zone R-1E and to vary the lot frontage to create four residential lots.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6231 subject to nine (9) prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 6231) of Development Variance Permit No. 100139.

RATIONALE:

The proposed development complies with the Murrayville Community Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Gair) Bylaw No.6231 rezoning approximately 0.44 ha (1.1 ac) of land located at 4567 - 215 Street to Residential Zone R-1E to facilitate the subdivision to create four residential lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A 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. Provision of necessary improvements for 215 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Street Trees and Boulevard Plantings Policy.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

5. Provision of a detailed landscape plan and security for Agricultural Land Reserve (ALR) landscape buffers along the west and north property lines.
6. Final approval of the of the Streamside Protection and Enhancement Area report, including acceptance of the streamside enhancement plans, fencing, signage, security and monitoring.
7. Registration of restrictive covenants acceptable to the Township:
 - a. Securing protection of Streamside Protection and Enhancement Area.
 - b. Securing protection and long-term maintenance of the ALR landscape buffer (combined with the Streamside Protection Area) along the western portion of the site and an ALR landscape buffer along the northern portion of the 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. Restricting development until a Development Permit is issued for the site.
 - e. Identifying the units (minimum 5% single family lots) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
8. As per the applicant's proposal in support of the proposed rezoning application, provision of \$78,284 as a voluntary amenity contribution.
9. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council at the time of final reading of Bylaw No. 6231 authorize issuance of Development Variance Permit No. 100139 (frontage variance) as follows:

- a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement for the Residential Zone R-1E from 22.0 m (72.0 ft) to 19.2 m (63.0 ft) for the proposed lots as indicated in Schedule "A".
- b. Registration of an exterior design control agreement informed by a Neighborhood Character Study at the time of subdivision to the acceptance of the Township.

EXECUTIVE SUMMARY:

Solo Project Management Ltd. has applied on behalf of the property owners to rezone approximately 0.44 ha (1.1 ac) of land located at 4567 – 215 Street to Residential Zone R-1E to create four residential lots. The application also includes a Development Variance Permit to vary the minimum lot frontage requirement for the proposed Residential Zone R-1E from 22.0 m (72.0 ft) to 19.2 m (63.0 ft) for all lots.

The proposal complies with the Single Family One (4 upa / 10 uph) land use designation of the Murrayville Community Plan. Staff recommend that Council consider the rezoning bylaw, subject to the completion of nine (9) development prerequisites and authorize issuance (at time of final reading of Bylaw No. 6231) of Development Variance Permit No. 100139.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 6231 and Development Variance Permit No. 100139.

REFERENCE:

Owner:	Cameron and Christina Gair 4567 – 215 Street Langley, BC V3A 2L8
Agent:	Solo Project Management Ltd. 210, 6323 - 197 Street Langley, BC V2Y 1K8
Legal Description:	Lot 53 Section 36 Township 7 New Westminster District Plan 35707
Location:	4567 – 215 Street
Area:	0.44 ha (1.1 ac)
Existing Zoning:	Suburban Residential Zone SR-1
Proposed Zoning:	Residential Zone R-1E
Murrayville Community Plan	Single Family One (4 upa / 10 uph)

BACKGROUND/HISTORY:

- The subject land is currently zoned Suburban Residential Zone SR-1 and is designated Single Family One (4 upa / 10 uph) in the Murrayville Community Plan.
- The site abuts lands in the ALR to the west and north and a Class B watercourse exists on the western portion of the site.
- To accommodate the proposed development, the applicant is utilizing the Streamside Protection and Enhancement Area (SPEA) “flex” provision of Schedule 3 of the Official Community Plan (OCP). The applicant’s proposal includes reducing a portion of the SPEA by 38.8 m² (417.6 ft²) while increasing a portion of the SPEA by 80.8 m² (869.7 ft²). Finalization of the streamside enhancement and restoration plans and completion of the works is required as a condition of development.
- The site is currently occupied by a single family dwelling.

DISCUSSION/ANALYSIS:

- Solo Project Management Ltd. has applied on behalf of the owners to rezone 0.44 ha (1.1 ac) of land located at 4567 – 215 Street to Residential Zone R-1E to facilitate a development consisting of four residential lots ranging in area from approximately 1,101 m² (11,851 ft²) to 1,234 m² (13,283 ft²).
- As the proposed Residential Zone R-1E allows for small-scale multi-unit housing development as a permitted use, issuance of a Development Permit as per Schedule 4 Development Permit: Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH) of the OCP is required prior to subdivision.
- The applicant has also applied for a Development Variance Permit to vary the minimum lot frontage requirement for the Residential Zone R-1E from 22.0 m (72.0 ft) to 19.2 m (63.0 ft) for the four proposed lots.

- Staff note that the proposal complies with the Murrayville Community Plan and is compliant with the proposed corresponding Residential Zone R-1E, with the exception of the proposed lot frontage variance.

Adjacent Uses:

	Existing Use:	Murrayville Community Plan Designation:	Existing Zoning:
North:	Agricultural property in ALR	Agriculture	Rural Zone RU-1
South:	Residential lot with single family residential dwelling	Single Family One	Suburban Residential SR-1
East:	215 Street beyond which are single family residential lots	Single Family One	Residential Zone R-1E
West:	Agricultural property in ALR	Agriculture	Rural Zone RU-1

Zoning Amendment:

- Bylaw No. 6231 proposes to rezone the site to Residential Zone R-1E to facilitate a residential development consisting of four lots ranging in size from 1,101 m² (11,851 ft²) to 1,234 m² (13,283 ft²) in compliance with the Murrayville Murrayville Community Plan.

Development Variance Permit:

- Proposed Development Variance Permit No. 100139 is attached to this report as Attachment A.
- The applicant proposes to vary Section 110.1 – Minimum Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 to vary the minimum lot frontage from 22 m (72 ft) to 19.2 m (63 ft) (2.8 m / 12.7%) to allow for the proposed four lot subdivision.
- In support of the proposed lot frontage variance, the applicant indicates that the proposed lots range in size from 1,101 m² (11,851 ft²) to 1,234 m² (13,283 ft²) and are larger (15% - 25%) than required by the Zoning Bylaw (930 m² / 10,010 ft²).
- The applicant has prepared a Neighbourhood Character Study and committed to registering an Exterior Design Control Agreement at time of subdivision (included as a condition of DVP 100139)

Subdivision:

- The applicant is proposing to subdivide the subject site to create four residential lots.

Development Permit:

- As the proposed Residential Zone R-1E allows for small-scale multi-unit housing development as a permitted use, issuance of a Development Permit as per Schedule 4 Development Permit: Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH) of the OCP is required prior to subdivision.

- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw) delegated issuance of Development Permits for small scale multi-unit housing developments to a delegated staff official.

Voluntary Amenity Contributions:

On July 7, 2025 an Interim Policy Regarding Community Amenity Contributions No. 07-170 was adopted by Council that directs staff to:

- discuss with development applicants the prospect of making amenity contributions to the Township; negotiate with development applicants on a case-by-case basis for the provision of community amenities; or allow amenity contributions either at the initiative of development applicants or as a result of rezoning negotiations between the applicant and the Township.

The applicant has proposed a \$78,284 voluntary amenity contribution in support of the proposed rezoning application.

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
2	2	15	15	7	24

Policy Considerations:

The proposed rezoning and development variance permit will facilitate a residential development consisting of four residential lots.

Staff recommend that Council give first, second and third reading to Bylaw No. 6231 (subject to nine (9) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 6231) of accompanying Development Variance Permit No. 100139.

Respectfully submitted,

Zorica Andjelic
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A
 ATTACHMENT B

Development Variance Permit No.100139
 Maps and Graphics

Development Variance Permit No. 100139

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

1. NAME: Cameron and Christina Gair

ADDRESS: 4567 – 215 Street
Langley, BC V3A 2L8

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 53 Section 36 Township 7 New Westminster District
Plan 35707

CIVIC ADDRESS: 4567 – 215 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 as follows:

- a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement for the Residential Zone R-1E from 22.0 m (72.0 ft) to 19.2 m (63.0 ft) for the proposed lots as indicated in Schedule “A”.
- b. Registration of an exterior design control agreement informed by a Neighborhood Character Study at the time of subdivision to the acceptance of the Township.

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

**PRELIMINARY SUBDIVISION PLAN OF LOT 53,
SECTION 36, TOWNSHIP 7 N.W.D. PLAN 35707**

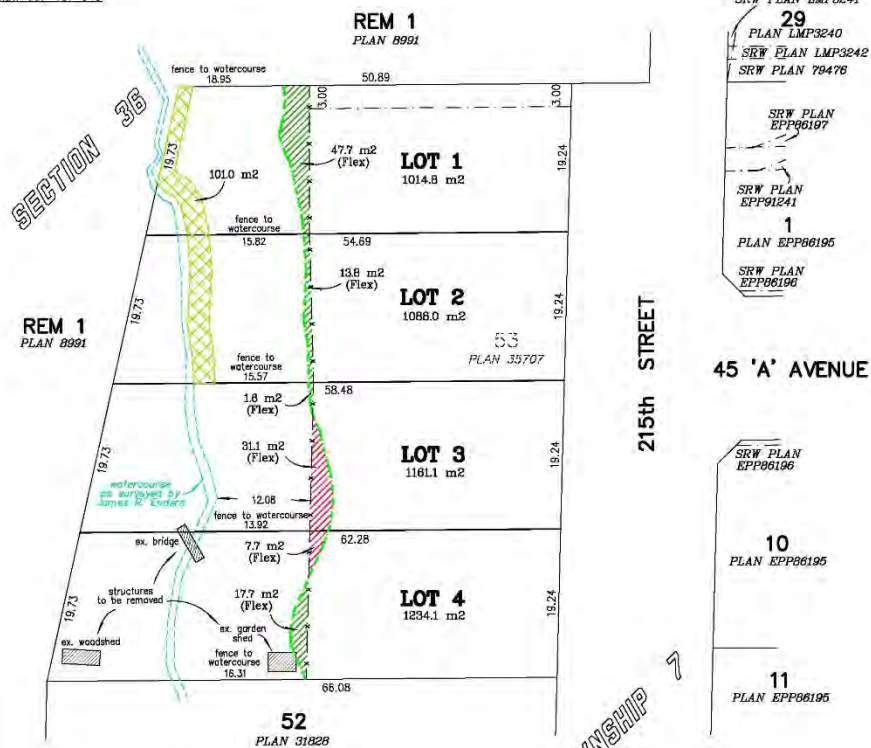
10 5 0 10 20 30

All Distances are in Metres.
The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when plotted at a scale of 1:500

Note: This plan is only a proposal which
may not be approved by the Township of
Langley. This plan should not be used
for marketing or sales purposes.

Note: The lot dimensions provided
are based on the survey work by
James R. Enders, BCLS 659.
Dimensions to be confirmed by Onderwater
Land Surveying before final subdivision.

CIVIC ADDRESS
4567 215th STREET
LANGLEY, B.C.
P.I.D.: 007-181-345



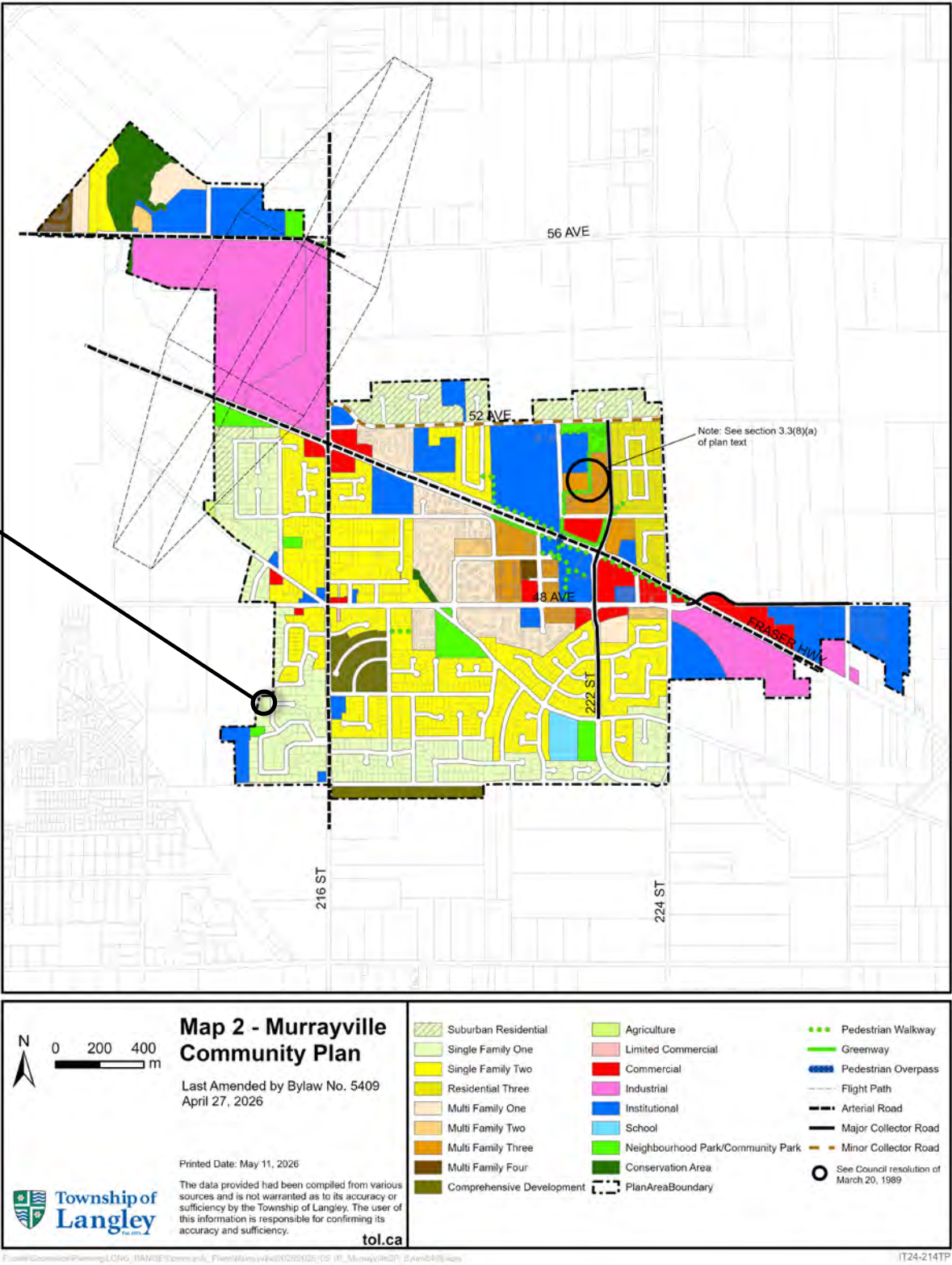
LEGEND

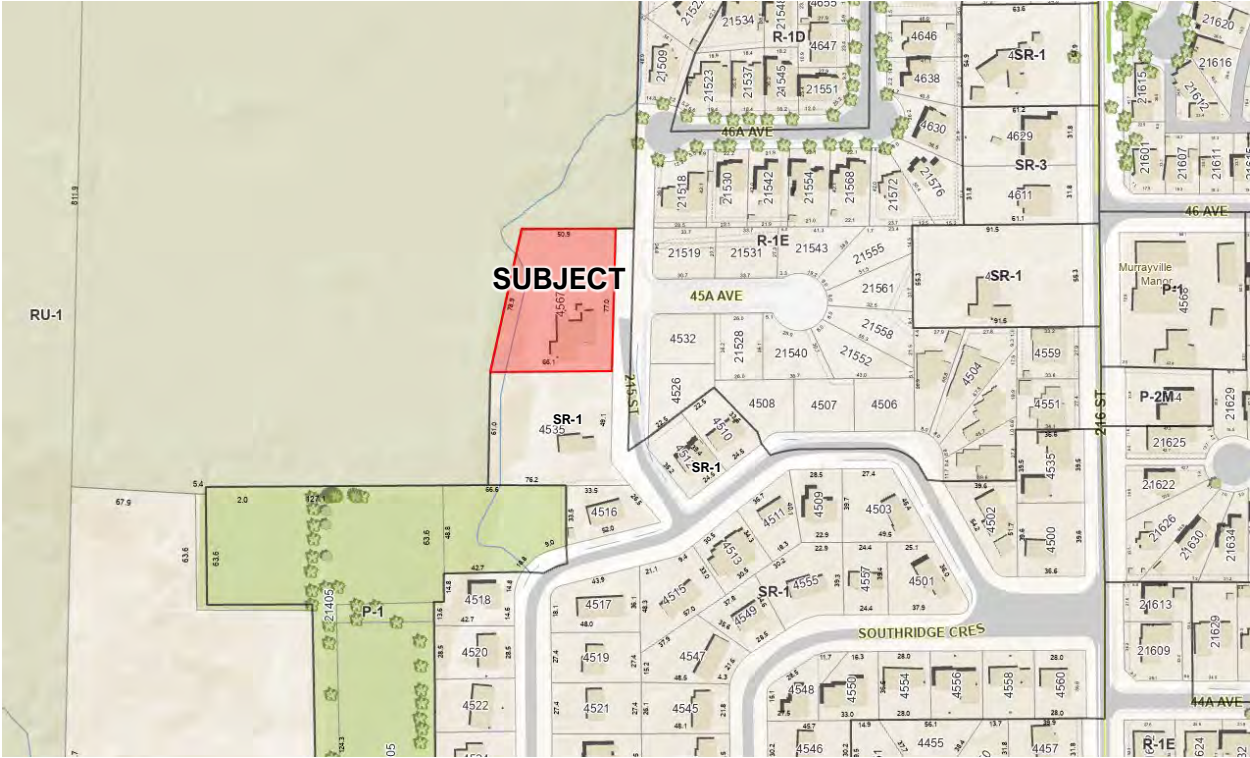
- SPEA Addition 80.8 m2
- SPEA Reduction 38.8 m2
- Area of Re-vegetation 101.0 m2
- Existing Structures to be removed
- Proposed SPEA Protective Fencing
- 15m Setback
- Existing Watercourse (HWM)

Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale B.C.
WWW.OWDERWATER.CA
FILE: JL20-171_SK3 MAY 27th, 2026



SUBJECT





ZONING BYLAW NO. 2500

**PRELIMINARY SUBDIVISION PLAN OF LOT 53,
SECTION 36, TOWNSHIP 7 N.W.D. PLAN 35707**

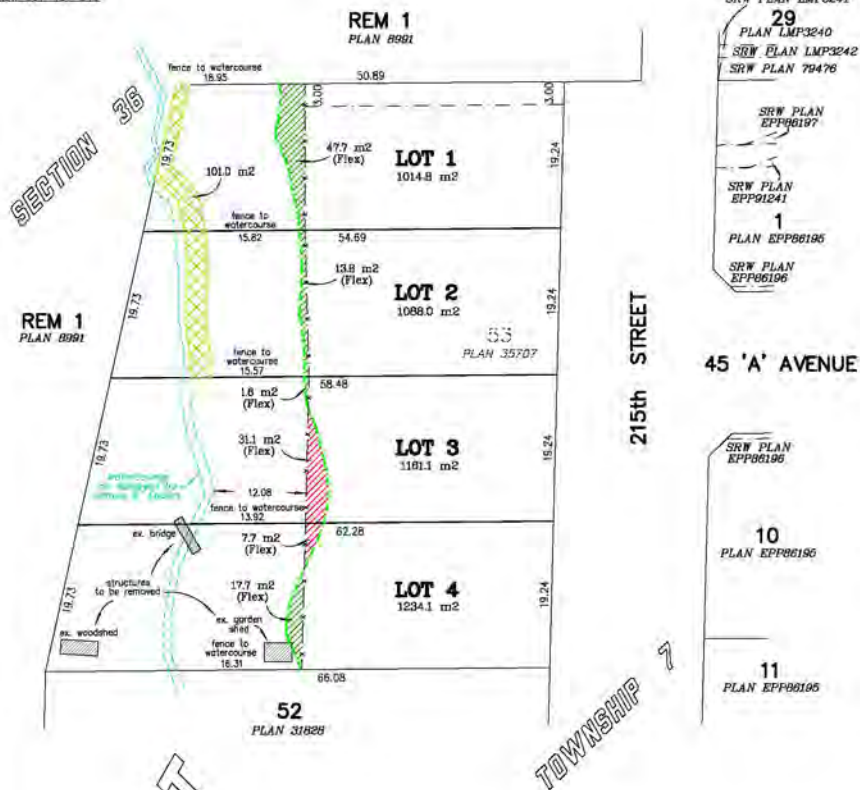
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Dimensions to be confirmed by Underwater
Land Surveying before final subdivision.

CIVIC ADDRESS
4507 215th STREET
LANGLEY, B.C.
P.L.D. - D07-181-345



Underwater Land Surveying
B.C. Land Surveyors
8104 - 5830 176 'A' Street
Cleveland B.C.
WWW.underwater.ca
FILE: J-20-171_SK3 MAY 27th, 2026

SITE PLAN - SUBMITTED BY APPLICANT

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (GAIR) BYLAW NO. 6231**

EXPLANATORY NOTE

Bylaw No. 6231 rezones 0.44 ha (1.1 ac) of land located at 4567 – 215 Street to Residential Zone R-1E in order to facilitate development of four residential lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (GAIR) BYLAW NO. 6231

A Bylaw to amend 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 (Gair) Bylaw No. 6231”.
- 2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 53 Section 36 Township 7 New Westminster District Plan 35707

as shown delineated on Schedule ‘A’ attached to and forming part of this Bylaw to Residential Zone R-1E.

NOTICE WAS ADVERTISED the	6	day of	July	, 2026
READ A FIRST TIME the		day of		, 2026
READ A SECOND TIME the		day of		, 2026
READ A THIRD TIME the		day of		, 2026
ADOPTED the		day of		, 2026

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 6231

