Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 15, 2025 - REGULAR MEETING	**REPORT:**	25-203
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-09-0034
SUBJECT:	REZONING APPLICATION NO. 100637 (INFINITY PROPERTIES LTD. / 23700 BLOCK OF 56 AVENUE)		

PROPOSAL:

Application to rezone a portion of a 43.6 ha (107.8 ac) site located in the 23700 Block of 56 Avenue to Suburban Residential Zone SR-3 to facilitate development of 58 single family lots.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5782 subject to 10 development prerequisites being satisfied prior to final reading.

RATIONALE:

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

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Infinity Properties Ltd.) Bylaw No. 5782 rezoning a portion of a 43.6 ha (107.8 ac) site located in the 23700 Block of 56 Avenue to Suburban Residential Zone SR-3 to facilitate development of 58 single family 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 a Storm Water Management Plan and securing stormwater management facilities subject to submission, review and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of road dedications, widenings and necessary traffic improvements for 56 Avenue and five new roads internal to the site (including pedestrian connections/trails both within the project and to a future trail network) in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
5. Provision of a final tree management plan and trail connections / open space plan, including final acceptance of open space design and tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Dedication of streamside protection and enhancement areas and greenspace consistent with the site plan.
7. Registration of restrictive covenants acceptable to the Township:

   a. identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
   b. notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities
   c. for provision of an exterior design control agreement
   d. prohibiting vehicular access to Road B for Lots 18 – 23.
8. As per the applicant's proposal in support of the proposed rezoning application, provision of $1,380,200 as a voluntary amenity contribution.
9. Compliance with the 5% Neighborhood Park Land Acquisition Policy.
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

EXECUTIVE SUMMARY:

Infinity Properties Ltd. has applied to rezone a 15.4 ha (38.1 ac) portion of a 43.6 ha (107.8 ac) site located in the 23700 Block of 56 Avenue located in the Salmon River Uplands Area of the Rural Plan from Rural Zone RU-1 to Suburban Residential Zone SR-3 to facilitate subdivision of 58 single family lots. The proposal is compatible with the overall objectives of the Rural Plan. Staff recommend that Council consider the rezoning request subject to the completion of 10 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5782.

REFERENCE:

Owners:	Infinity Properties Ltd. A400, 20161 – 86 Avenue Langley, BC V2Y 2C1 Benchmark Homes (Tall Timbers) Ltd. Benchmark Management Ltd. 100, 20120 – 64 Avenue Langley, BC V2Y 1M8 Homestar Investments (004) Ltd. 111, 6039 – 196 Street Surrey, BC V3S 7X4
Agent:	Infinity Properties Ltd. A400, 20161 – 86 Avenue Langley, BC V2Y 1M8
Legal Description:	Portion of Lot 9 Except Part Subdivided by Plan LMP48318 Section 9 Township 11 New Westminster District Plan 78765
Location:	23700 Block of 56 Avenue
Area:	43.6 ha (107.8 ac) 15.4 ha (38.1 ac) proposed to be rezoned
Official Community Plan:	Rural
Rural Plan:	Salmon River Uplands
Existing Zoning:	Rural Zone RU-1 and Suburban Residential Zone SR-1
Proposed Zoning:	Suburban Residential Zone SR-3
Agricultural Land Reserve:	Not in ALR

BACKGROUND/HISTORY:

The subject property is located within the Salmon River Uplands. Tall Timbers Estates (directly southeast of the subject site) was excluded from the ALR in 1977 and subdivided in 1979 and 1983, creating 76 single family lots ranging in size from 1,300 m^2 (0.32 ac) to 2,771 m^2 (0.68 ac), regulated by Land Use Contract 93C.

The proposed development 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 southeast into 183 single family lots with a 1,340 m^2 (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^2 (0.92 ac) as per the Subdivision and Development Control Bylaw at that time.

On March 16, 1987, the former rezoning proposal was revised to achieve a "3,716 m^2 (0.92 ac) gross density" by adjusting the proposal to accommodate 273 lots (81 of which were proposed on the subject site) with a minimum lot size of 1,200 m^2 (0.29 ac). Council granted first and second readings to Rezoning Bylaw No. 2502 on April 6, 1987 and denied third reading on June 1, 1987.

On April 17, 2023, Council authorized execution of a Memorandum of Understanding (MOU) with Metro Vancouver for areas marked Rural within the Sewerage Area or Sewerage Extension Areas to interpret "low density forms of residential" in the Regional Growth Strategy's (RGS) Rural land use designation as permitting minimum lot sizes equivalent to half acre lots (Attachment B).

The Rural Plan contains a Planning Framework for the Salmon River Uplands with the aim of maintaining the rural residential and agricultural uses (Attachment C). The applicant has provided a response to how the application is consistent with the framework (Attachment D).

DISCUSSION/ANALYSIS:

- Infinity Properties Ltd. has applied to rezone the subject property from Rural Zone RU-1 to Suburban Residential Zone SR-3 to accommodate the development of 58 single family lots.
- A trail system is proposed on the site that includes a streamside trail south of the Salmon River that connects along the new north-south access road to 56 Avenue. Additionally, trail connections are proposed from the Salmon River trail to sidewalks within the development site.
- The northerly portion of the site encompasses a portion of the Salmon River. Staff note a conceptual trail network (Salmon River Trail) identifies a connection over the Salmon River (north – south) providing the opportunity to connect recreational greenways (east – west) identified in the Official Community Plan – Map 12 (56 Avenue and 62 / 64 Avenue) as well as to Williams Park to the north.
- The developer has proposed to dedicate approximately 65% (28.2 ha (69.7 ac)) of the site as Streamside Protection and Enhancement Area (SPEA) and greenspace.
- Staff note an application directly to the south in the Salmon River Uplands Area (5759 – 240 Street / ToL Project No. 11-09-0033, granted third reading November 20, 2023 for 56 lots) incorporated open spaces internal to the subdivision and a 15 m treed greenspace buffer representing 22.3% of the developable area of the site in consideration of a July 23, 2023 Council resolution to "…reduce the projected dwelling units, improve trail connections, including through the development and to adjacent areas, increase pervious areas, the provision of sewerage service and additional community benefit(s)."
- The site is proposed to be accessed from 56 Avenue and a connection to 60 Avenue through the existing Tall Timbers road network.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	Salmon River, beyond which are single family lots	Salmon River Uplands (not within the ALR)	Suburban Residential Zone SR-1
South:	56 Avenue, beyond which are single family lots	Salmon River Uplands (both within and not within the ALR)	Suburban Residential Zone SR-1
East:	A residential subdivision (Tall Timber Estates)	Salmon River Uplands (not within the ALR)	Suburban Residential Zone SR-1

	accommodating single family lots		
West:	Former Tall Timbers Golf course	Agricultural / Countryside (within the ALR)	Rural Zone RU-10

Regional Policy Context:

- The Metro Vancouver Regional Growth Strategy (RGS) designates the property as rural within the sewerage area. The rural designation intends to protect the existing character, landscapes and environmental qualities of rural communities. On April 17, 2023, Council authorized execution of a MOU with Metro Vancouver for areas marked Rural within the sewerage Area or Sewerage Extension Areas to interpret "low density forms of residential" in the RGS Rural regional land use designation as permitting minimum lot sizes equivalent to half acre lots and permit flexibility for minor lot-size variances to accommodate topographic, environmental or other land use constraints (Attachment B).
- As noted in the MOU, the rural regional land use designation provides flexibility for minor lot-size variances to accommodate site-specific topographic, environmental or other land use constraints as considered by the Township. The Salmon River crosses the northern portion of the site and is required to be dedicated and protected as a non-disturbance Streamside Protection and Enhancement Area (SPEA). The southern portion of the site also contains a number of waterbodies, steep slopes and is heavily treed. This area south of the proposed residential lots is also proposed to be dedicated to the Township. In total approximately 65% of the site (28.2 ha (69.7 ac)) is proposed to be dedicated to the Township.
- Consistent with the RGS, Official Community Plan (OCP), Rural Plan and MOU, the subject site is approximately 43.6 ha (107.8 ac) in size with the proposal to subdivide into 58 single family lots ranging in size from 1,765 m^2 (0.436 ac) to 4,786 m^2 (1.18 ac) resulting in a gross density of 1.33 units per hectare (0.54 units per ac).

Salmon River Uplands Policy Framework:

- The Township's OCP designates the subject property as Rural and the Township's Rural Plan designates the property as Salmon River Uplands. These designations are intended to preserve the rural residential character of the area and rural residential and agricultural uses, respectively.
- The Salmon River Uplands designation outlines a planning framework for development proposals to consider. The applicant has provided a response to the Salmon River Uplands Planning Framework (Attachment D).

Zoning Amendment:

- Bylaw No. 5782 proposes to rezone a 15.4 ha (38.1 ac) portion of the site from Rural Zone RU-1 to Suburban Residential Zone SR-3.

Community Amenity Contribution:

On June 7, 2025, Township Council adopted an Interim Policy Regarding Community Amenity Contributions (CAC) No. 07-170 noting such contributions must be either at the initiative of the applicant/developer or emerge from rezoning negotiations between the applicant/developer and the Township.

- The proposed rezoning application increases the number of residential lots from 1 to 58. The applicant has proposed a $1,380,200 ($23,796.55 / lot) voluntary amenity contribution in support of the proposed rezoning application.

- An application directly to the south in the Salmon River Uplands Area (5759 – 240 Street / ToL Project No. 11-09-0033, granted third reading November 20, 2023) that included an increase in residential lots from 1 lot to 56 lots proposed to provide $7,500,000 ($133,928.57 / lot) based on the previous CAC Policy.
- A two lot subdivision in the Samon River Uplands Area (25027 – 52 Avenue, ToL Project No. 11-02-0071, granted third reading on December 1, 2025) proposed $125,000 for one additional lot based on the above referenced Interim CAC Policy.

Environment:

- The Salmon River crosses the northern portion of the site and is required to be dedicated and protected as a non-disturbance Streamside Protection and Enhancement Area (SPEA) consistent with Schedule 3 of the Langley Official Community Plan.
- The southern portion of the site also contains a number of waterbodies, steep slopes and is heavily treed. This area south of the proposed residential lots is also proposed to be dedicated to the Township. In total approximately 65% of the site (28.2 ha (69.7 ac)) is proposed to be dedicated to the Township.

Tree Protection / Replacement:

- The applicant has provided tree information that indicates:
    - 8,496 trees are on the developable portion of the site, 3,455 (41%) of which are proposed for retention
    - 13,241 trees are located outside the developable portion of the site (including streamside protection enhancement area (SPEA)) to be retained subject to detailed design
- Provision of a final tree management plan including tree retention, replacement, protection details and security is listed as development prerequisite.

Policy Considerations:

The proposed rezoning to Suburban Residential Zone SR-3 and subdivision to create 58 lots is consistent with the policy context of the RGS, OCP and Rural Plan including the Salmon River Uplands Planning Framework. Staff recommend Council give first, second and third reading to Bylaw No. 5782 subject to ten development prerequisites.

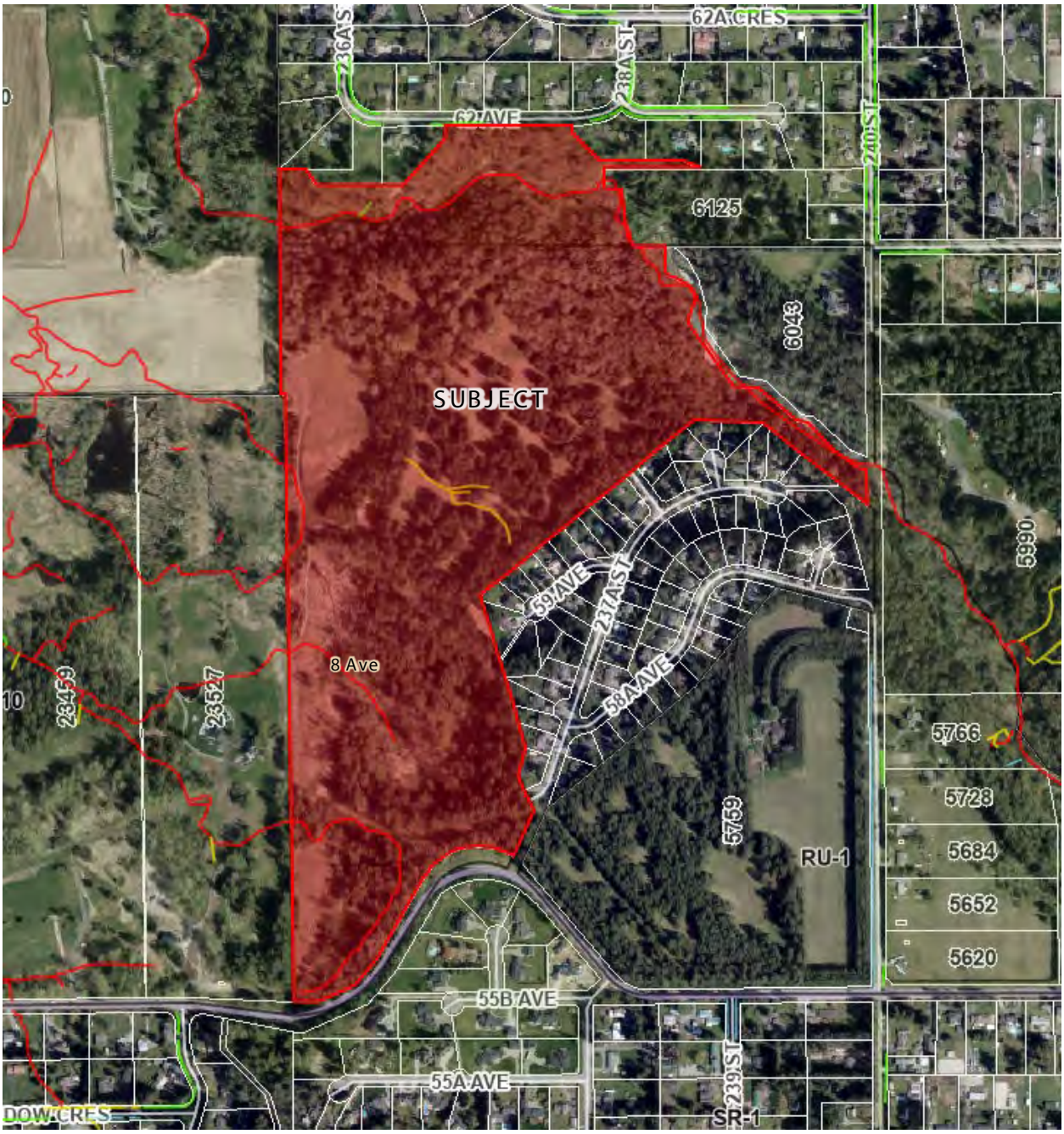
Respectfully submitted,

Colin Moore
SENIOR PLANNER

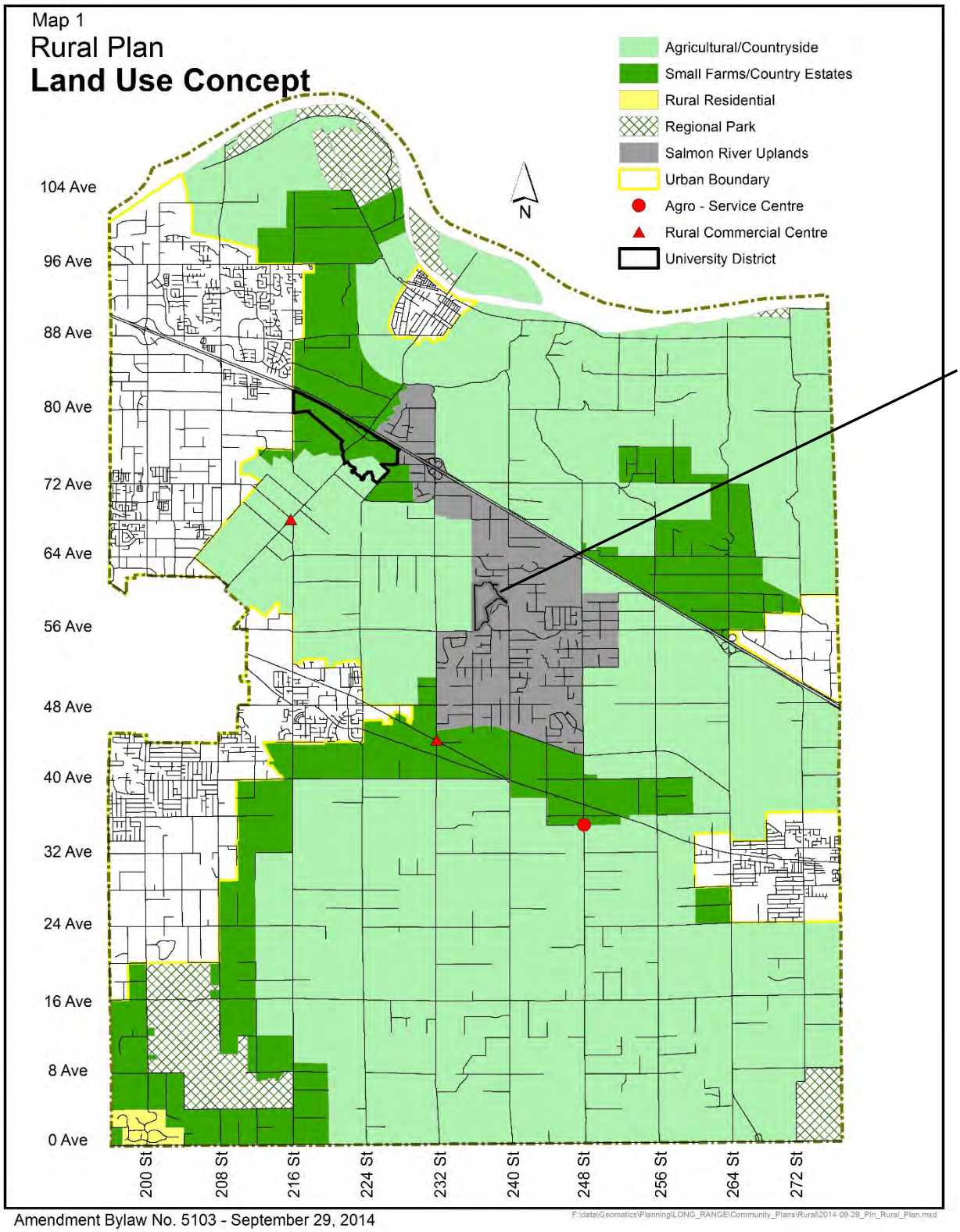
for
COMMUNITY DEVELOPMENT DIVISION

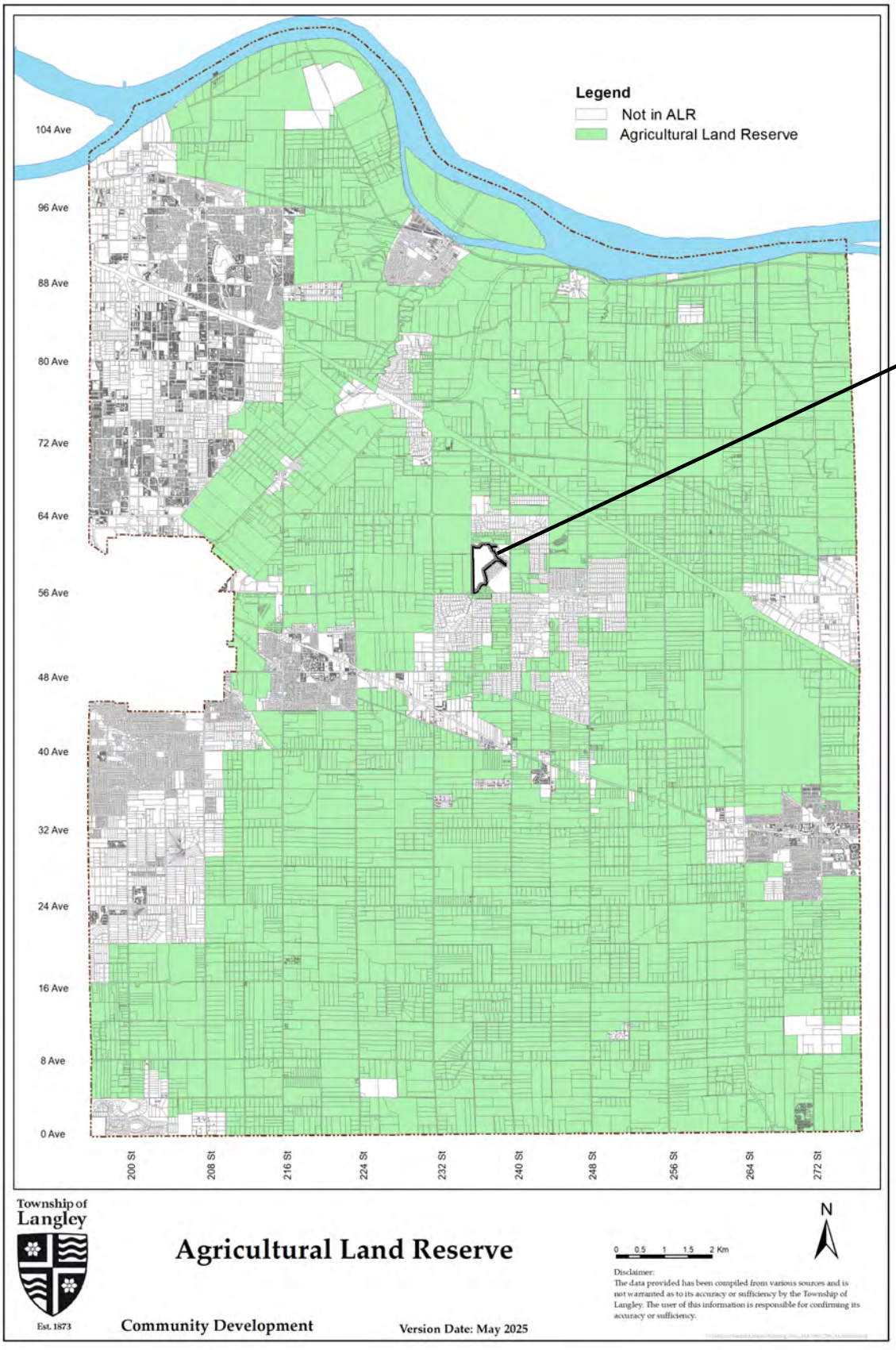
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Memorandum of Understanding
ATTACHMENT C	Salmon River Uplands (SRU) Framework
ATTACHMENT D	Applicant Response to SRU Framework

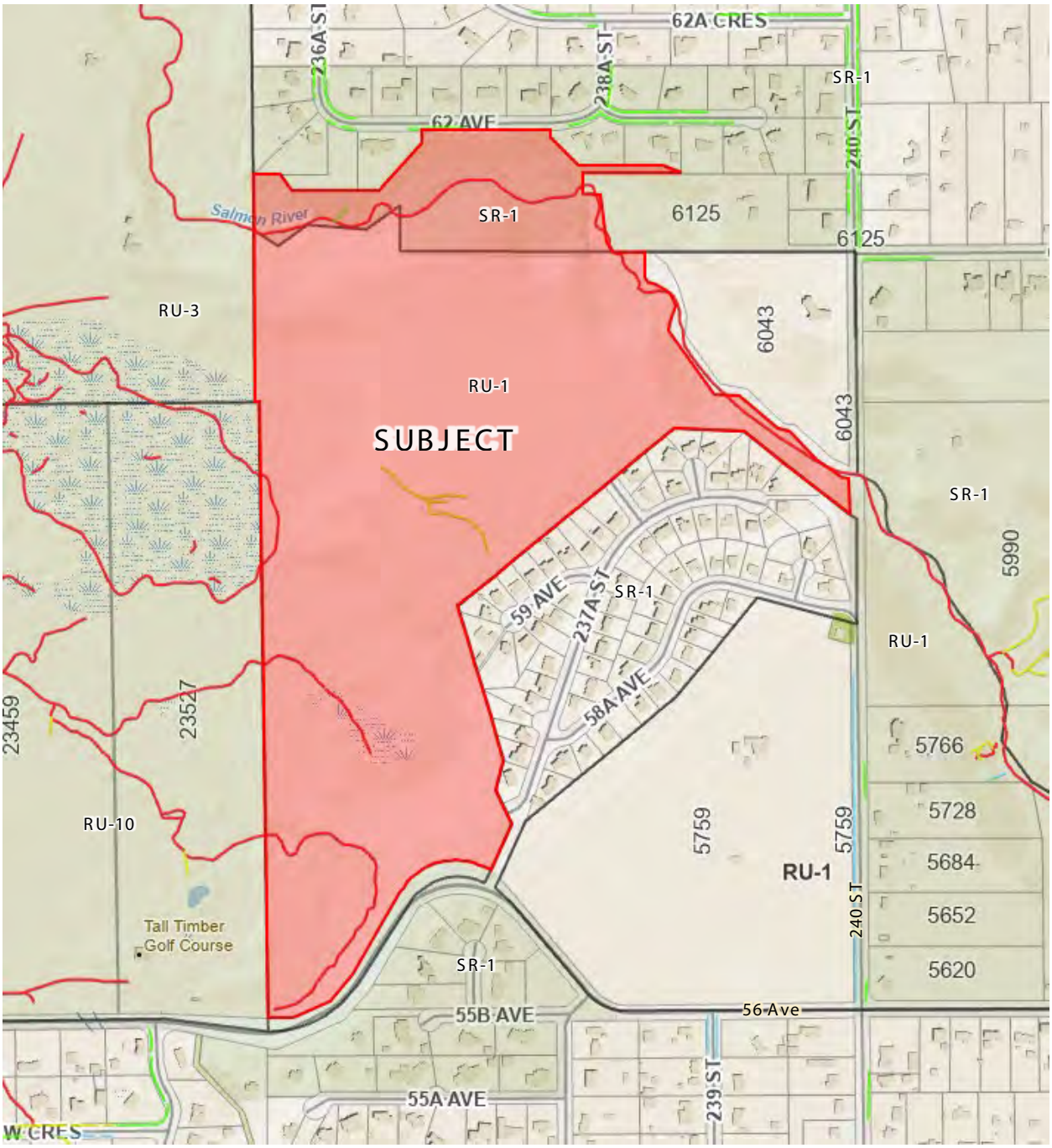
ATTACHMENT A



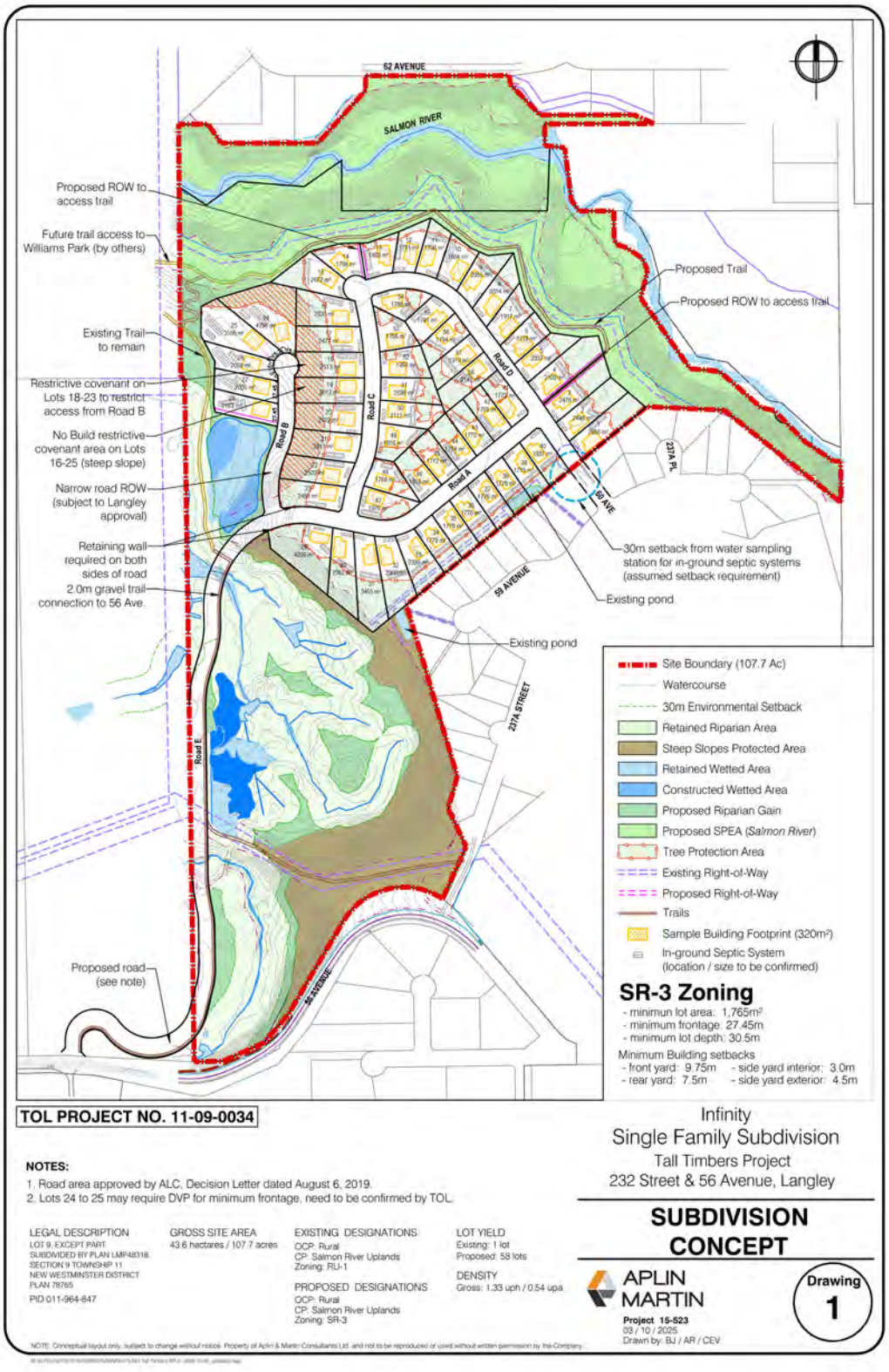
AERIAL CONTEXT MAP


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
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
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014


Legend
Not in ALR
Agricultural Land Reserve
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
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: May 2025
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has 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 or sufficiency.



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

MEMORANDUM OF UNDERSTANDING

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

(the "**Township**")

AND:

METRO VANCOUVER REGIONAL DISTRICT

("**Metro Vancouver**")

WHEREAS:

A. The Township of Langley, as a signatory to Metro 2050, the regional growth strategy, is committed to the shared regional growth strategy's goals, strategies and policy actions including but not limited to limiting sprawl, directing growth to Urban Centres and along transit corridors, and protecting important lands like the region's agricultural, ecologically sensitive, and industrial lands;

B. Metro Vancouver, as the steward of Metro 2050, is committed to supporting its member jurisdictions in meeting their local aspirations as laid out in their Official Community Plans, while implementing the goals, strategies and policy actions laid out in Metro 2050;

C. Policy Action 1.4.3 c) of Metro 2050 states that Member Jurisdictions will specify the allowable density and form for any lands with a Rural regional land use designation in Regional Context Statements;

D. The Township is seeking clarity on the definition of allowable density for the Metro 2050 Rural land use designation for the area in the Township known as the Salmon River Uplands, shown as the "Subject Area" on Schedule A;

E. As indicated in Policy Action 6.9.1 and on Map 12 of Metro 2050, the Salmon River Uplands area is a unique geography within the region that has a distinct planning history and background;

F. Metro 2050 indicates that the region's Rural regional land use designated lands are intended to protect the existing character, landscapes, and environmental qualities of rural communities outside the Urban Containment Boundary, and that land uses in these areas may include low density forms of residential; and

G. In the Salmon River Uplands area, the Township intends to:

a. limit growth in lands with the Rural land use designation to lots that are at minimum half (½) an acre in size, recognizing that the area has legacy developments with lots that may be smaller than half (½) an acre; and
b. not develop Agricultural Land Reserve lands.

NOW THEREFORE the parties agree as follows:

1. Within the areas marked as "Rural within the Sewerage Area" and "Sewerage Extension Areas" within the "Subject Area" on Schedule A, "low density forms of residential" in the Rural regional land use designation of Metro 2050 will be interpreted as permitting minimum lots sizes equivalent to half (½) acre lots.

2. Within the Subject Area on Schedule A, the Rural regional land use designation of Metro 2050 provides flexibility for minor lot-size variances to accommodate site topographic, environmental, or other land use constraints, as appropriate. These considerations may be considered on a case-by-case basis by the Township of Langley.

3. Within the Subject Area on Schedule A, land uses established and subdivisions registered at the Land Title and Survey Authority of British Columbia prior to February 24, 2023, being the date of adoption of Metro 2050, will, for the purposes of Policy Action 6.9.1 of Metro 2050, be considered as being consistent with the applicable regional land use designation for lands within the Subject Area as of February 24, 2023.

SIGNED this _____ day of _____, 2023.

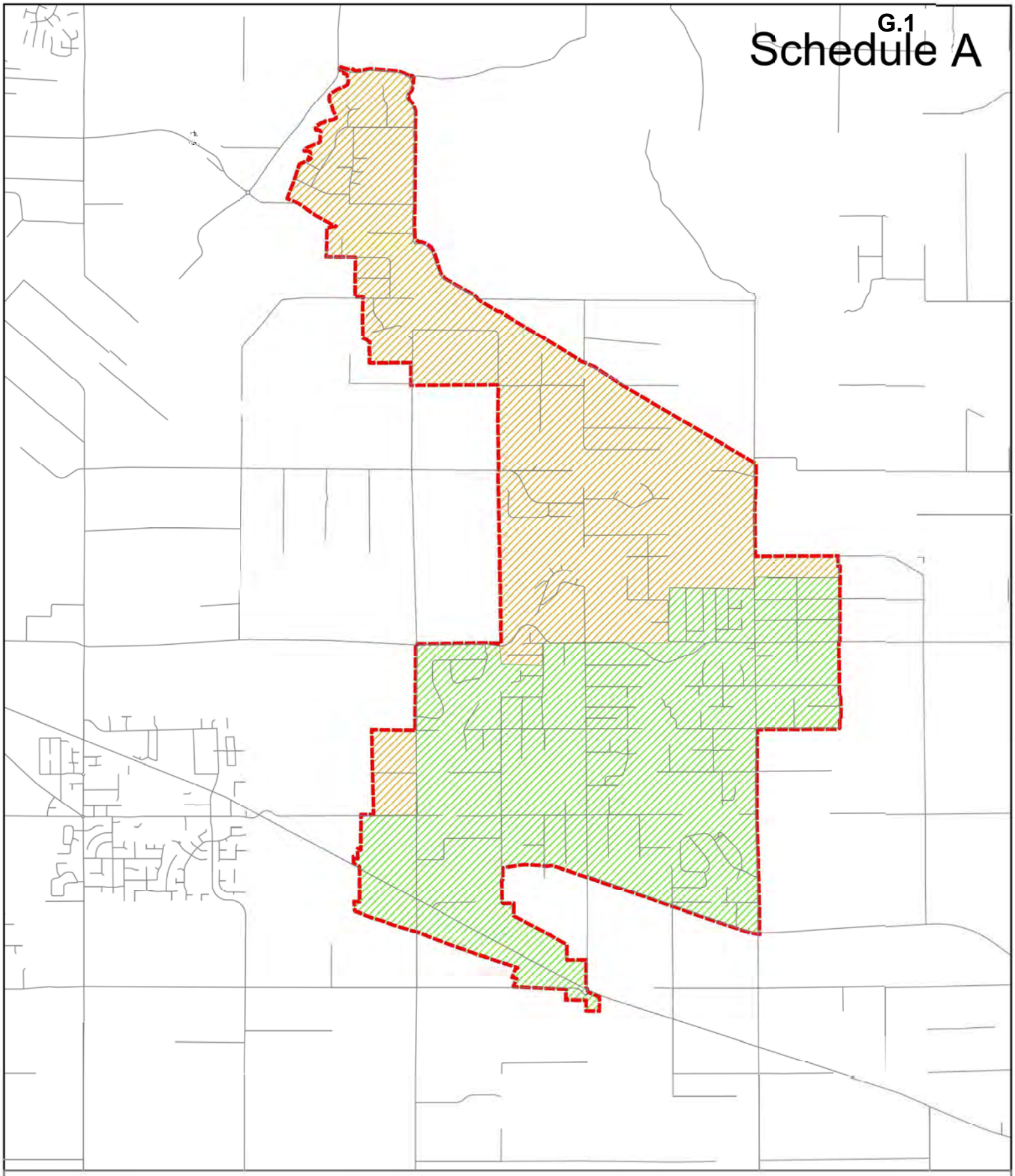
THE CORPORATION OF THE TOWNSHIP OF LANGLEY

_____
Mark Bakken
Chief Administrative Officer

METRO VANCOUVER REGIONAL DISTRICT

_____
Jerry W. Dobrovolny, P.Eng., MBA
Chief Administrative Officer

Schedule A


Subject Area
N
Subject Area
Rural Within Sewerage Area
Sewerage Extension Areas
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500
1,000
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5.7 SALMON RIVER UPLANDS

5.7.1 Planning Framework

The Salmon River Uplands (SRU) area shall be maintained for rural residential and agricultural uses.

The Township of Langley's various adopted bylaws, policies, strategies and plans shall be used in considering development applications in the SRU area including, but not limited to, the Official Community Plan, the Zoning Bylaw, the Subdivision and Development Servicing Bylaw, the Climate Action Strategy, the Community Forest Management Strategy and the Master Transportation Plan. In addition, development proposals shall be required to consider and undertake the following:

A. Climate Action

1. Utilize nature-based solutions and green infrastructure for land-use planning strategies that address climate adaptation and mitigation.
2. Integrate design with an inter-disciplined approach to ensure coordination amongst the various qualified professionals, in order to advance best management practices, within a collaborative framework.
3. Enhance development standards to augment existing servicing bylaw requirements, to demonstrably integrate natural features and functions.

B. Stormwater Management

1. Utilize best management practices to address stormwater run-off, detention control and discharge including consideration of erosion control and water run-off quality issues.
2. Promote the utilization of low impact development strategies and water sensitive urban designs including the implementation of such measures as pervious pavements, bioswales, rain gardens.
3. Ensure the preservation of natural areas and drainage patterns and provide for: ground infiltration of rainwater at individual lot level, protection of water quality flows into the Salmon River and preservation of the natural ecosystems to the extent possible.
4. Utilize the principles of holistic, integrated and coordinated watershed and land-use planning to protect sensitive environmental areas in the Salmon River Uplands and to reduce potential flooding downstream.

C. Ecological Protection

1. Incorporate measures to protect and enhance biodiversity through the creation of public parks, green spaces and landscape enhancements adjacent to public trails.
2. Consider enhanced parks and green spaces to support ecological protection and mitigate climate impact of development.
3. Provide for ecological connectivity utilizing existing watershed characteristics, drainage areas and other ecosystem components, wildlife migration and to enhance habitat.

D. Trail Connectivity and Greenway Amenity

1. Consider a cohesive and interconnected trail network plan to provide for enhanced recreational and alternative multi-modal transportation opportunities in the local context.

2. Consider a cash-in-lieu mechanism in order to advance the objectives of a trail connectivity plan for acquisition of lands necessary to complete trail infrastructure designed to meet the municipal objectives.

E. Water Servicing

1. Consider a water use planning document for the area to include further detailed information regarding the objectives, principles and techniques to inform further development criteria with respect to effectively managing water resources including protection of groundwater, consideration of water metering for the municipal water supply system and other water conservation measures and initiatives.
2. Design strategies to protect water resources and manage water demands based on planning to reduce negative impacts to the local aquifer and to enhance water conservation for the area.

F. Protection of Rural Character

1. Consider form, siting and character development permit guidelines as principles and standards to be applied to protect the rural character of the area including historic attributes, streetscapes and view corridors.
2. Reduce land-use conflicts by minimizing density around the ALR as much as possible and incorporating appropriate buffers and transitions, where applicable.
3. Examine spatial clustering and other metrics as an opportunity to create and enhance privacy, green space and other values in the area in consideration of the zoning bylaw provisions.

INFINITY
PROPERTIES

Colin Moore | RPP MCIP, Senior Planner
Development Planning | Community Development
20338 – 65 Avenue, Langley, BC V2Y 3J1

Dear Colin,

Further to the Salmon River Uplands Framework issued by Township Staff at the direction of the Members of Council. I can offer the following responses to the framework in the same order as presented on report 21-121 / File No 6480-28-001. Each action item is outlined below with our response highlighted in blue.

A. Climate Action

1. Utilize nature-based solutions and green infrastructure for land-use planning strategies that address climate adaption and mitigation;

    i. The retention of trees and protection of the SPEA/Riparian areas, as well as habitat planting, and compensation are all steps towards nature-based solutions for green infrastructure. In addition to that, low impact development strategies are being implemented to promote rainwater infiltration and rear yard drainage is directed to the Riparian areas to maintain habitat quality.

2. Integrate design with an inter-discipline approach to ensure coordination amongst the various qualified professional, in order to advance best management practices, within a collaborative framework;

    i. The Integrated Site Design Concept was prepared in collaboration with all certified professionals (Arborist, Landscape, Environment, Civil) to ensure an inter-disciplined approach. Following this process allows for full coordination of all professionals to determine a site layout that allows for maximum tree preservation. This approach leads to specific design choices with respect to building locations, utilities, proposed grading, etc., to retain more significant trees which has resulted in retaining over 5.69 acres of additional trees within the developable area.
    ii. One of the greatest achievements with this inter-disciplined approach is the number of additional trees we were able to be retained as a result. Over 5,600 trees will be retained within the developable area along with an additional 7,000+ trees to be protected within the Riparian, SPEA, Top of bank setback areas and step slope areas.

3. Enhance development standards to augment existing servicing bylaw requirements, to demonstrably integrate natural features and functions.

    i. The proposed lot layout was developed with consideration for existing wetlands, creeks, tree preservation and streamside protection & enhancement areas adjacent to the Salmon River. Over 66% or 71.3 Acres of the total site area has been designated as natural environment or fall within and geotechnical, steep slope or environmental top of bank setback.
    ii. The proposed lot grading was completed on the basis of minimizing the requirement for cuts and fills and to incorporate existing topography in the design. This will allow rear yards to integrate naturally with the streamside protection and tree preservation areas.

B. Stormwater Management

1. Utilize best management practices to address stormwater run-off, detention control and discharge, including consideration of erosion control and water run-off quality issues;

    i. The proposed stormwater management plan follows current bylaws for stormwater detention to reduce the runoff into the receiving watercourse by use of a flow control device on the detention pond outlet. Post development flows are limited to predevelopment flows. This both prevents erosion in the watercourse as well as protecting downstream properties from flooding. Landscaping in the detention pond will also provide water quality benefits through biofiltration.
    ii. Each lot/future home will be required, per TOL Bylaw, to be equipped with a standard rock pit to control roof run-off and hard surface drainage, in addition to that, Aplin Marin is proposing 450mm of sandy topsoil in the boulevards to further promote ground water infiltration within the subdivision.

2. Promote the utilization of low impact development strategies and water sensitive urban designs, including the implementation of such measures as pervious pavements, bioswales, rain gardens;

    i. Utilization of natural grades and soils in the rear yards mitigates hard surface run-off, recharges the local ground water which ultimately leads to the Salmon River. The stormwater management plan also incorporates drainage strategies to reduce runoff and promote infiltration. A modified cross section for the proposed roads reduces the amount of pavement and increases the boulevard area. Boulevards will be completed with enhanced topsoil to further promote infiltration.

3. Ensure the preservation of natural areas and drainage patters, and provide for: ground infiltration of rainwater and individual lot level, protection of water quality flows in the Salmon River and preservation of the natural ecosystems to the extent possible;

    i. Lot grading design is based on the strategy of maintaining current drainage patterns. Rear yard drainage will allow for infiltration as well as directing runoff to tree preservation and streamside protection areas.

4. Utilize the principles of holistic, integrated and coordinated watershed and land-use planning to protect sensitive environmental areas in the Salmon River Uplands and to reduce potential flooding downstream.

    i. Flood protection for downstream areas achieved by use of a stormwater detention pond that has been sized in accordance with Township of Langley updated Drainage bylaw which considers climate change.

C. Ecological Protection

1. Incorporate measures to protect and enhance biodiversity through the creation of public parks, green spaces, and landscape enhancements adjacent to public trails:

    i. We recommend re-planting any disturbed areas created from trail construction and using plants found in the area that may be in decline thereby increasing diversity and re-establishing the natural condition. The Salmon River riparian setbacks and the watercourses and wetlands in the western portion of the site, along with their associated riparian setbacks are proposed to be enhanced with native vegetation and protected. Additional areas outside of the required riparian setbacks are being proposed for protection and enhancement, including the steep slopes of the escarpment. Furthermore, the Class A wetland has been impacted by historical activities and the wetted area of the wetland is proposed to be expanded and enhanced and protected within the riparian setbacks.

2. Develop enhanced parks and green spaces to support ecological protection and mitigate climate impact of development;

    i. With the on-site tree plan and SPEA planting plan, we hope to meet the tree replacement requirements, which will decrease the climatic impact of the development. One of the unique ways this is being done is through the use of coniferous trees in the wide boulevards along the streets, which provides a different habitat condition and year-long heat island reduction than the use of deciduous trees only.

3. Provide for ecological connectivity utilizing existing watershed characteristics, drainage areas, and other ecosystem components;

    i. The proposed riparian areas and protected forested areas (within the steep slopes of the escarpment) will provide ecological connectivity from the west watercourses and wetlands to the Salmon River ravine. The enhancement of the riparian setbacks will provide more complexity to the existing plant communities present, improving foraging and nesting opportunities. Movement corridors for wildlife within the protected areas will be maintained (ex. deer trails) and improved with restoration and enhancement of the west wetland (ex. small mammals and amphibians). The protection and enhancement of the west watercourses and wetland will provide ecological links to aquatic and terrestrial habitat, including for potential species-at-risk (specifically red-legged frog).

4. Develop tree canopy protection guidelines and cover percentage targets, with a focus on more significant and mature tree cover areas, optimizing canopy protection objectives through focused site planning efforts;

    i. This seems more like a future strata driven idea in the sense that the goal here is to ensure the trees are able to mature and reach their ideal canopies (ie not having maintenance come in a lolloping them). We could provide a mature tree graphic showing tree canopy extents and note goals for the development in terms of shade coverage requirements.

5. Develop minimum pervious target / impervious limit standards;

    i. To protect adjacent ecological areas, lot grading and drainage for the development incorporates infiltration strategies to promote groundwater recharge

6. Identify and map significant existing tree stands and forested areas in order to create ecological corridors and buffer zones to protect existing natural landscape features;

    i. Reference response 4

7. Develop localized and interconnected ecological networks based on existing corridors and buffer zones to create connectivity between identified core ecological areas and substantive tree stands to facilitate wildlife migration and to enhance habitat.

    i. Reference response 1 & 3

D. Trail Connectivity and Greenway Amenity

1. Develop a cohesive and interconnected trail network plan, to provide for enhanced recreation and alternative multi-modal transportation opportunities in the local context;

    i. Landscape plans show a comprehensive trail network with over 2 km's of new pathways circumnavigating around the development and nearby existing trails re-surfaced.

2. Develop a cash-in-lieu mechanism, in order to advance the objectives of a trail connectivity plan, for acquisition of lands necessary to complete trail infrastructure designed to meet the municipal objectives.

    i. Cash-in-lieu should only be collected in situations where the applicant can't provide new trail connections to existing infrastructure.

E. Water Servicing

1. Develop a water use planning document for the area to include further detailed information regarding the objectives, principles and techniques, to inform further development criteria with respect to effectively managing water resources, including protection of groundwater, consideration of water metering for the municipal water supply system, and other water conservation measures and initiatives;

    i. Future Development is utilizing the existing TOL municipal water supply

2. Design strategies to protect water resources and manage water demands based on planning to reduces negative impacts to the local aquifer and to enhance water conservation for the area.

    i. Not applicable to development

F. Protection of the Rural Character

1. Develop form, sitting and character development permit guidelines as principle and standards to be applied to protect the rural character of the area, including historic attributes, streetscapes and view corridors;

    i. Will be developed through registered design guidelines

2. Reduce land-use conflicts by minimizing density around the ALR as much as possible and incorporating appropriate buffers and transitions, where applicable;

    i. Western PL is an example of this interface and objectives have been completed per the VDZ Landscape drawings and illustrated cross-sections with a minimum 8.45m wide ALR buffer that will be planted with native and native cultivar species already found in the area.

3. Examine spatial clustering and other metrics as an opportunity to create and enhance privacy, green space, and other values in the area, in consideration of the zoning bylaw provisions.

    i. Low Density Developments such as this is a perfect example of spatial clustering that protect and preserve environmentally sensitive areas while maintaining a sense of privacy for future homeowners.
    ii. To put the density in better context the gross site Unit Per Acre is 0.39upa and the net site Unit Per Acre is 1.3upa.

I appreciate your time and consideration on the above responses. These comments have been based on the collaboration and coordination of the consultant team. If you require any clarification or have any questions please contact the undersigned at your earliest convenience.

Sincerely,



Joshua Turner | Senior Development Manager
Infinity Properties Ltd on behalf of Tall Timbers Development Joint Venture
A400 – 20161 86th Avenue Langley, BC V2Y 2C1
T 604-532-6060 ext 37. | C 604-916-0917

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (INFINITY PROPERTIES LTD.) BYLAW NO. 5782

EXPLANATORY NOTE

Bylaw No. 5782 rezones the southern portion of property located in the 23700 Block of 56 Avenue from Rural Zone RU-1 to Suburban Residential Zone SR-3 to accommodate a subdivision of 58 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (INFINITY PROPERTIES LTD.) BYLAW NO. 5782

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 (Infinity Properties Ltd.) Bylaw No. 5782”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

   Portion of Lot 9 Except Part Subdivided by Plan LMP48318 Section 9 Township 11 New Westminster District Plan 78765

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Suburban Residential Zone SR-3.

NOTICE WAS ADVERTISED the	8	day of	December	, 2025
READ A FIRST TIME the		day of		, 2025
READ A SECOND TIME the		day of		, 2025
READ A THIRD TIME the		day of		, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5782

