



REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 26, 2026 - REGULAR MEETING	REPORT:	26-02
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	07-27-0086
SUBJECT:	REZONING APPLICATION NO. 100752 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100206 AND DEVELOPMENT PERMIT APPLICATION NO. 101519 (1066867 BC LTD. / HUB ENGINEERING INC. / 19811; 19831 AND 19853 – 32 AVENUE		

PROPOSAL:

Application to rezone 2.7 ha (6.9 ac) of land located at 19811; 19831 and 19853 – 32 Avenue to Residential Zone R-1G and to vary the lot frontage for seven of the lots and issue Development Permit No. 101519 (Neighbourhood Forest Fire Hazard Reduction) to facilitate a residential development consisting of 37 small-scale multi-unit housing lots.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6184 subject to 11 development prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 6184) of Development Variance Permit No. 100206 and Development Permit No. 101519.

RATIONALE:

The proposed development is consistent with the overall objectives of the Brookwood-Fernridge Community Plan and Booth Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1066867 BC Ltd.) Bylaw No. 6184 rezoning 2.7 ha (6.9 ac) of land located at 19811; 19831 and 19853 – 32 Avenue to Residential Zone R-1G to facilitate the development of 37 small-scale multi-unit housing lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. In accordance with Booth Neighbourhood Plan requirements:
 - a. provision of confirmation from the School District that there is sufficient school capacity for the Booth Neighbourhood or at least the Brookwood-Fernridge community.
2. A Servicing Agreement being entered into with the Township to secure required road, greenway, utility upgrades and extensions, pedestrian connections and tie-ins extended to the nearest road intersection(s) or road improvement and groundwater protection and management information in accordance with the Township's Subdivision and Development Servicing Bylaw, Brookwood-Fernridge Community Plan, Booth Neighborhood Plan and Brookwood-Fernridge Engineering Services Plan.
3. Provision of road dedications, widenings, greenways and necessary traffic improvements including dedications for 198A Street, 32 Avenue, 33 Avenue, 33A

REZONING APPLICATION NO. 100752 AND DEVELOPMENT
 VARIANCE PERMIT APPLICATION NO. 100206 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101519
 (1066867 BC LTD. / HUB ENGINEERING INC. / 19811; 19831
 AND 19853 – 32 AVENUE
 Page 2 . . .

- Avenue and the lanes in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Booth Neighbourhood Plan.
4. Registration of a no-build restrictive covenant and a statutory right-of-way over proposed Lots 6 and 7 to provide temporary access from 33A Avenue to 33 Avenue until ultimate access is available from the east.
 5. Dedication and construction of 6.0 m (19.6 ft) wide pedestrian connections from 198A Street to 32 Avenue and 33A Avenue between proposed Lots 3, 4, 9, 10, 24 and 25.
 6. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
 7. 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).
 8. Registration of restrictive covenants acceptable to the Township:
 - a. restricting development and subdivision for a single family development until an Exterior Design Control Agreement is registered
 - b. restricting development and subdivision for a small-scale multi-unit housing development until a Development Permit is issued for Development Permit Area 'A' – Residential
 - c. prohibiting clearing of the site (with the exception of servicing access areas) until such time as 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) is accepted by the Township
 - d. identifying the units (5% of single family) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
 9. Compliance with the requirements of the Brookwood-Fernridge Greenway Amenity Policy, Brookwood-Fernridge Arterial Road Completion Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
 10. As per the applicant's proposal in support of the proposed rezoning application, provision of \$724,127 as a voluntary amenity contribution.
 11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council at the time of final reading of Bylaw No. 6184 authorize issuance of Development Variance Permit No. 100206 (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-1G from 15.25 m (50.0 ft) to 14.0 m (45.9 ft) for proposed lots 28 to 34 as indicated in Schedule "A".

That Council at the time of final reading of Bylaw No. 6184 authorize issuance of Development Permit No. 101519 for Neighbourhood Forest Fire Hazard Reduction for properties located at 19811; 19831 and 19853 – 32 Avenue subject to the following:

- a. Neighbourhood Forest Fire Hazard Reduction Development Permit Area design consistent with Schedule "A" and Section 10.5.4 of the Brookwood-Fernridge Community Plan as amended including registration of an exterior design control agreement at time of subdivision consistent with Section 10.5.4.1.2 - Buildings of the Brookwood-Fernridge Community Plan.

REZONING APPLICATION NO. 100752 AND DEVELOPMENT
VARIANCE PERMIT APPLICATION NO. 100206 AND
DEVELOPMENT PERMIT APPLICATION NO. 101519
(1066867 BC LTD. / HUB ENGINEERING INC. / 19811; 19831
AND 19853 – 32 AVENUE
Page 3 . . .

EXECUTIVE SUMMARY:

Hub Engineering Inc. has applied on behalf of the property owner to rezone 2.7 ha (6.9 ac) of land located at 19811; 19831 and 19853 – 32 Avenue to Residential Zone R-1G to facilitate a residential development consisting of 37 small-scale multi-unit housing lots. To facilitate the proposed development, the applicant has applied for a Development Variance Permit to vary the minimum lot frontage requirement for the proposed Residential Zone R-1G from 15.25 m (50.0 ft) to 14.0 m (45.9 ft) for proposed Lots 28 to 34.

The site is located in Development Permit Area 'A' – Residential and 'D' – Neighbourhood Forest Fire Hazard Reduction in the Brookwood-Fernridge Community Plan. Issuance of development permits is required prior to development and subdivision of the site.

As the proposed development is consistent with the overall objectives of the Brookwood-Fernridge Community Plan and Booth Neighbourhood Plan, staff recommend Council consider the rezoning bylaw, subject to the completion of 11 development prerequisites and authorize issuance (at time of final reading of Bylaw No. 6184) of Development Variance Permit No. 100206 and Development Permit No. 101519.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 6184, Development Variance Permit No. 100206 and Development Permit No. 101519.

REZONING APPLICATION NO. 100752 AND DEVELOPMENT
 VARIANCE PERMIT APPLICATION NO. 100206 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101519
 (1066867 BC LTD. / HUB ENGINEERING INC. / 19811; 19831
 AND 19853 – 32 AVENUE
 Page 4 . . .

REFERENCE:

Owner:	1066867 BC Ltd. 15102 – 67 Avenue Surrey, BC V3S 9G9
Agent:	Hub Engineering Inc. 212, 12992 – 76 Avenue Surrey, BC V3W 2V6
Legal Description:	East Half Lot 7 Section 27 Township 7 New Westminster District Plan 7916 West Half Lot 7 Section 27 Township 7 New Westminster District Plan 7916 East Half Lot 6 Section 27 Township 7 New Westminster District Plan 7916
Location:	19811; 19831 and 19853 – 32 Avenue
Area:	19811 – 32 Avenue = 0.9 ha (2.3 ac) 19831 – 32 Avenue = 0.9 ha (2.3 ac) <u>19853 – 32 Avenue = 0.9 ha (2.3 ac)</u> Total Area: 2.7 ha (6.9 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1G
Brookwood-Fernridge Community Plan:	SSMUH 3 (Min. 5,000 ft ²) Development Permit Areas 'A' – Residential and 'D' – Neighbourhood Forest Fire Hazard Reduction
Booth Neighbourhood Plan:	SSMUH 3 (Min. 5,000 ft ²)

BACKGROUND/HISTORY:

- The site is comprised of three lots, zoned Suburban Residential Zone SR-2 and designated SSMUH 3 (Min. 5,000 ft²) in the Brookwood-Fernridge Community Plan and Booth Neighbourhood Plan.
- The site is located in Development Permit Areas 'A' – Residential and 'D' – Neighbourhood Forest Fire Hazard Reduction in the Brookwood-Fernridge Community Plan.
- The site is currently occupied by single family dwellings.

DISCUSSION/ANALYSIS:

- Hub Engineering Inc. has applied on behalf of the owner to rezone 2.7 ha (6.9 ac) of land located at 19811; 19831 and 19853 – 32 Avenue to Residential Zone R-1G to facilitate a residential development consisting of 37 small-scale multi-unit housing lots.

REZONING APPLICATION NO. 100752 AND DEVELOPMENT
 VARIANCE PERMIT APPLICATION NO. 100206 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101519
 (1066867 BC LTD. / HUB ENGINEERING INC. / 19811; 19831
 AND 19853 – 32 AVENUE
 Page 5 . . .

- To facilitate the proposed development, the applicant has applied for a Development Variance Permit to vary the minimum lot frontage requirement for the Residential Zone R-1G from 15.25 m (50.0 ft) to 14.0 m (45.9 ft) for proposed Lots 28 to 34.
- The proposal is consistent with the overall objectives of the Brookwood-Fernridge Community Plan and the Booth Neighbourhood Plan and is compliant with the proposed Residential Zone R-1G, with the exception of the proposed lot frontage variance.

Adjacent Uses:

	Existing Use:	Brookwood-Fernridge Community Plan:	Booth Neighbourhood Plan:	Existing Zoning:
North:	33A Avenue, beyond which are properties with existing single family dwellings	Traditional Brookwood (Min. 10,000 ft ²)	Traditional Brookwood (Min. 10,000 ft ²)	Residential Zone R-1E
South:	32 Avenue, beyond which are properties with existing single family dwellings	School / Park Site	School / Park Site	Suburban Residential Zone SR-2
East:	Properties with existing single family dwellings	Rowhouse / Townhouse	Rowhouse / Townhouse	Suburban Residential Zone SR-2
West:	Properties with existing single family dwellings	SSUMH 2 (Min. 7,000 ft ²)	SSUMH 2 (Min. 7,000 ft ²)	Residential Zone R-1D

General Development Prerequisites:

- Section 9.1 of the Booth Neighbourhood Plan includes General Prerequisites, the status of each are provided below:

Prerequisite:	Status:
Provide a School/Park site on each side of 200 Street before any development may occur. For example, a School/Park site east of 200 Street must be provided before any development east of 200 Street may occur. This prerequisite does not apply to lands designated Employment.	A School/Park Site has been designated on the west side of 200 Street. Consistent with Council's resolution of July 21, 2025, <i>"Be it resolved that Council hereby confirms that the open designation of the School and Park sites in the Neighborhood Plans constitutes the securing of these sites for the purposes of development..."</i> Accordingly, this constitutes the securing of this site for the purposes of development. Consistent with the Booth Neighbourhood Plan (Section 4.8), a condition of rezoning is to receive confirmation from the Langley School District <i>"that there is sufficient school capacity, preferably in the neighbourhood or at least in the Brookwood-Fernridge community before final reading of the zoning amendment bylaw."</i>

Construct community stormwater or rainwater detention sites and facilities for an entire drainage catchment area, to the acceptance of the Township of Langley, in advance of any development. Drainage catchment areas are defined in the Engineering Services Plan (ESP). While options for long-term on-site detention are being explored for the ESP, interim on-site detention will not be permitted.	A community stormwater detention site and facility has been secured for the subject drainage catchment area.
Require all development applications adjacent to a designated Arterial Road as delineated on Map 5, including the 32 Avenue Extension from 204 to 208 Street, to dedicate land measuring a minimum of 100 metres for road widening. The required works and services for the construction of the Arterial Road, as defined by this Plan, the associated Engineering Services Plan, the Subdivision and Development Servicing Bylaw and other relevant bylaws, must be completed as part of the development or as part of the first phase of any multi-phased development, except for the 32 Avenue Arterial Road Extension (east of 204 Street). Non-Arterial fronting development applications could proceed at that time.	The subject site includes frontage of approximately 109 m on 32 Avenue (arterial road per Map 5). The required works and services for the construction of the arterial road (32 Avenue) will be completed as part of the proposed development.
Prioritize development applications, as guided by Policy #7, Section 9.1 in Brookwood-Fernridge Community Plan, on lands within approximately 800 metres of the northern plan boundary (see Development Prioritization Area 1 in Figure 9.1). Continue this until one-half of the developable land has completed construction, is in the process of construction, or is approved for construction; then the prioritization area can be expanded by an additional 800 metres as shown in Figure 9.1. This prerequisite does not apply to lands designated Employment.	The subject site is located within 800 m of the northern plan boundary (Development Prioritization Area 1).
Provide temporary transportation infrastructure connections and “tie-ins” for all modes of travel between new and existing transportation infrastructure. Pedestrian “connections” and “tie-ins” will need to be extended to the nearest road intersection(s) or road improvement.	The subject application provides vehicular and pedestrian connections to the nearest road intersections (198 Street and 32 Avenue / 33A Avenue) to be secured via a servicing agreement to be completed prior to final reading of the rezoning bylaw.

REZONING APPLICATION NO. 100752 AND DEVELOPMENT
 VARIANCE PERMIT APPLICATION NO. 100206 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101519
 (1066867 BC LTD. / HUB ENGINEERING INC. / 19811; 19831
 AND 19853 – 32 AVENUE
 Page 7 . . .

Provide major roads and extend engineering services (at no cost to the Township) to accommodate the proposed development. Various means of recovering servicing costs, such as Latecomer Agreements, Development Works Agreements (DWA), DCC rebates/credits and Development Cost Charges Front Ender Agreements (DCCFA) may be considered, where applicable.	Provision of major roads and extension of engineering services to be secured via a servicing agreement to be completed prior to final reading of the rezoning bylaw.
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- The Booth Neighbourhood Plan (adopted June 10, 2024) currently includes (Appendix A) the submission of development approval information related to groundwater protection and management to be submitted with a rezoning application. Subsequent to this provision, the Brookwood–Fernridge Engineering Services Plan (ESP), completed on June 30, 2025, provides additional stormwater management information for the Township to inform development application reviews. Staff currently anticipate advancing updating amendments to the Plan in Q1 2026 to reflect this and other information updates.

Zoning Amendment:

- Bylaw No. 6184 proposes to rezone the site to Residential Zone R-1G to facilitate a residential development consisting of 37 small-scale multi-unit housing lots.
- A new Residential Zone R-1G is proposed based on the Residential Zone R-1B and is written to align with the Land Use Designations and Policies (Section 4.1) of the Booth Neighbourhood Plan, including a maximum lot coverage of 28.5%.
- The proposal complies with the provisions of the Residential Zone R-1G, except for the proposed variance to decrease the minimum frontage requirement from 15.25 m (50.0 ft) to 14.0 m (45.9 ft) for proposed Lots 28 to 34.
- The proposed lots are rear loaded with vehicle access from a municipal lane and are in a 'straight and aligned grid pattern' consistent with the Brookwood-Fernridge Community Plan and Booth Neighbourhood Plan (Section 4.3).
- The proposal includes provision of a 4.5 m (14.7 ft) wide greenway dedication on the southern portion of the site (adjacent to 32 Avenue) consistent with the Brookwood-Fernridge Community Plan and Booth Neighbourhood Plan.
- The proposal also includes provision of 6.0 m (19.6 ft) wide pedestrian connections between proposed Lots 3 and 4, 9 and 10, and 24 and 25 to connect 198A Street to 32 Avenue and 33A Avenue.
- Temporary vehicular access is proposed from 33A Avenue to 33 Avenue by means of a no-build restrictive covenant and a statutory right-of-way over proposed Lots 6 and 7 until ultimate vehicular access is available from the east.

Development Variance Permit No. 100206:

- Proposed Development Variance Permit No. 100206 is attached to this report (Attachment A).
- The applicant is seeking to vary Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum lot frontage requirement for the proposed Residential Zone R-1G from 15.25 m (50.0 ft) to 14.0 m (45.9 ft) (or 8.2%) for proposed Lots 28 to 34

REZONING APPLICATION NO. 100752 AND DEVELOPMENT
VARIANCE PERMIT APPLICATION NO. 100206 AND
DEVELOPMENT PERMIT APPLICATION NO. 101519
(1066867 BC LTD. / HUB ENGINEERING INC. / 19811; 19831
AND 19853 – 32 AVENUE
Page 8 . . .

- Lots 28 to 34 are proposed at a reduced 14.0 m (45.9 ft) frontage to facilitate a more efficient subdivision layout while maintaining the overall intent of the SSMUH 3 land use designation in the Brookwood-Fernridge Community Plan and the Booth Neighbourhood Plan.
- Staff do not object to the proposed lot frontage variance for proposed Lots 28 to 34 as it is relatively minor (8.2%), facilitates the creation of oversized lots (628 m² (6,760 ft²) to 648 m² (6,975 ft²) versus 464.5 m² (5,000 ft²)) and ensures each lot can accommodate appropriately sized dwellings.

Subdivision:

- The applicant is proposing to subdivide the subject site to create 37 small-scale multi-unit housing lots, with six lots fronting 32 Avenue, seven lots fronting 33 Avenue, six lots fronting 33A Avenue and 18 lots fronting 198A Street.
- The subdivision includes a modified 10.0 m (32.8 ft) road standard adjacent to proposed Lots 25 to 28 to accommodate services, pedestrian connectivity, turnarounds, fire access routes and future vehicular access to 199 Street, while aligning with the 'rear loaded' policy intent of the Plan.

Development Permits:

- The site is located in Development Permit Area 'A' – Residential. A delegated development permit for form and character is required if the applicant proposes a small-scale multi-unit housing development consisting of two or more principal units per lot. Section 10.1.2 of the Brookwood-Fernridge Community Plan states single family dwellings are exempt from the form and character development permit requirements, with the applicant instead required to enter into an exterior design control agreement in accordance with Section 4.1 of the Brookwood-Fernridge Community Plan.
- The site is also located in Development Permit Area 'D' – Neighbourhood Forest Fire Hazard Reduction. Registration of a restrictive covenant requiring an exterior design control agreement incorporating relevant guidelines is included as a condition of proposed Development Permit No. 101519, required prior to subdivision approval.

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 \$724,127 voluntary amenity contribution in support of the proposed rezoning application.

Tree Protection / Replacement:

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

REZONING APPLICATION NO. 100752 AND DEVELOPMENT
 VARIANCE PERMIT APPLICATION NO. 100206 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101519
 (1066867 BC LTD. / HUB ENGINEERING INC. / 19811; 19831
 AND 19853 – 32 AVENUE
 Page 9 . . .

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
473	0	210	210	41	251

Information provided by the applicant to date indicates no significant trees are proposed to be retained. The applicant is required to identify and incorporate opportunities to retain significant trees on individual lots, within road boulevards and along the required greenway corridor as part of the detailed tree management plan, grading, servicing and subdivision layout review.

Policy Considerations:

The proposed rezoning, development variance permit and development permit applications will facilitate a residential development consisting of 37 small-scale multi-unit housing lots.

Staff recommend that Council give first, second and third reading to Bylaw No. 6184 (subject to 11 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 6184) of accompanying Development Variance Permit No. 100206 and Development Permit No. 101519.

Respectfully submitted,

Alex Rowley
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A
 ATTACHMENT B
 ATTACHMENT C

Development Variance Permit No. 100206
 Development Permit No. 101519
 Maps and Graphics

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100206

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

1. NAME: 1066867 BC Ltd.

ADDRESS: 15102 – 67 Avenue
Surrey, BC V3S 9G9

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: East Half Lot 7 Section 27 Township 7 New Westminster
District Plan 7916

West Half Lot 7 Section 27 Township 7 New Westminster
District Plan 7916

East Half Lot 6 Section 27 Township 7 New Westminster
District Plan 7916

CIVIC ADDRESS: 19811; 19831 and 19853 – 32 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 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-1G from 15.25 m (50.0 ft) to 14.0 m (45.9 ft) for proposed Lots 28 to 34 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.

DEVELOPMENT VARIANCE PERMIT NO. 100206
(1066867 BC LTD. / HUB ENGINEERING INC. /
19811; 19831 AND 19853 – 32 AVENUE)
Page 2 . . .

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

Attachments:

SCHEDULE A

Site Plan

SCHEDULE A



ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101519

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

1. NAME: 1066867 BC Ltd.

ADDRESS: 15102 – 67 Avenue
Surrey, BC V3S 9G9

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: East Half Lot 7 Section 27 Township 7 New Westminster
District Plan 7916

West Half Lot 7 Section 27 Township 7 New Westminster
District Plan 7916

East Half Lot 6 Section 27 Township 7 New Westminster
District Plan 7916

CIVIC ADDRESS: 19811; 19831 and 19853 – 32 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. Neighbourhood Forest Fire Hazard Reduction Development Permit Area design consistent with Schedule “A” and Section 10.5.4 of the Brookwood-Fernridge Community Plan as amended including registration of an exterior design control agreement at time of subdivision consistent with Section 10.5.4.1.2 - Buildings of the Brookwood-Fernridge Community Plan.

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.

DEVELOPMENT PERMIT NO. 101519
(1066867 BC LTD. / HUB ENGINEERING INC. /
19811; 19831 AND 19853 – 32 AVENUE)
PAGE 2...

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.

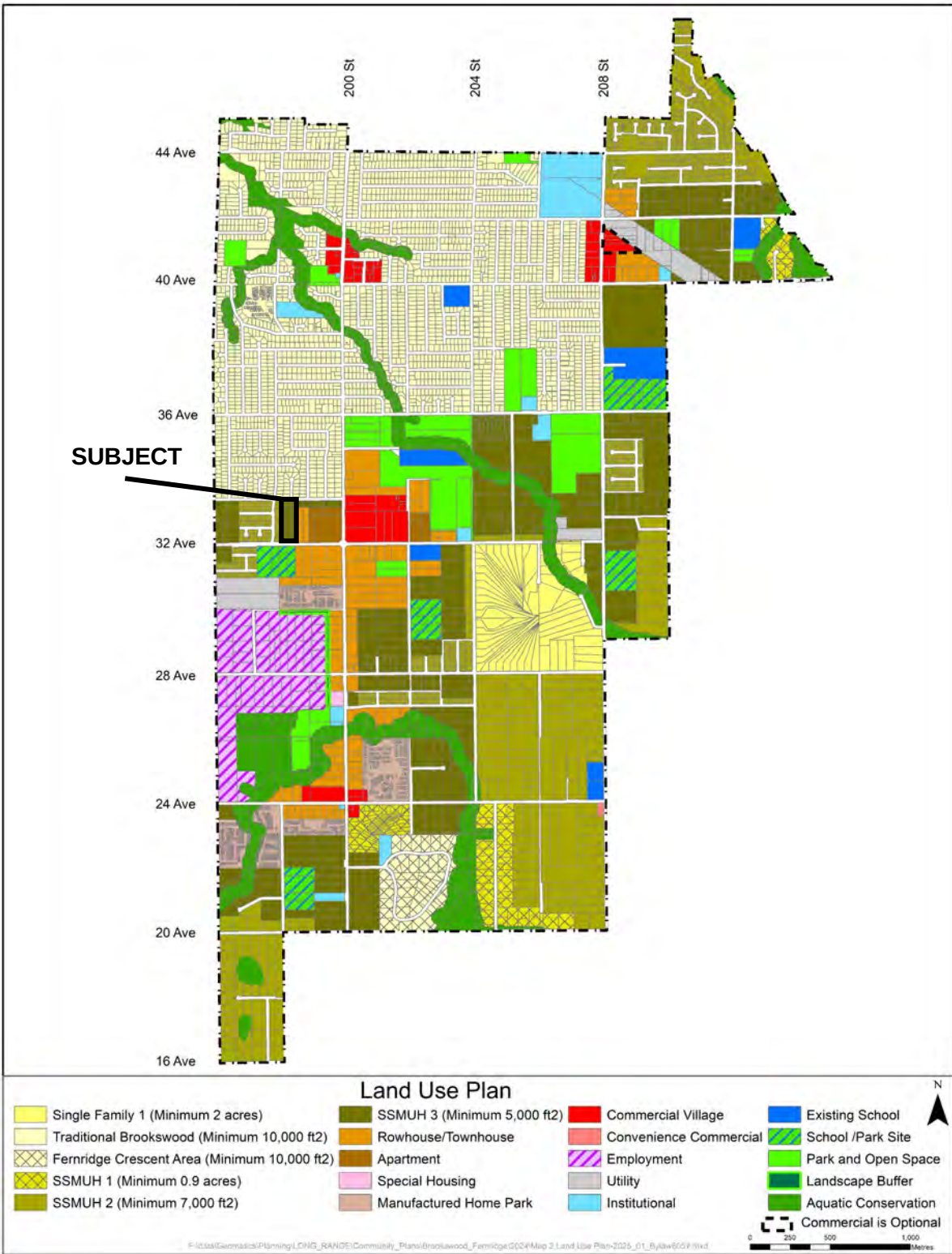
Attachments:

SCHEDULE A Site Plan

SCHEDULE A

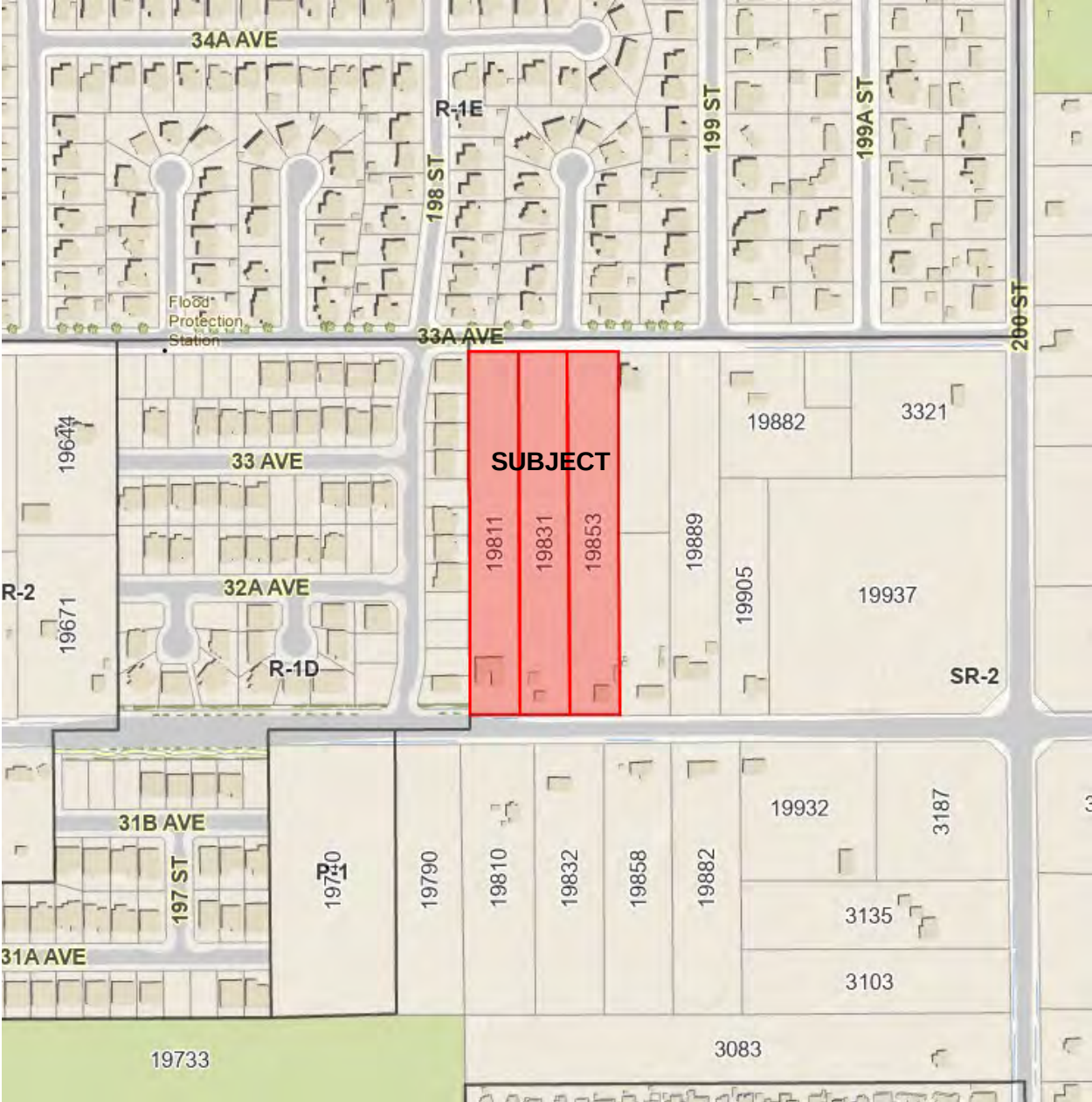






SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500****AMENDMENT (1066867 BC LTD.) BYLAW NO. 6184****EXPLANATORY NOTE**

Bylaw No. 6184 rezones land located at 19811; 19831, and 19853 – 32 Avenue to Residential Zone R-1G to facilitate a subdivision with 37 small-scale multi-unit housing lots. The Residential Zone R-1G is based on the Residential Zone R-1B and is written to align with the Land Use Designations and Policies (Section 4.1) of the Booth Neighbourhood Plan, including a maximum lot coverage of 28.5%.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1066867 BC LTD.) BYLAW NO. 6184

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 (1066867 BC Ltd.) Bylaw No. 6184”.
- 2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:
 - a) Adding to the Table of Contents and Section 104.1 – Zones the words “Residential Zone R-1G” after the words “Residential Zones R-1B, R-1C, R-1D, R-1E”
 - b) Adding to Section 110.1 the words “R-1G – 464.5 m² 15.25 m 25 m” after the words “R-1E – 930.0m² 22 m 25 m”
 - c) Replacing the title of Section 402 “Residential Zones R-1B, R-1C, R-1D and R-1E” with “Residential Zones R-1B, R-1C, R-1D, R-1E and R-1G”
 - d) Adding to Section 402.3 the words “3) In the Residential Zone R-1G lot coverage shall not exceed 28.5%” and renumbering accordingly
- 3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

East Half Lot 7 Section 27 Township 7 New Westminster District Plan 7916

West Half Lot 7 Section 27 Township 7 New Westminster District Plan 7916

East Half Lot 6 Section 27 Township 7 New Westminster District Plan 7916

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

NOTICE WAS ADVERTISED the	19	day of	January	, 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. 6184

