

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: OCTOBER 20, 2025 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. 101510
(HAMSTRA / 7620 – 197 STREET)

REPORT: 25-152
FILE: 08-22-0115

PROPOSAL:

Development Permit application to modify the Streamside Protection and Enhancement Development Permit Area (SPEA) to support construction of works required as a condition of rezoning including the widening of 76 Avenue (with a street greenway and an enhanced sidewalk). Proposed works include infilling and enclosing the Class B roadside watercourse and reconstructing a new channel within the SPEA of the Class A watercourse.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101510 (Streamside) subject to six (6) conditions.

RATIONALE:

The proposal aligns with the objectives and provisions of Section 4.20 of Schedule 3 – Streamside Protection and Enhancement of the Langley Official Community Plan Bylaw No. 1842, the Willoughby Community Plan and the Latimer Neighbourhood Plan.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101510 to Hendrick Hamstra for property at 7620 – 197 Street subject to the following conditions:

- a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
- b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township.
- c. Completion of streamside enhancement and restoration works as shown on Schedule C and as described in Streamside Protection and Enhancement Development Permit Report prepared by Envirowest Consultants Inc. dated April 27, 2023.
- d. Written designation of an Environmental Monitor for a three year period following installation for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs.
- e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
- f. Commencement of accepted streamside enhancement and restoration works as indicated in the Streamside Protection and Enhancement Development Permit

Report prepared by Envirowest Consultants Inc. dated April 27, 2023 within 30 days of SPEA disturbance.

EXECUTIVE SUMMARY:

Wesmont Homes Ltd. has applied on behalf of the owner for a Streamside Development Permit to modify the SPEA of a tributary to Latimer Creek. The SPEA modification will support the widening of 76 Avenue, including a street greenway and an enhanced sidewalk, required as a condition of Rezoning Bylaw No. 6023.

Proposed works include infilling and enclosing the Class B roadside watercourse and reconstructing a new channel within the SPEA of the Class A watercourse on the subject site (ToL Project No. 08-22-0115, third reading September 23, 2024). The width of the Class A watercourse's SPEA will be extended from the required 30 m to a minimum of 40.8 m to offset the Class B roadside watercourse SPEA. The SPEA will be planted with native vegetation and protected by a restrictive covenant.

As the proposed streamside works are consistent with the objectives of Langley Official Community Plan Schedule 3, the Willoughby Community Plan and the Latimer Neighbourhood Plan, issuance of Development Permit No. 101510 is recommended subject to six (6) conditions.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Development Permit No. 101510.

REFERENCE:

Owner:	Hendrik Hamstra 7620 – 197 Street Langley, BC V2Y 1S2
Agent:	Wesmont Homes Ltd. CRU 111, 23189 Francis Avenue Langley, BC V1M 0G4
Legal Description:	Lot 12 Section 22 Township 8 New Westminster District Plan 70469
Location:	7620 – 197 Street
Area:	0.8 ha (2.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-203
Willoughby Community Plan:	Multi Family
Latimer Neighbourhood Plan:	Rowhouse/Townhouse (15 UPA)

BACKGROUND/HISTORY:

- On September 23, 2024, Council gave third reading to Rezoning Bylaw No. 6023 to facilitate development of 26 townhouse units on the subject site.
- Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses.
- The width of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e., Class A, Class B, Class C) which is based on channel type, water flow and fish presence.
- Where a proposed SPEA width is less than the minimum width designated by OCP Schedule 3 or a neighbourhood plan, the modification must be considered through a Streamside Development Permit in accordance with Section 4.20 of OCP Schedule 3.

DISCUSSION/ANALYSIS:

- Two watercourses are located on or adjacent to the site: a Class A (red-coded) watercourse called Latimer Creek flows through the eastern portion of the site and a Class B (yellow-coded) roadside watercourse flows along the frontage of the site on the north side of 76 Avenue.
- As part of the proposed development, works include infilling and enclosing the Class B roadside watercourse and reconstructing a new channel within the SPEA of the Class A watercourse.
- Riparian habitat compensation associated with relocating the Class B roadside watercourse will increase the width of the Class A 30 m SPEA to a minimum of 40.8 m.

DEVELOPMENT PERMIT APPLICATION NO. 101510
 (HAMSTRA / 7620 – 197 STREET)
 Page 4 . . .

- The SPEA is proposed to be restored with native vegetation, protected via the land being dedicated to the Township and is subject to a three-year monitoring and maintenance program.
- Proposed streamside works are consistent with the objectives of OCP Schedule 3 and the Township's Sustainability Charter.
- Proposed Streamside Development Permit No. 101510 is attached to this report (Attachment A) for Council's consideration.

Adjacent Uses:

	Existing Use:	Latimer NP Designation:	Existing Zoning:
North:	A property with existing townhouses	Rowhouse/ Townhouse (8-15 UPA)	CD-168
South:	76 Avenue, beyond which is a property with an existing single family dwelling currently under application (ToL Project No. 08-22-0087) at third reading for a nine lot residential subdivision, as well as properties currently under construction (ToL Project No. 08-22-0105) for semi-detached dwellings and rowhouses	Multi-Family	SR-2 R-CL(SD) R-CL(RH)
East:	Latimer Creek, beyond which is a property (7635 - 198B Street) currently under construction (ToL Project No: 08-22-0073) for 6-storey mixed use apartment buildings and townhouses	Greenbelt and Multi Family	CD-146
West:	197 Street, beyond which are existing single family and semi-detached dwellings	Residential	R-CL(A) R-CL(SD)

Policy Considerations:

The proposal is consistent with streamside protection and enhancement policies, objectives and guidelines of the Official Community Plan, Wiloughby Community Plan and Latimer Neighbourhood Plan. Council's consideration of the Development Permit must be based on streamside protection objectives and staff recommend that Development Permit No. 101510 be issued as attached.

Respectfully submitted,

Alex Rowley
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101510
 ATTACHMENT B Maps and Graphics

ATTACHMENT A**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

Development Permit No. 101510

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

1. NAME: Hendrik Hamstra

ADDRESS: 7620 – 197 Street
Langley, BC V2Y 1S2

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 12 Section 22 Township 8 New Westminster District Plan 70469

CIVIC ADDRESS: 7620 – 197 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. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
- b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township.
- c. Completion of streamside enhancement and restoration works as shown on Schedule C and as described in Streamside Protection and Enhancement Development Permit Report prepared by Envirowest Consultants Inc. dated April 27, 2023.
- d. Written designation of an Environmental Monitor for a three year period following installation for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact SPEAs.
- e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
- f. Commencement of accepted streamside enhancement and restoration works as indicated in the Streamside Protection and Enhancement Development Permit Report prepared by Envirowest Consultants Inc. dated April 27, 2023 within 30 days of SPEA disturbance.

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.

DEVELOPMENT PERMIT NO. 101510
(HAMSTRA / 7620 – 197 STREET)
Page 2

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.

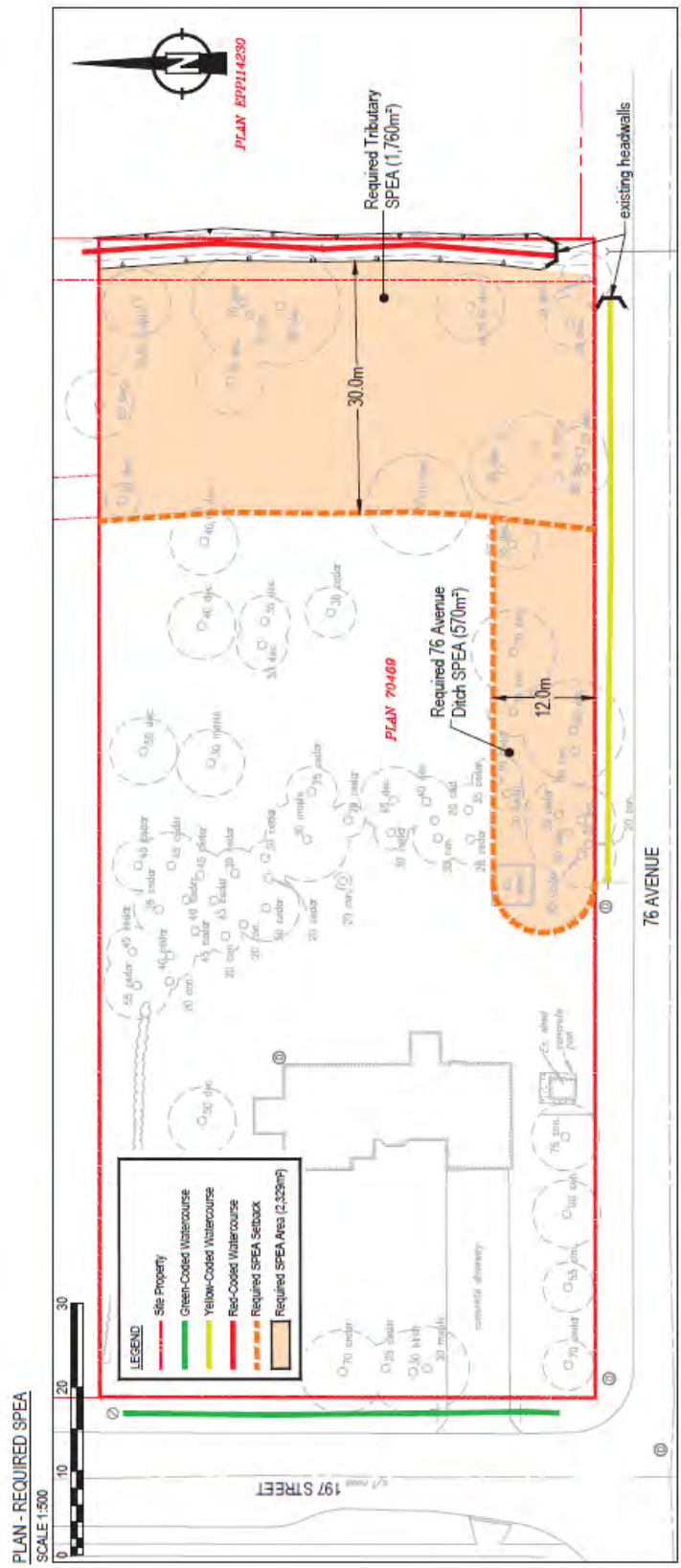
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF ____, 2025.

Attachments:

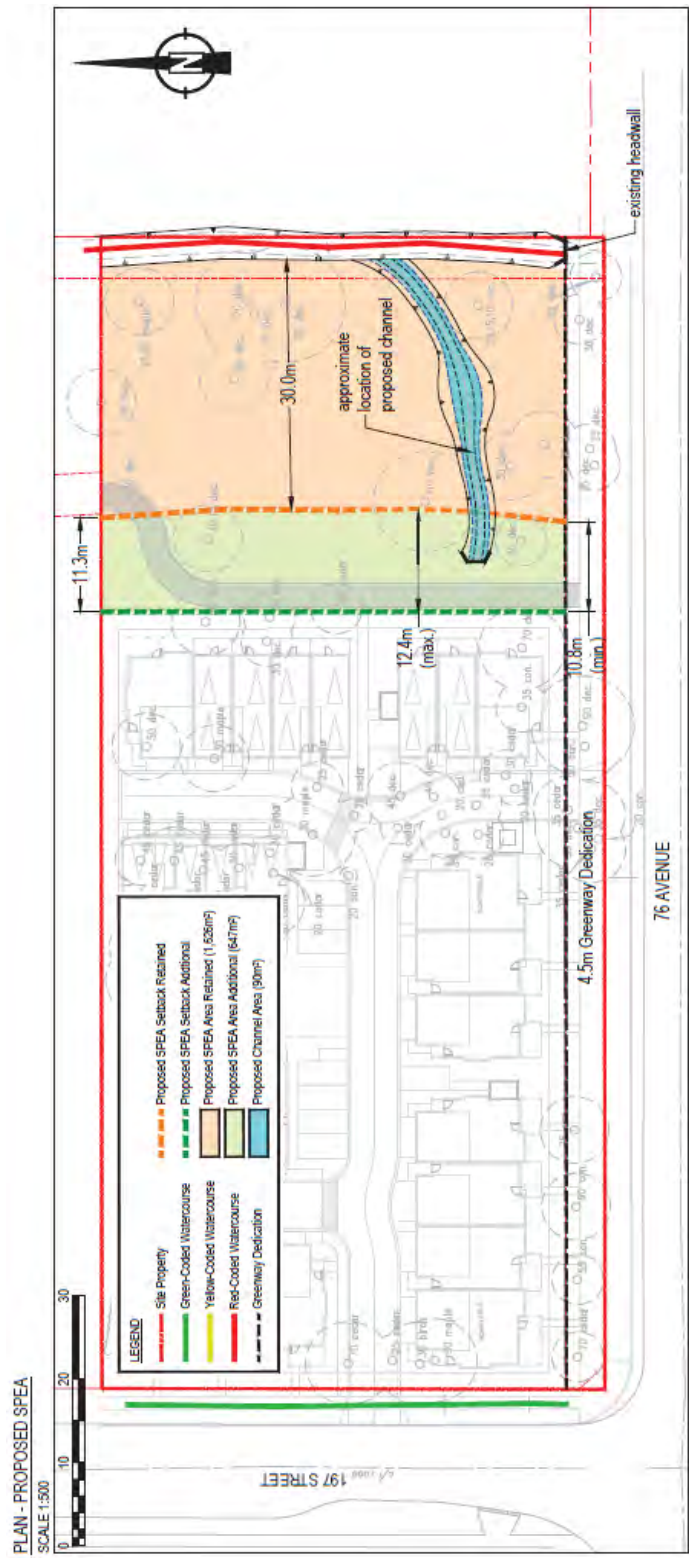
SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area
SCHEDULE C	Proposed Enhancement and Restoration Plan

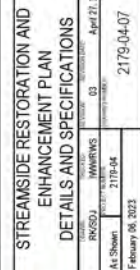
SCHEDULE A



REQUIRED STREAMSIDE PROTECTION AREA

SCHEDULE B

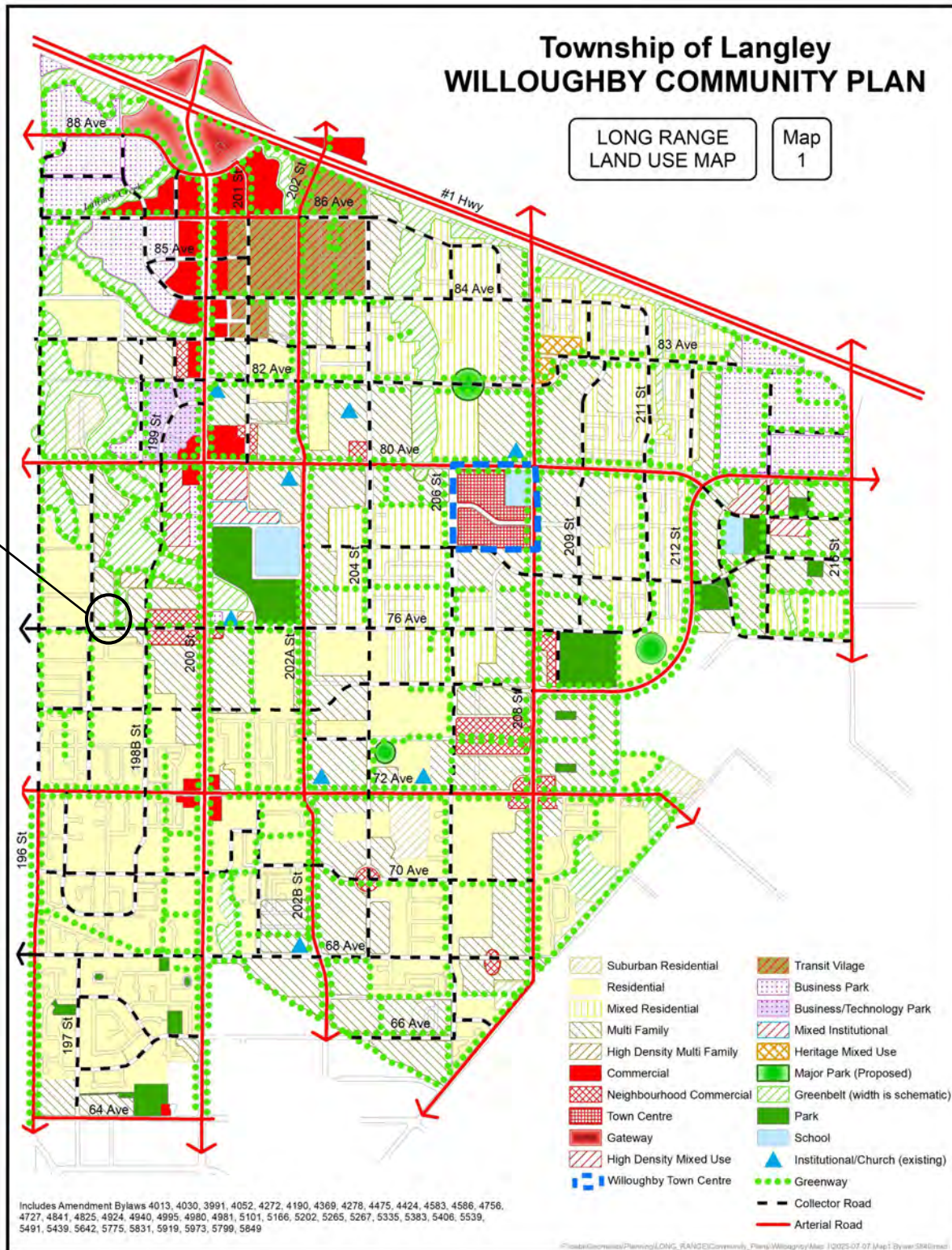






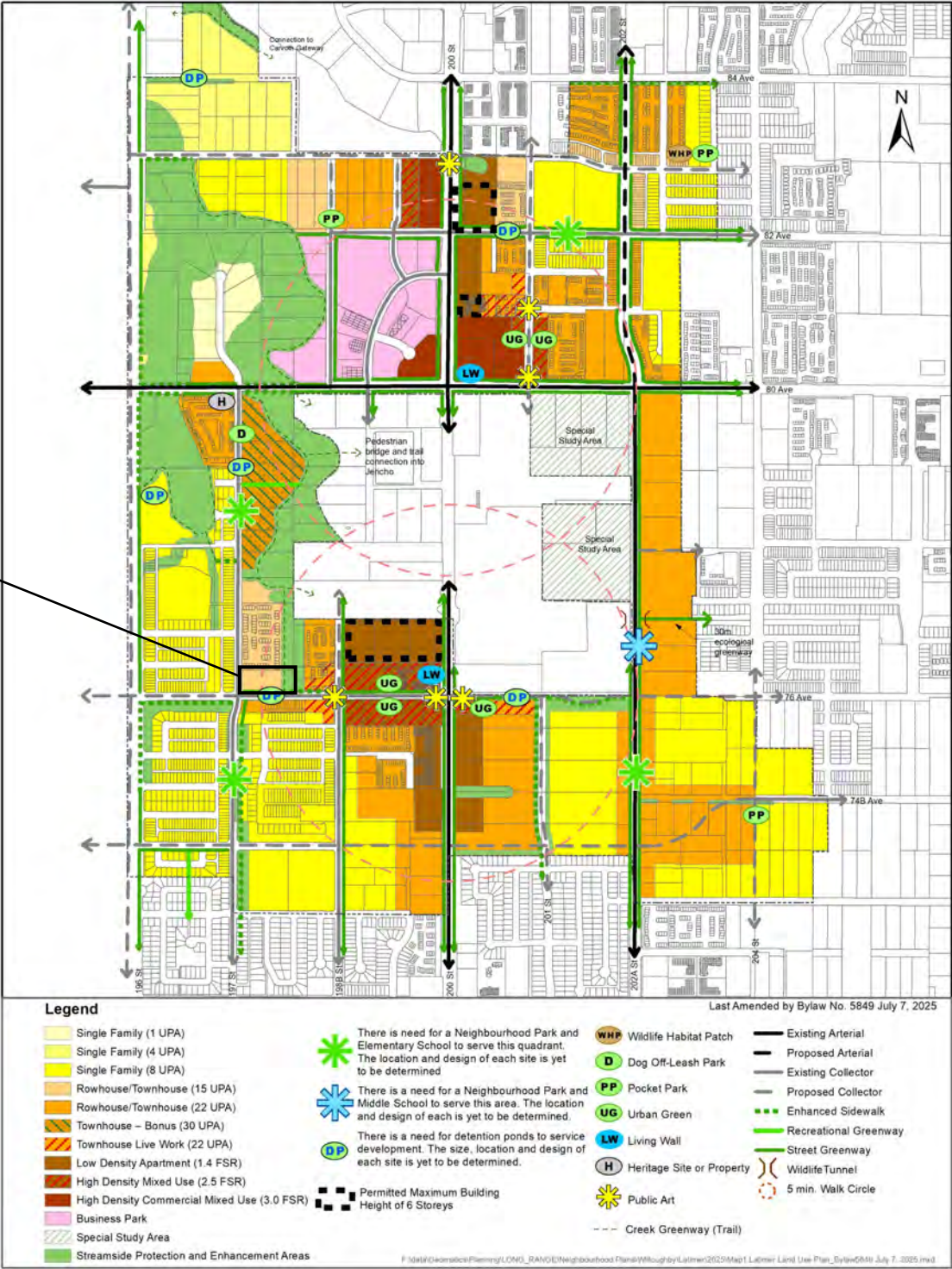
AERIAL CONTEXT MAP

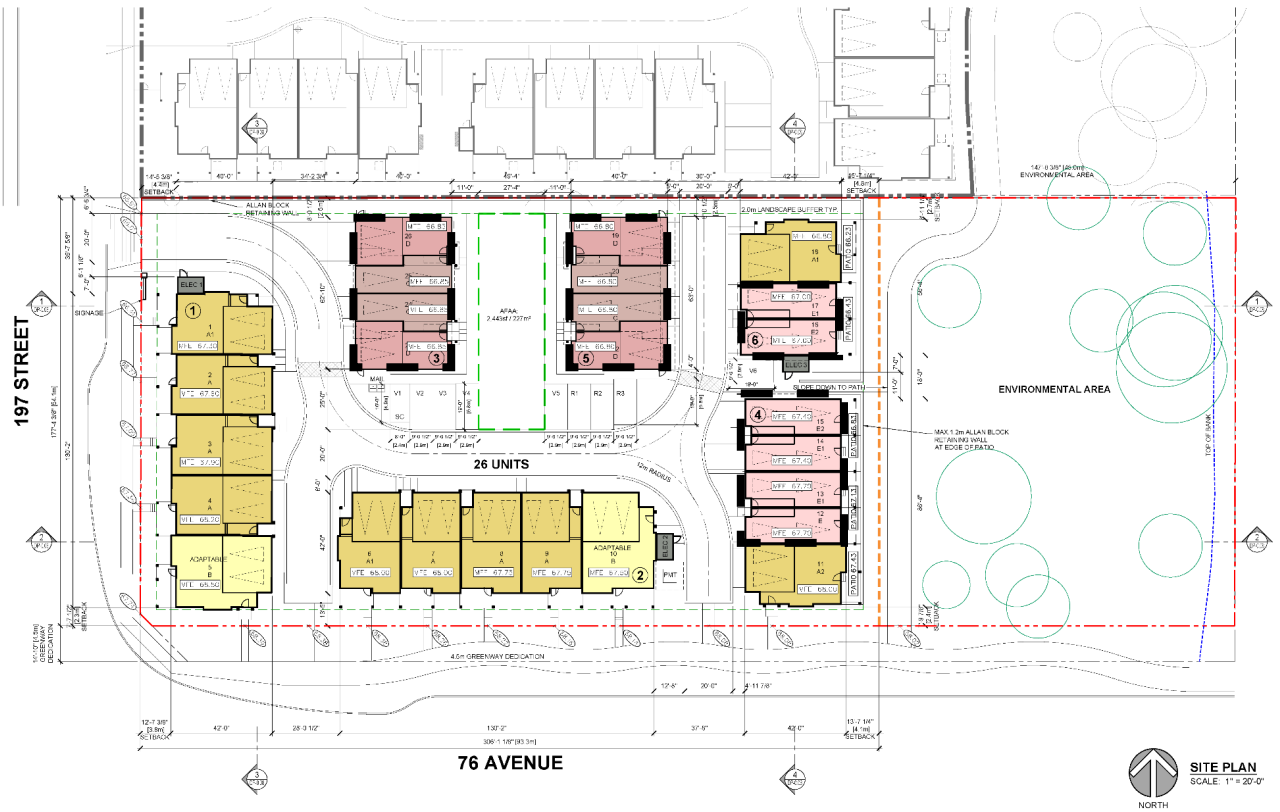
SUBJECT



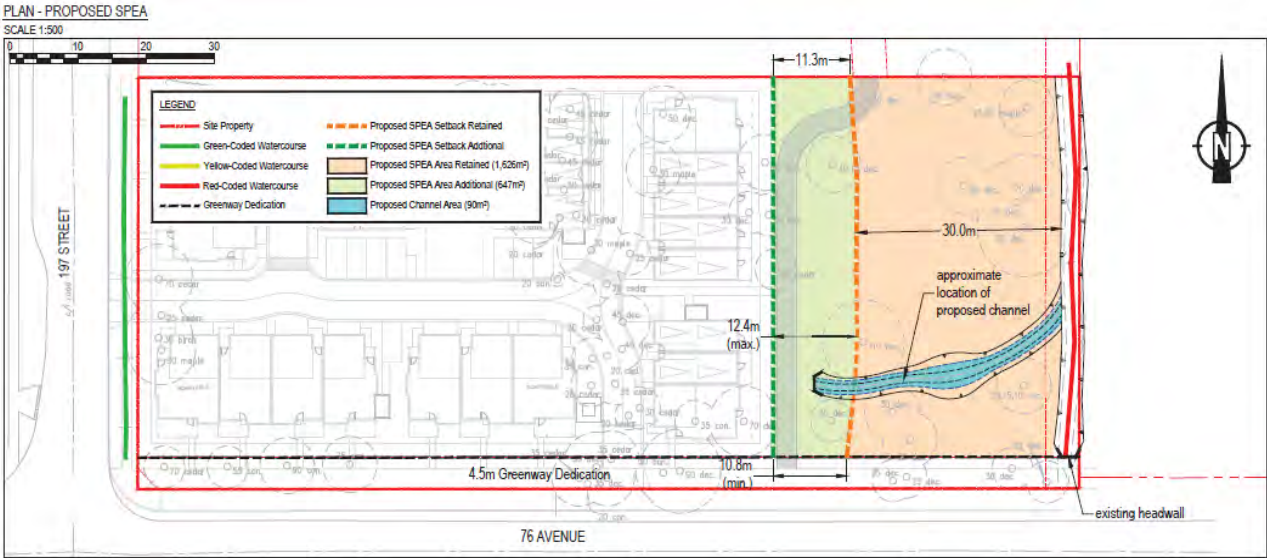
Map 1 - Latimer Land Use Plan

SUBJECT





SITE PLAN – SUBMITTED BY APPLICANT



PROPOSED STREAMSIDE PROTECTION AREA