Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 13, 2023 – REGULAR MEETING	**REPORT:**	23-43
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-07-0056
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100209 (CONWEST / 26477, 26695, 26601, 26575, 26713 – 56 AVENUE, AND 26500 BLOCK OF 56 AVENUE, AND 5670 – 264 STREET, AND 5625 – 268 STREET)		

PROPOSAL:

On November 14, 2022, Council reconsidered third reading of Bylaws No. 5706, 5707, and 5708 and referred the application to staff "to review with the applicant the Community Amenity Contributions to ensure they are proportionate to the value being created". In response, the applicant has advanced a total proposed voluntary community amenity contribution of $22,350,620 including $18,850,620 as a cash contribution instead of providing actual amenity, plus transfer of 22710 – 96 Avenue (2.56 ha / 6.33 ac) complete with environmental wetland improvements and 1.0 acre of farmable area (estimated value $3,500,000).

RECOMMENDATIONS:

That Council consider the applicant's revised community amenity contribution as described in this report and included as Attachment A and Attachment B;

That should Council consider the applicant's revised community amenity contribution acceptable, Council:

A) Give third reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707 rezoning 14.59 ha (36.1 ac) of land located on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to facilitate the future industrial development of the site subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley unless otherwise noted prior to final reading:
    a. Servicing Agreement being entered into with the Township to engage the services of qualified professionals and undertake technical studies, as needed, and to secure required road and utility upgrades and extensions, including those related to stormwater management, in accordance with the Township's Subdivision and Development Servicing Bylaw and other regulations as applicable to ensure no impact to the surrounding area;
    b. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;

c. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
d. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
e. Registration of cross access easements on the existing properties to accommodate future access from all subject lands to 264 Street, 268 Street, and 56 Avenue;
f. Provision of an 8 m wide ALR buffer along the northern property line to be secured by a restrictive covenant registered on title;
g. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
h. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District;
i. Registration of restrictive covenants:
    i. Restricting left-turning movements to and from the existing site to 56 Avenue and 264 Street;
    ii. 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;
j. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
k. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $22,350,620 in support of the proposed OCP amendment and rezoning comprised of:
    i. $18,850,620 as a cash contribution instead of providing actual amenity, and
    ii. Securing transfer of 22710 - 96 Avenue, (2.6 ha / 6.33 acres) to the Township upon securing any and all required environmental and Agricultural Land Commission approvals and associated works;
l. Completion of all relevant external agency, federal, provincial, regional, and Township approvals;
m. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure Service Administration fees, Development Works Agreement (DWA) and Latecomer charges;

B) **That** (at the time of third reading of Bylaw No. 5706), Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy; and

C) **That** Council grant third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707).

EXECUTIVE SUMMARY:

On November 14, 2022, Council reconsidered third reading of bylaws No. 5706, 5707, and 5708 and referred the application to staff “to review with the applicant the Community Amenity

Contributions to ensure they are proportionate to the value being created." In response, the applicant has advanced a total voluntary community amenity contribution of $22,350,620 including $18,850,620 as a cash contribution, instead of providing actual amenity, plus transfer of 22710 – 96 Avenue (2.56 ha / 6.33 ac) complete with environmental wetland improvements and 1.0 acre of farmable area (estimated value $3,500,000).

PURPOSE:

To provide updated community amenity contribution information for Council consideration of Bylaws 5706, 5707, and 5708.

DISCUSSION/ANALYSIS:

The subject bylaws were considered by Council and granted third reading on May 9, 2022 (see March 28, 2022 Report to Council in Attachment C for full background). On November 14, 2022, Council passed the following motions:

> *N. ITEMS FROM PRIOR MEETINGS*
>
> *1. Motion to Reconsider*
>
> *Moved by Mayor Woodward,*
> *Seconded by Councillor Martens,*
>
> *That Council reconsider the following motion: Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street) Bylaw No. 5706 Bylaw No. 5707 Bylaw No. 5708 Report 22-26 File 14-07-0056*
>
> *CARRIED*
>
> *MOTION*
> *Moved by Councillor Ferguson,*
> *Seconded by Councillor vanPopta,*
>
> *That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706"; "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707".; and "Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw No. 5708".*
>
> *REFERRAL*
> *Moved by Councillor vanPopta,*
> *Seconded by Councillor Baillie,*
>
> *That Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706"; and "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707" be referred to staff to review with the applicant the Community Amenity Contributions to ensure they are proportionate to the value being created.*
>
> *CARRIED*
> *Councillor Kunst opposed*

The March 28, 2022 report (Attachment C) included the applicant's proposed community amenity contribution at that time as follows:

"A total of $4.7M that includes:

- *Remnant portion of property with the Agricultural Land Reserve that is surplus to their required environmental compensation with improvements. The applicant estimates that the land and improvements are valued at $2.8M; and,*
- *$1.9M cash contribution towards trail enhancements and amenities in the Township."*

The current revised voluntary community amenity contribution as described by the applicant in Attachments A and B to this report totals $22,350,620 in support of the proposed OCP amendment and rezoning comprised of:

- $18,850,620 as a cash contribution instead of providing actual amenity, plus
- transfer of 22710 - 96 Avenue, (2.6 ha / 6.33 acres) to the Township upon securing any and all required environmental and Agricultural Land Commission approvals and associated works (estimated value $3,500,000).

Policy Considerations:

In response to Council's November 14, 2022 motion, the applicant advanced an increased proposal for a community amenity contribution in support of the proposed rezoning application. Staff note that senior government approvals as outlined in the March 28, 2022 Report to Council continue to be required.

Staff recommend that Council receive this report for information and that recommendations listed be considered.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	March 3, 2023 Letter from Applicant (Conwest) with Voluntary Amenity Contribution
ATTACHMENT B	March 8, 2023 Letter from from Applicant (Lorval) with Voluntary Amenity Contribution
ATTACHMENT C	March 28, 2022 Report to Council

CONWEST

ATTACHMENT A

Stephen Richardson, Director, Development Services
Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1

March 3, 2023

Dear Mr. Richardson,

Re: **Gloucester Community Amenity Contribution (5670 264 St., 26500 Block of 56 Ave., 26477, 26575, 26601 56 Ave.) – File #14-07-00056: OCP Amendment/Rezoning Application No. 100209**

On November 14, 2022, Township of Langley Mayor and Council adopted the following Motion:

> *That Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706"; and "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707" be* ***referred to staff to review with the applicant the Community Amenity Contributions*** *to ensure they are proportionate to the value being created.*

In response to the subject motion Conwest/ Pannu have reviewed the existing Community Amenity Contribution commitment included in rezoning condition #11 in the Report to Council dated March 28, 2022. Working together with Township of Langley Staff, Conwest/ Pannu have arrived at a Community Amenity Cash Contribution increase to a total cash contribution of **$12,850,620.** The contribution is attributable to the rezoning area including Conwest/ Pannu land comprised of the following properties: 5670 264 St., 26500 Block of 56 Ave., 26477, 26575, 26601 56 Ave.

In addition to the cash CAC of $12,850,620, we propose to transfer/gift ownership of 22710 96th Avenue, a 6.33-acre site adjacent to the Salmon River. This site is required for compensation purposes for the Conwest/ Pannu/ Lorval development. It will be delivered to the Township complete with environmental wetland improvements and one acre of farmable area. No structures are planned for the 96th Ave. compensation site.

The following is a detailed breakdown of the total contribution value for the proposed Conwest/Pannu development:

-	Cash CAC:	$ 12,850,620
-	In-kind Community Contribution (96th Ave.) Value:	$ 3,500,000
-	Total CAC (Cash and 96th Ave. Value):	**$ 16,350,620**

CONWEST DEVELOPMENTS LTD.
t (604) 293-3477 • f (604) 293-3478
#401 – 1930 Pandora Street
Vancouver, BC. V5L 0C7
www.conwest.com

We thank you for your consideration and look forward to concluding this matter and working with Staff through the many details and next steps associated with the remaining rezoning/ OCP amendment process for this important employment land project.

Sincerely,

Joe Carreira, AACI. P.App.
VP Development
Conwest

cc. Ben Taddei, Chief Operating Officer

LORVAL
DEVELOPMENTS

9785 201 Street
Langley, BC V1M 3E7
Tel 604.362.0744
Fax 604.546.0642

ATTACHMENT B

Mr. Bakken
Township of Langley

Re: Lorval Gloucester Property CAC

Mr. Bakken,

After careful consideration, Lorval is willing to advance a voluntary contribution of six million dollars as a community amenity contribution for our Gloucester properties located at 26713 56th Ave, 26695 56th Ave and 5625 268th Street.

We look forward to this project having a meaningful impact on employment, future taxation revenue and the addition of essential industrial space for the Township of Langley.

Sincerely,

Shawn Bouchard
Chief Operating Officer
Lorval Developments Ltd.

ATTACHMENT C

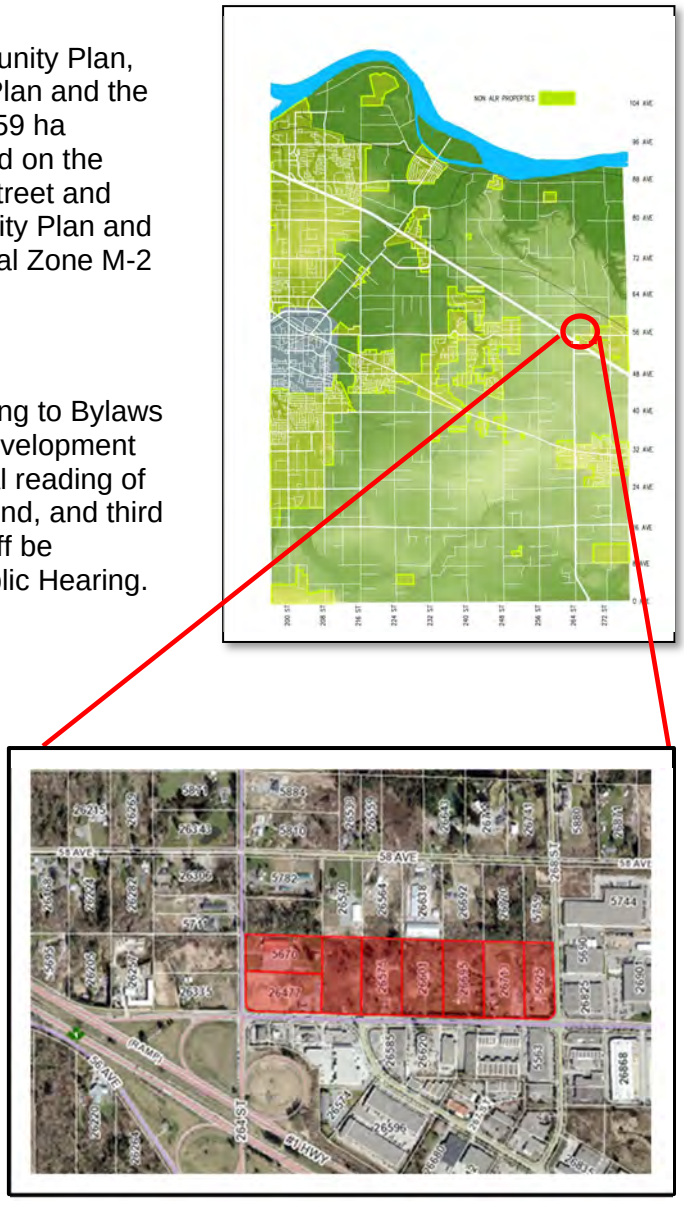
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 28, 2022 – REGULAR MEETING	**REPORT:**	22-26
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-07-0056
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100209 (CONWEST / 26477, 26695, 26601, 26575, 26713 – 56 AVENUE AND 26500 BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND 5625 – 268 STREET)		

PROPOSAL:

Application to amend the Official Community Plan, Gloucester Industrial Park Community Plan and the Rural Plan to include approximately 14.59 ha (36.0 ac) of land for the eight lots located on the north side of 56 Avenue between 264 Street and 268 Street into the Gloucester Community Plan and rezone the eight lots to General Industrial Zone M-2 to accommodate future industrial uses.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5706 and No. 5707 subject to 13 development prerequisites being satisfied prior to final reading of Bylaw 5707; that Council give first, second, and third reading to Bylaw No. 5708; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The subject properties have been formally approved by the provincial Agricultural Land Commission (ALC) for exclusion from the Agricultural Land Reserve with the proposal being consistent with the overall objectives of the Official Community Plan (OCP) with respect to creation of employment opportunities, and previous Council direction.

RECOMMENDATIONS:

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707, rezoning 14.59 ha (36.1 ac) of land located on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to facilitate the future industrial development of the site subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Servicing Agreement being entered into with the Township to engage the services of qualified professionals and undertake technical studies, as needed, and to secure required road and utility upgrades and extensions, including those related to stormwater management, in accordance with the Township's Subdivision and Development Servicing Bylaw and other regulations as applicable to ensure no impact to the surrounding area;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
3. Submission of an erosion and sediment control plan and provision of security 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of cross access easements on the existing properties to accommodate future access;
6. Provision of an 8 m wide ALR buffer along the northern property line, to be secured by a restrictive covenant, registered on title;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District;
9. Registration of restrictive covenants:
    a. Restricting left-turning movements to and from the existing site to 56 Avenue and 264 Street;
    b. 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;
10. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
11. Compliance with the Community Amenity Contributions (CAC) Policy, comprising of approximately $2,800,000 estimated in relation with environmental benefits associated with land and proposed improvements (beyond those required pursuant to applicable regulations as environmental compensation), and a $1,900,000 contribution towards trail enhancements and amenities in the Township, with a total estimated contribution of $4,700,000 in support of the proposed rezoning and OCP amendment;

12. Completion of all relevant external agency, federal, provincial, regional, and Township approvals;
13. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at the time of third reading of Bylaw No. 5706) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second, and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707); and further

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707.

EXECUTIVE SUMMARY:

Conwest Group, on behalf of the owners, has applied to amend the Official Community Plan (OCP) and the Zoning Bylaw in relation to eight properties on the north side of 56 Avenue between 264 and 268 Street to accommodate future industrial developments. The subject properties have been formally granted approval for exclusion from the Agricultural Land Reserve (ALR) as of March 10, 2022, pursuant to ALC Resolution #109/2020.

On May 10, 2021, Council considered the subject application submitted by Conwest on behalf of six of the eight property owners to facilitate an amendment to the OCP for all eight subject properties along with a concurrent rezoning application for six of the eight properties. Council did not grant first and second reading and referred the application to the June 21, 2021 Council Priorities Committee Meeting, where the following resolution was carried:

> *"That Council direct staff to hold substantive discussions with the proponent(s) regarding community benefits of this project if the decision to proceed with the expansion of Gloucester Industrial Park and the Township of Langley urban boundary, and multiple community plan amendments."*

The proponent has subsequently amended the application, working in collaboration with other property owners, to include all eight properties not only in relation with the OCP amendment, but

also for rezoning purposes, consistent with the ALC resolution and Council direction. In addition, the proponents are proposing a community benefit package estimated at approximately $4.7M that includes:

- remnant portion of property within the Agricultural Land Reserve that is surplus to their required environmental compensation, complete with improvements, estimated by the proponent at having a total land and improvements value of $2.8M; and
- $1.9M contribution towards trail enhancements and amenities in the Township.

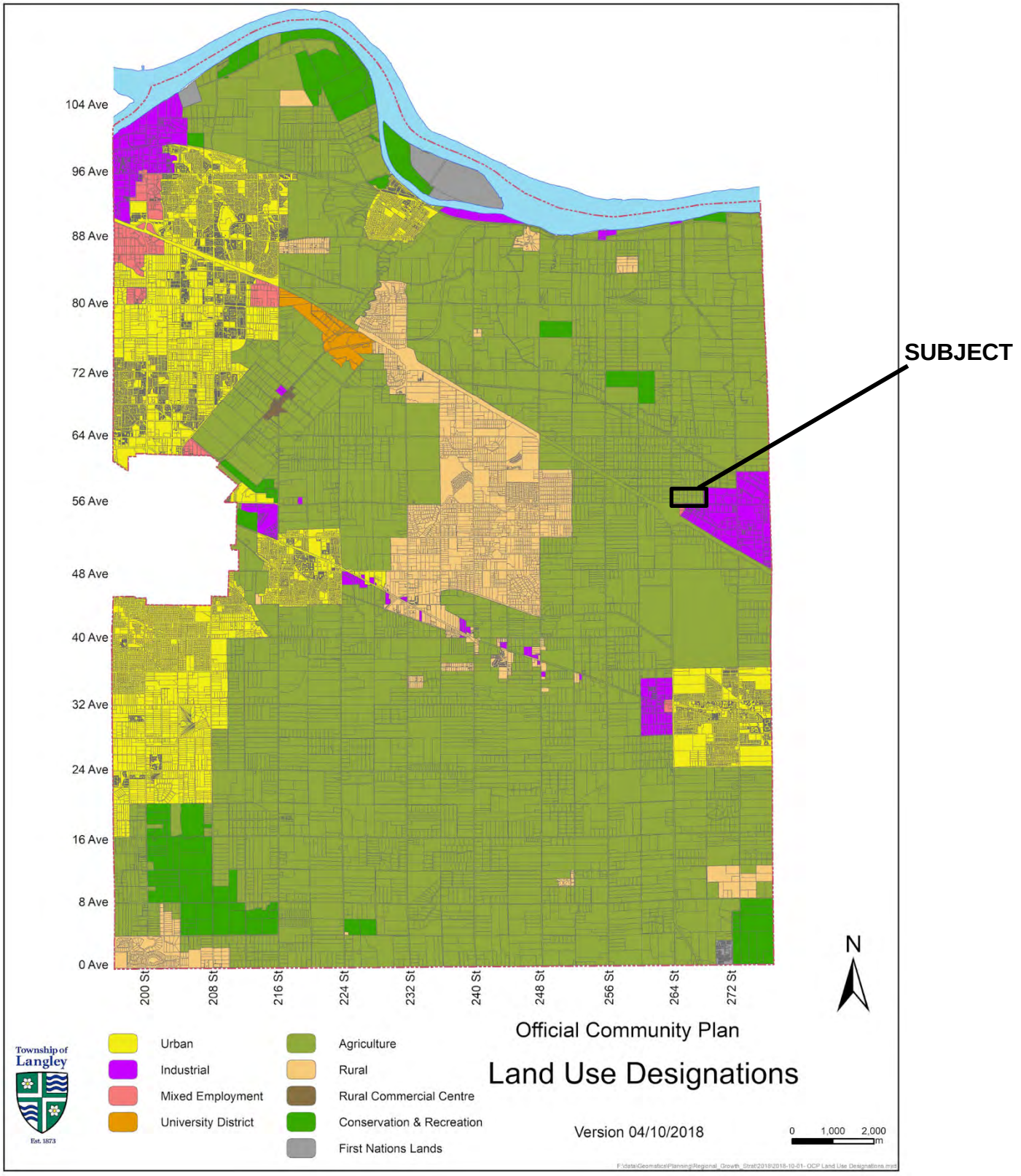
The subject lands are adjacent to, and contiguous with, the Gloucester Estate Industrial Park fronting arterial roads with close proximity to Highway 1. The subject application proposes to increase the industrial land base in the Township of Langley. Given that the Agricultural Land Commission has determined that the subject properties are not suitable for agricultural use, staff recommend Council support the application. The application is also consistent with historic Council direction.

An amendment to the Subdivision and Development Servicing Bylaw 2019 No. 5382 is required to amend the site's service level from Level 4 – Rural to Level 1 – Urban. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) will also be required to accommodate the proposal. Further, as the subject properties are located within the referral area for Highway 1, approval of the plan amendment bylaw and zoning bylaw by the provincial Ministry of Transportation and Infrastructure will also be required.

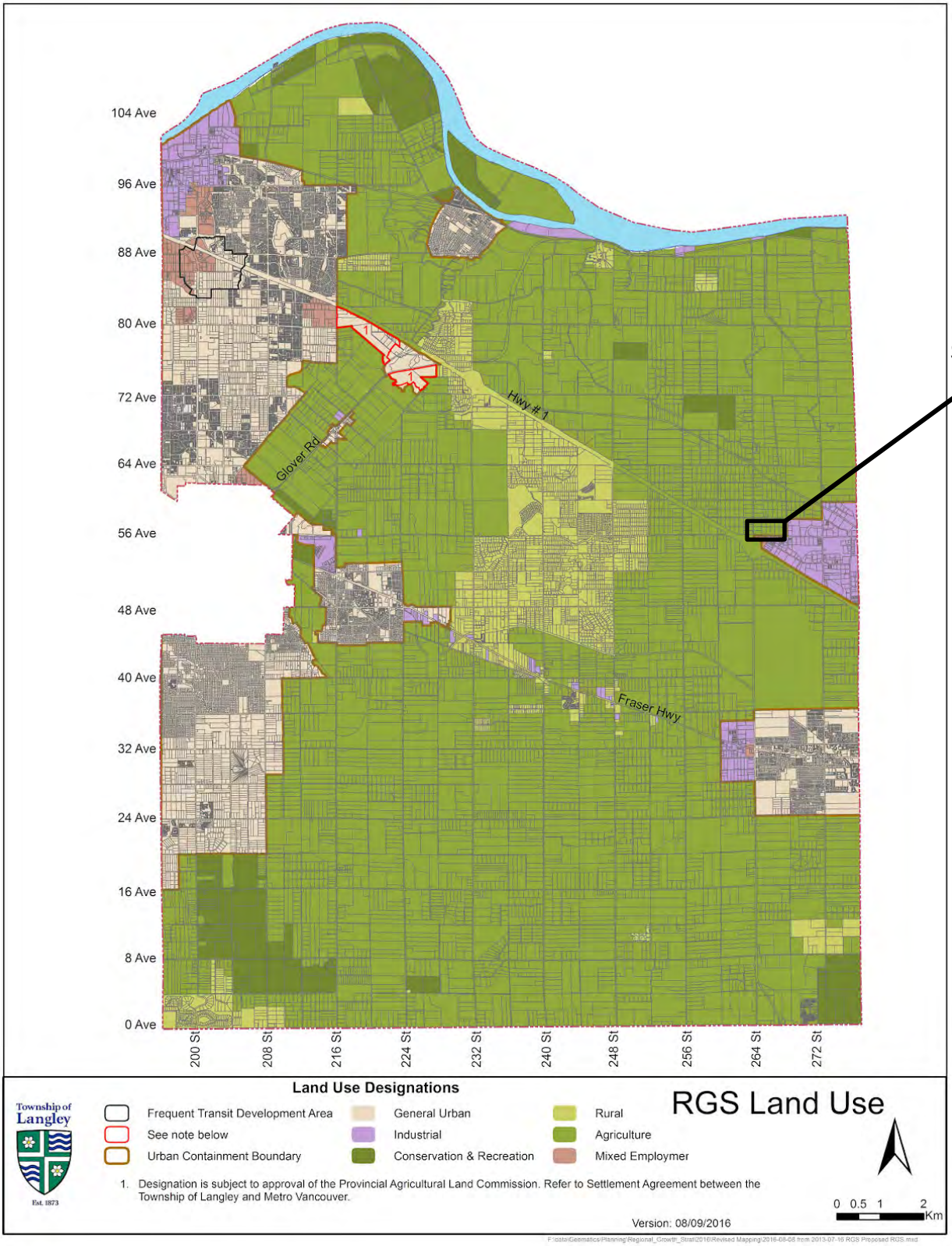
Future development permit application(s) will be necessary to allow Council the opportunity to review the form, character, and siting of future developments on the site, as well as to establish the streamside protection requirements. Staff recommend that the Official Community Plan and rezoning amendments be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading of the applicable bylaws.

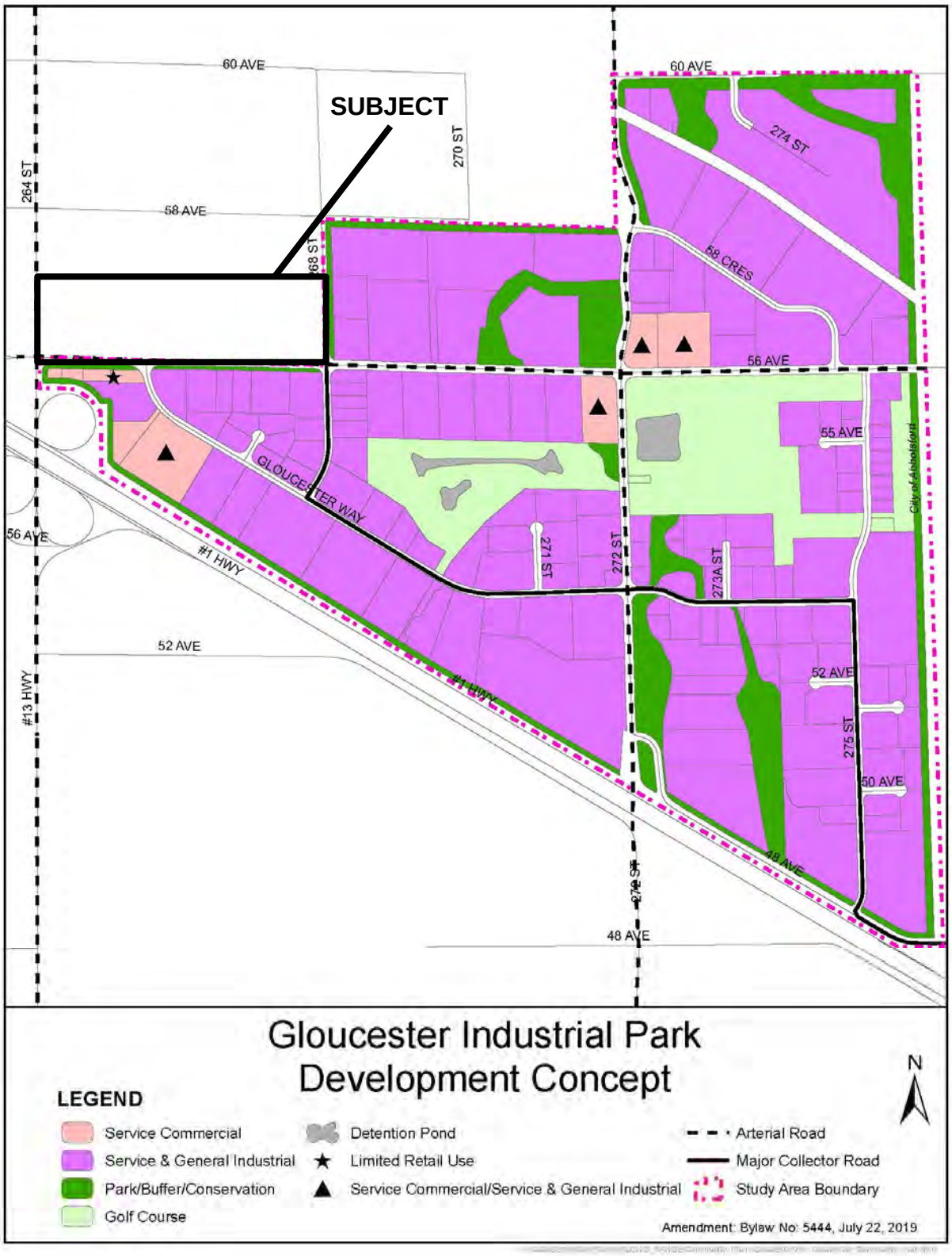
PURPOSE:

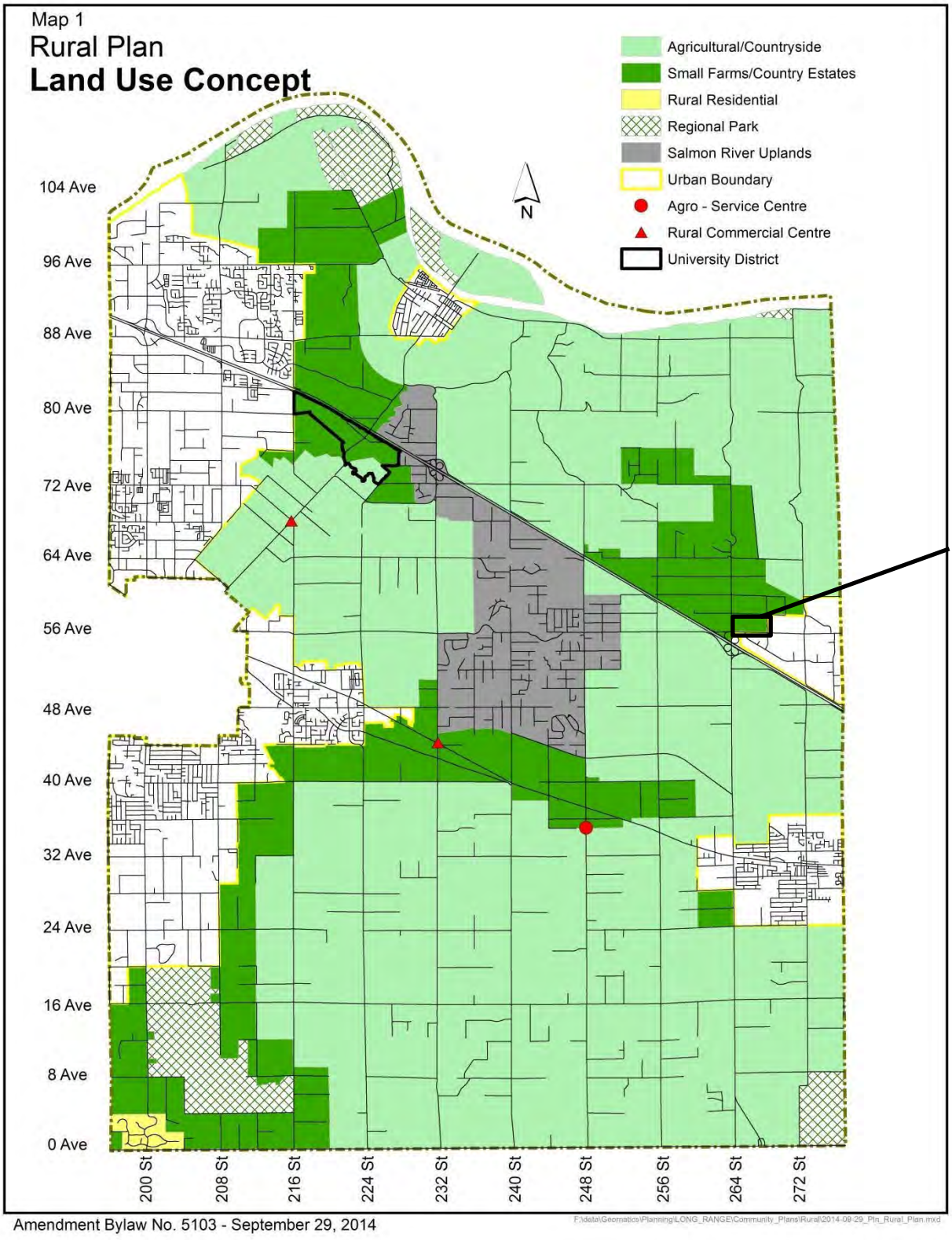
The purpose of this report is to provide Council with information and recommendations with respect to the proposed Official Community Plan Amendment Bylaw No. 5706, Rezoning Bylaw No. 5707 and Subdivision and Development Servicing Bylaw Amendment Bylaw No. 5708.

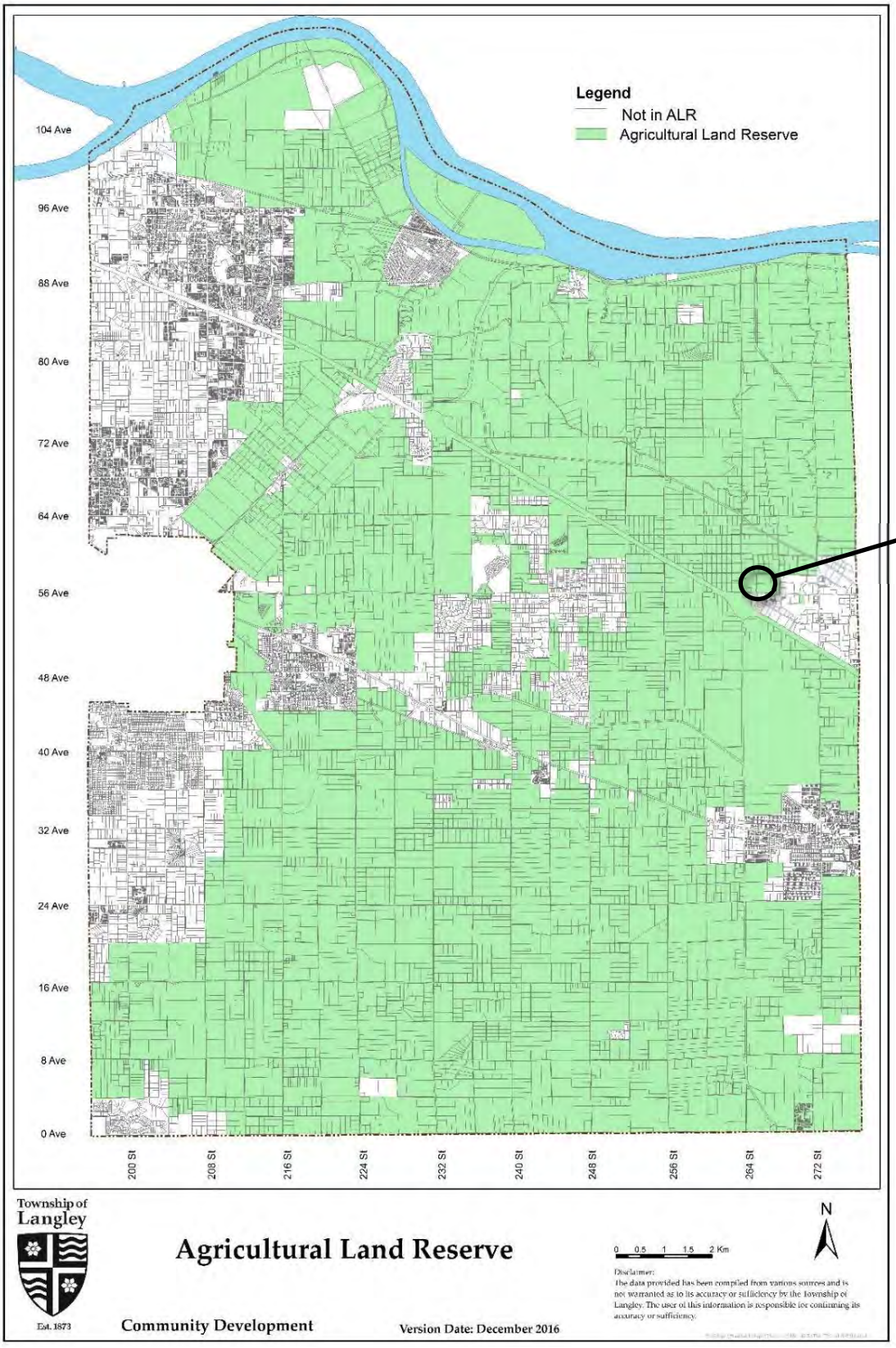

104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
N
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 04/10/2018
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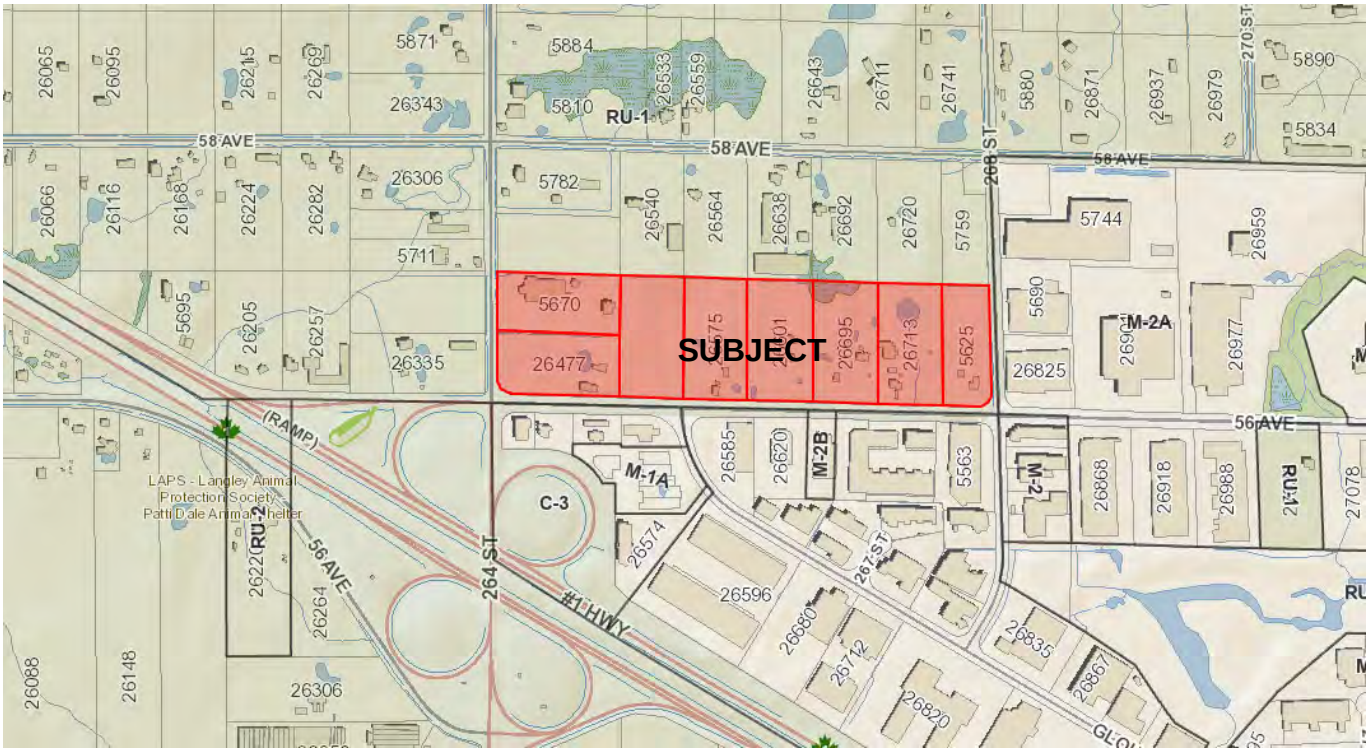
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BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND
5625 – 268 STREET)
Page 6 . . .




SUBJECT
60 AVE
264 ST
270 ST
58 AVE
268 ST
274 ST
58 CRES
56 AVE
55 AVE
GLOUCESTER WAY
271 ST
272 ST
273A ST
#1 HWY
52 AVE
#13 HWY
275 ST
50 AVE
49 AVE
48 AVE
City of Abbotsford
Gloucester Industrial Park
Development Concept
N
LEGEND
Service Commercial
Service & General Industrial
Park/Buffer/Conservation
Golf Course
Detention Pond
Limited Retail Use
Service Commercial/Service & General Industrial
Arterial Road
Major Collector Road
Study Area Boundary
Amendment: Bylaw No. 5444, July 22, 2019


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: December 2016
N
0 0.5 1 1.5 2 Km
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

REFERENCE:

Applicant/Agent:	Conwest Group 401, 1930 Pandora Street Vancouver, BC V5L 0C7
Owners:	Cornerstone Training Stables Inc. 201, 585 – 16 Street West Vancouver, BC V7V 3R8 Kang Hyung and Jung Hee Baik 26477 – 56 Avenue Aldergrove, BC V4W 1P2 0774606 BC Ltd. 26030 – 28 Avenue Aldergrove, BC V4W 2Z8 Taralee Murphy 29412 Sunvalley Crescent Abbotsford, BC V4X 1J2 Lorraine Blackall PO Box 31067 Thunderbird RPO Langley, BC V1M 0A9 Brian and Marilyn Woodley 26695 – 56 Avenue Aldergrove, BC V4W 1P2 1253522 BC Ltd. 9785 – 201 Street Langley, BC V1M 3E7
Legal Description:	Lot 4 Except Part Dedicated Road on Plan 86434; Lots 3, 13, 14, 15 And 16; Lot 12 Except: Part Dedicated Road on Plan 85782; Lot 11 Except: Part Dedicated Road on Plan 85670; All of Section 7 Township 14 NWD Plan 2492.
Location and Lot Area:	26695 – 56 Avenue (1.92 ha (4.75 ac)) 26601 – 56 Avenue (1.92 ha (4.75 ac)) 26575 – 56 Avenue (1.92 ha (4.75 ac)) 26500 Block of 56 Avenue (1.92 ha (4.75 ac)) 26477 – 264 Street (1.78 ha (4.40 ac)) 5670 – 264 Street (1.83 ha (4.51 ac)) 26713 – 56 Avenue (1.92 ha (4.75 ac)) 5625 – 268 Street (1.38 ha (3.42 ac))

Existing Zoning:	Rural Zone RU-1 Min Lot Size: 1.7 ha (4.2 ac))
Proposed Zoning:	General Industrial Zone M-2 Min Lot Size: 1,858 m2 (20,000 ft2)
Official Community Plan (existing):	Agriculture
Official Community Plan (proposed):	Industrial
Rural Plan (existing):	Small Farms/Country Estates
Rural Plan (proposed):	Urban
Gloucester Community Plan (proposed):	Service and General Industrial
Agricultural Land Reserve:	Approval of exclusion granted March 10, 2022

BACKGROUND / HISTORY:

The subject lands consist of eight properties that were part of an earlier development application in 2009 proposing to be excluded from the provincial Agricultural Land Reserve (ALR). On April 26, 2010, Council considered and authorized the application to proceed to the Agricultural Land Commission (ALC).

The application was supported by Council in 2009, but the ALC subsequently refused to authorize exclusion by Resolution #2623/2010. The applicants pursued legal action and on September 26, 2017, the Supreme Court of British Columbia set aside the ALC's decision and ordered the ALC to reconsider the decision. Subsequently, the ALC conditionally authorized exclusion by Resolution #109/2020 subject to seven conditions on March 10, 2020. A formal approval for the exclusion was granted on March 10, 2022 (Attachment B), as conditions outlined by the resolution were completed by the applicant.

On May 10, 2021, Council considered the subject application submitted by Conwest on behalf of six of the property owners to facilitate an amendment to the OCP for the eight subject properties, along with a concurrent rezoning application for six of the eight properties. Council did not grant first and second reading and referred the application to the June 21, 2021 Council Priorities Committee Meeting, where it resolved the following:

> *"That Council direct staff to hold substantive discussions with the proponent(s) regarding community benefits of this project if the decision to proceed with the expansion of Gloucester Industrial Park and the Township of Langley urban boundary, and multiple community plan amendments."*

The proponent has subsequently amended the application to include all eight properties, in addition to a proposed community benefit proposal estimated by the proponent to equal $4.7M that includes:

- remnant portion of property within the Agricultural Land Reserve that is surplus to their required environmental compensation with improvements. The applicant estimates that the land and improvements are valued at $2.8M; and

- $1.9M cash contribution towards trail enhancements and amenities in the Township.

Consistent with the current ALC condition, all eight properties have been included in OCP Plan Amendment Bylaw No. 5706, subject to Council's consideration, and will form part of the subsequent Metro Vancouver Regional Growth Strategy (RGS) amendment application process.

DISCUSSION / ANALYSIS:

To accommodate the proposal to develop the subject lands for industrial purposes, the applicant has applied for amendments to the Township's Official Community Plan (OCP), Gloucester Industrial Park Community Plan, and Rural Plan. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) is also required.

The subject lands are currently zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and accommodate rural residential uses. The subject lands have frontage on 56 Avenue, 264 Street, 268 Street, and are located adjacent to the northwest boundary of Gloucester Industrial Park. According to preliminary information provided by the applicant, the subject site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a condition of rezoning and is discussed further below.

The applicant indicates future development permit(s) will allow Council the opportunity to review the form, character, and siting of any development.

Staff note that the proposed plan amendment and rezoning bylaw will require authorization from the Ministry and Transportation and Infrastructure as the subject lands are located in the referral area of Highways 1 and 13.

Adjacent Uses:

North: Eight rural residential properties, zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR;

South: 56 Avenue, beyond which are industrial properties zoned General Industrial Zones M-2A and M-2B, designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located with the ALR. Four commercial properties zoned Service Commercial Zone C-3, designated Commercial in the Gloucester Industrial Park Community Plan and not located within the ALR;

East: 268 Street, beyond which are industrial properties zoned General Industrial Zone M-2A and designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located within the ALR;

West: 264 Street, beyond which are two properties zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR.

Official Community Plan Amendment:

OCP Amendment Bylaw No. 5706 amends the OCP by redesignating all eight properties on the north side of 56 Avenue between 264 Street and 268 Street from Agriculture to Industrial. The

subject lands are currently designated Agriculture in the OCP which intends to limit development of lands for other uses as per the below excerpt, however the ALC has granted approval for removal of the lands from the ALR.

> *2.2.3. Limit the subdivision of agricultural land, as set out in the Rural Plan, subject to the approval of the Agricultural Land Commission for land within the ALR. Commercial, industrial, and institutional uses are not encouraged in this designation, except in conformity with the Rural Plan and subject to the approval of the Agricultural Land Commission.*

The OCP Section 2.4 - Land Use Designations states that:

> *Provision of employment is an important consideration for both the Township and the region as a whole. Areas designated Industrial or Mixed Employment are intended to provide industrial, commercial, and other employment opportunities. Industrial and Mixed Employment areas are located in Northwest Langley, Carvolth, Gloucester, Aldergrove, Willoughby, Willowbrook, and Murrayville.*

The OCP anticipates industrial lands to be used for the following uses identified in Section 2.4.11:

> *Areas designated as Industrial are intended for manufacturing and warehousing activities, and in some cases office use, subject to policies in community plans. Retail activities directly related and accessory to industrial uses, and limited commercial activities supporting industrial activities, may be considered subject to policies in community plans. Residential uses are limited to one dwelling unit per lot for use by an owner, manager, or caretaker. Other commercial or residential uses are not permitted.*

The OCP outlines goals for employment lands in Section 3.7 - Employment Land Goals:

- *3.7.2 Ensure a long-term supply of employment lands is maintained, with a match between available land and the requirements of future market demand.*
- *3.7.4. Encourage industrial development that has a high employment ratio*
- *3.7.6. Consider designation of new employment lands where appropriate.*

The proposal is, in staff's opinion, consistent with the above goals identified in the OCP regarding industrial land uses.

Gloucester Industrial Park Community Plan and Rural Plan Amendments:

The eight subject properties are currently designated Small Farms/Country Estates in the Rural Plan. OCP Amendment Bylaw No. 5706 amends the Rural Plan by removing the

properties from the Rural Plan and including them in the Gloucester Industrial Park Community Plan and further, by designating the properties as Service and General Industrial in the Gloucester Industrial Park Community Plan. This designation anticipates uses such as:

> "*warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office and business uses, private utilities, processing and manufacturing of goods*."

This designation is also noted as a mandatory Development Permit area in the plan requiring issuance of a Development Permit prior to issuance of a Building Permit.

Metro 2040 – Metro Vancouver Regional Growth Strategy (RGS):

The subject lands are designated Agriculture in the RGS. This designation typically aligns with the boundary of the ALR and is intended to protect the existing agricultural land base for agricultural uses and food production. As the ALC has approved exclusion of the subject lands from the ALR. Given the proposed plan amendment and the need for the Township's OCP to align with the RGS, an amendment to the RGS is necessary to accommodate the proposed shift to industrial land use.

The RGS states that additional industrial lands are needed in the region to meet the day to day needs of the population:

> *Market pressure to convert industrial lands to office, retail and housing has resulted in a diminished supply of industrial land in the region, while demand for land for industrial activities continues to increase as the population and economy of the region grow. Many industries provide for the day-to-day needs of the region's population, such as repair and servicing activities, and renovation and construction functions for shops, homes, hotels and restaurants. Additional lands are needed for container storage, freight forwarding, warehouses, and other distribution functions.*

The OCP must align with the RGS and the Regional Context Statement Section 1.1.7(3) of the OCP provides guidance for redesignating land from Agriculture to Industrial as outlined below:

a) the proposed use is consistent with the general intent of the 'Industrial' land use designation contained in the Township of Langley's OCP;
b) the subject site is no more than 10 hectares in size;
c) the subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and
d) the subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.

The proposal generally aligns with the above criteria as the subject lands are contiguous with the urban containment boundary specified in the RGS and is not contiguous with a site previously re-designated though larger than 10 ha in size (14.59 ha). Further, the Township's Employment Lands Study (completed in 2010) identified expansion of industrial lands in Gloucester as a long-term strategy to increase employment opportunities.

A Type 3 - Minor Amendment to the RGS requires 'a simple majority weighted vote and no regional public hearing' as identified in Section 6.3.4(f) of the RGS below:

> *6.3.4(f) For sites that are contiguous with, or within, the Urban Containment Boundary and are not within the Agricultural Land Reserve, amendment from Agricultural or Rural land use designations to Industrial land use designation, and associated Urban Containment Boundary adjustments;*

Should Council grant third reading to the subject application, staff will advance application to Metro Vancouver for consideration of the necessary amendments to the RGS and the Greater Vancouver Sewerage and Drainage District (GVS & DD) catchment in order to accommodate the proposed change in land use.

Voluntary Community Benefit Contribution:

In response to the referral motion from the June 21, 2021 Council Priorities Committee, the applicant is proposing a comprehensive community benefit package (Attachment C), which the applicant estimates as having an overall value of approximately $4.7M and includes:

- A remnant portion of property with improvements within the ALR that is surplus to the currently proposed off-site required environmental compensation related to the development site. The applicant estimates that the total value of the land and improvements ('amenity facility / learning farm / public access') is valued at $2.8M; and
- A $1.9M cash contribution towards trail enhancements and amenities in the Township or, any other projects as deemed appropriate by staff, subject to Council approval.

As noted earlier in this report, the subject development lands include wetted areas and an unclassified watercourse which require streamside protection and enhancement areas. The applicant has indicated to date that proposed 'community benefit' lands (22710 – 96 Avenue) have been acquired in part to satisfy the required environmental compensation requirements from the proposed development site and as such is subject to Council's consideration of the Streamside Protection and Enhancement Area Development Permit process (included as a development prerequisite). The environmental compensation area required, which is further described below in the Environmental Considerations section, accounts for most of this property. The enhancement of the remainder of the subject property, which includes a barn and farm improvements, is proposed to be included as a community benefit as part of the application.

Staff note that as the proposed 'community benefit' property is located within the ALR, confirmation from the ALC that the proposed land uses do not require any ALC (or subsequent Township) use approvals is included as a development prerequisite.

The applicant indicates that the value associated with this remnant portion of the property and the proposed improvements is approximately $2.8M. Acknowledging the ongoing operating costs of this portion of the proposal, a $500,000 cash contribution towards operating costs is included. Operating costs estimated at $50,000 per year x 10 years is proposed. Staff note should the Township assume ownership of the lands, costs may exceed this amount and be beyond a 10-year time horizon.

Agricultural Land Reserve:

The properties forming part of the subject application have been approved for exclusion from the ALR on March 10, 2022 by Decision #109/2020. As a condition of exclusion, the proponent will be required to construct an 8 m (26 ft) wide ALR buffer along the northern property line, consistent with the Ministry of Agriculture Guide to Edge Planning, also noted as a condition of rezoning.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 07-160 requires Council to consider the OCP amendment in conjunction with the financial plan, housing needs report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans.

Zoning Amendment:

Bylaw No. 5707 proposes to rezone the subject properties to General Industrial Zone M-2. The General Industrial Zone M-2 aligns with the proposed Service and General Industrial designation and permits *general industrial uses*, as defined in the Zoning Bylaw in addition to those industrial uses accommodated in Service Industrial Zone M-1A. The proposed development complies with the minimum parcel size provisions of the General Industrial Zone M-2.

Public Consultation:

Policy 07-164 requires the subject application to hold a Public Information Meeting prior to proceeding to Council. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment E.

Servicing:

The subject property is designated Service Level 4 – Rural. Bylaw No. 5708 proposes to amend the Subdivision Development Servicing Bylaw to designate the subject site as Service Level 1 – Urban.

As a condition of final reading, the applicant will be required to confirm the adequacy of the sanitary sewer, storm sewer, and water main for the proposed use, in compliance with the Township's Subdivision and Development Servicing Bylaw.

The applicant is required to enter into a Servicing Agreement and engage the services of qualified professional as needed to undertake technical analyses and provide recommendations, and to secure works and services such as construction of road works, greenways, tree replacement, stormwater management including provision of detention facilities, utility upgrades and/or extensions.

Road dedications, widening, and necessary traffic improvements (both on-site and off-site informed by a traffic impact study), as well as all utility upgrades, extensions and expansions will be required in accordance with the Subdivision and Development Servicing Bylaw, the Master Transportation Plan and all relevant regulations, to ensure no negative impact to the surrounding area.

The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

Tree Protection/Replacement:

Tree protection and replacement is required in accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection). The applicant has not provided any information regarding tree protection matters with their application package. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Environmental Considerations:

According to preliminary information provided by the applicant, the subject development site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a development prerequisite.

Typically, protection of environmentally sensitive areas occurs within the boundaries of a development site. In this particular case, the proponent is seeking to provide the compensation off-site. The applicant has acquired another property (22710 – 96 Avenue) more than 10 km away and within the ALR. They are proposing to complete their required environmental compensation works on that parcel. The proposed location for compensation is adjacent to the Salmon River and the applicant's qualified environmental professional indicates the subject property 'appears to have excellent potential for the creation of off-channel habitat that can benefit fish species, particularly coho and Salish sucker, and possibly chum.' (Attachment D).

Although staff recognize the potential significant environmental benefits associated with the proposal, it differs from senior government 'like-for-like and on-site or in-proximity offsetting' guidance and policy. The proposal also differs from the recently adopted Environmental Improvements on Municipal Lands Policy with respect to long-term operation, maintenance, and liability costs transferred to the Township and the financial compensation component of the policy where the amount of financial compensation is the greater of the value added to the proponent's initial property (industrial lands) or the loss in market value on the new property (agricultural lands).

Should the proposed environmental compensation works be supported by Council the applicant would require Council's approval of a watercourse protection development permit.

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Intergovernmental Implications:

As the subject site is located within 800 m of controlled access highways (Highway 1 and 13), approval of Bylaws No. 5706 and 5707 by the Ministry of Transportation and Infrastructure (MOTI) is required prior to Council's consideration of final reading.

Exterior Lighting Impact Policy:

As the subject site is located within 150 m (498 ft) of land designated for rural residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township would be required prior to the issuance of any building permit.

Policy Considerations:

The proposed amendments to the OCP, Gloucester Industrial Park Community Plan, Rural Plan, RGS, Subdivision and Development Servicing Bylaw and proposed rezoning will enable future industrial development of the subject lands.

The subject lands are contiguous with the Gloucester Plan area and have been approved for exclusion from the ALR. Accordingly, the shift in land use from rural to industrial will increase the supply of employment land in the Township.

The proposed development is compatible with the overall objectives of the Township's Official Community Plan, Gloucester Industrial Park Community Plan, and the Regional Growth Strategy. Therefore, staff recommend Council grant first and second reading to Bylaws No. 5706 and 5707 subject to 13 development prerequisites; first, second, and third reading to Bylaw No. 5708; and that staff be authorized to schedule the required public hearing.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	May 10, 2021 Regular Council Report
ATTACHMENT B	ALC Decision #51725
ATTACHMENT C	Voluntary Amenity Contribution
ATTACHMENT D	Environmental Compensation Proposal
ATTACHMENT E	PIM Summary

~~ATTACHMENT A~~

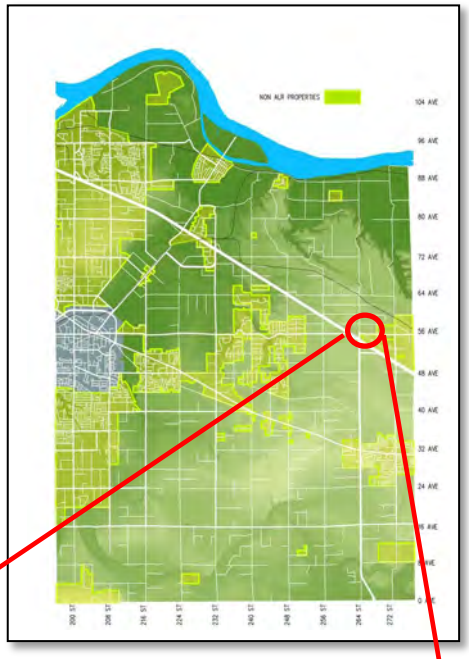
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MAY 10, 2021 – REGULAR MEETING	**REPORT:**	21-56
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-07-0056
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100209 (CONWEST / 26477, 26695, 26601, 26575, 26713 – 56 AVENUE AND 26500 BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND 5625 – 268 STREET)		

PROPOSAL:

Application to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan to include approximately 14.59 ha (36.0 ac) of land for the eight (8) lots located on the north side of 56 Avenue between 264 Street and 268 Street into the Gloucester Community Plan and rezone six (6) of the eight (8) lots to General Industrial Zone M-2 to accommodate future industrial uses.

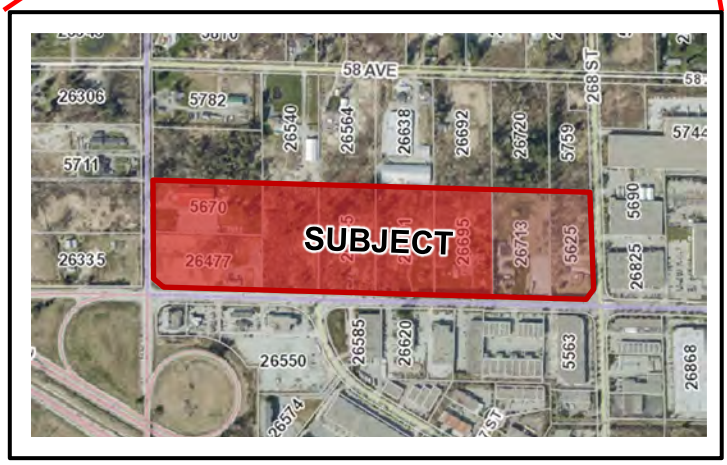


RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5706 and No. 5707 subject to 11 development prerequisites being satisfied prior to final reading of Bylaw 5707; that Council give first, second, and third readings to Bylaw No. 5708; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The subject properties are conditionally approved by the provincial Agricultural Land Commission for exclusion from the Agricultural Land Reserve, with the proposal being consistent with the overall objectives of the Official Community Plan with respect to creation of employment opportunities.



RECOMMENDATIONS:

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707, rezoning 11.56 ha (27.8 ac) of land located at the northeast corner of 264 Street and 56 Avenue to General Industrial Zone M-2 to facilitate the future industrial development of the site subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including those related to storm water management, in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
3. Submission of an erosion and sediment control plan and provision of security 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of cross access easements on the existing properties to accommodate future access;
6. Provision of an 8 m wide ALR buffer along the northern property line and secured by restrictive covenant;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy and Greater Vancouver Sewerage and Drainage District;
9. Registration of restrictive covenants:
    a. Restricting left hand turning movements to and from the existing site to 56 Avenue and 264 Street;
    b. 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;
10. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
11. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at time of third reading of Bylaw No. 5706) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw 2021 No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707); and

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707.

EXECUTIVE SUMMARY:

The Conwest Group has applied to amend the Official Community Plan (OCP) and rezone six (6) of the eight (8) properties on the north side of 56 Avenue between 264 and 268 Street to accommodate future industrial development. All eight (8) subject properties on the north side of 56 Avenue between 264 Street and 268 Street were granted conditional approval for exclusion from the Agricultural Land Reserve March 10, 2020 by ALC Resolution #109/2020. Accordingly, an Official Community Plan amendment is being advanced on all eight (8) properties to align with the ALC resolution, support Township policy and provide for regulatory processing efficiency.

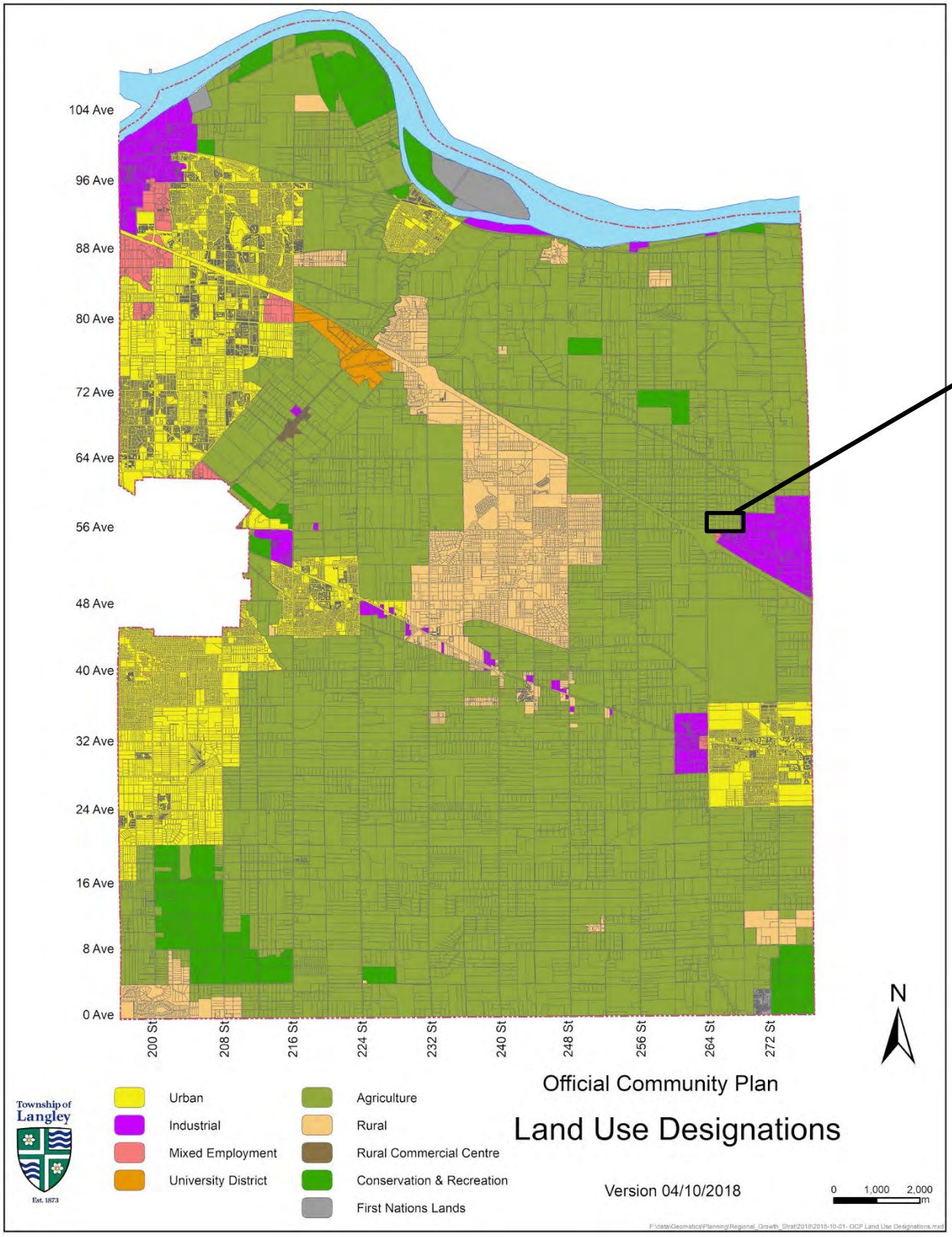
The subject lands are adjacent to the Gloucester Estate Industrial Park fronting arterial roads with close proximity to Highway 1. The subject application proposes to increase the industrial land base in the Township of Langley and given that the Agricultural Land Commission has determined that the subject properties are not suitable for agricultural use, staff recommend Council support the application.

An amendment to the Subdivision and Development Servicing Bylaw 2019 No. 5382 is required to amend the site's service level from Level 4 – Rural to Level 1 – Urban. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) will also be required to accommodate the proposal. Further, as the subject properties are located within the referral area for Highway 1, approval of the plan amendment bylaw and zoning bylaw by the Ministry of Transportation and Infrastructure will also be required.

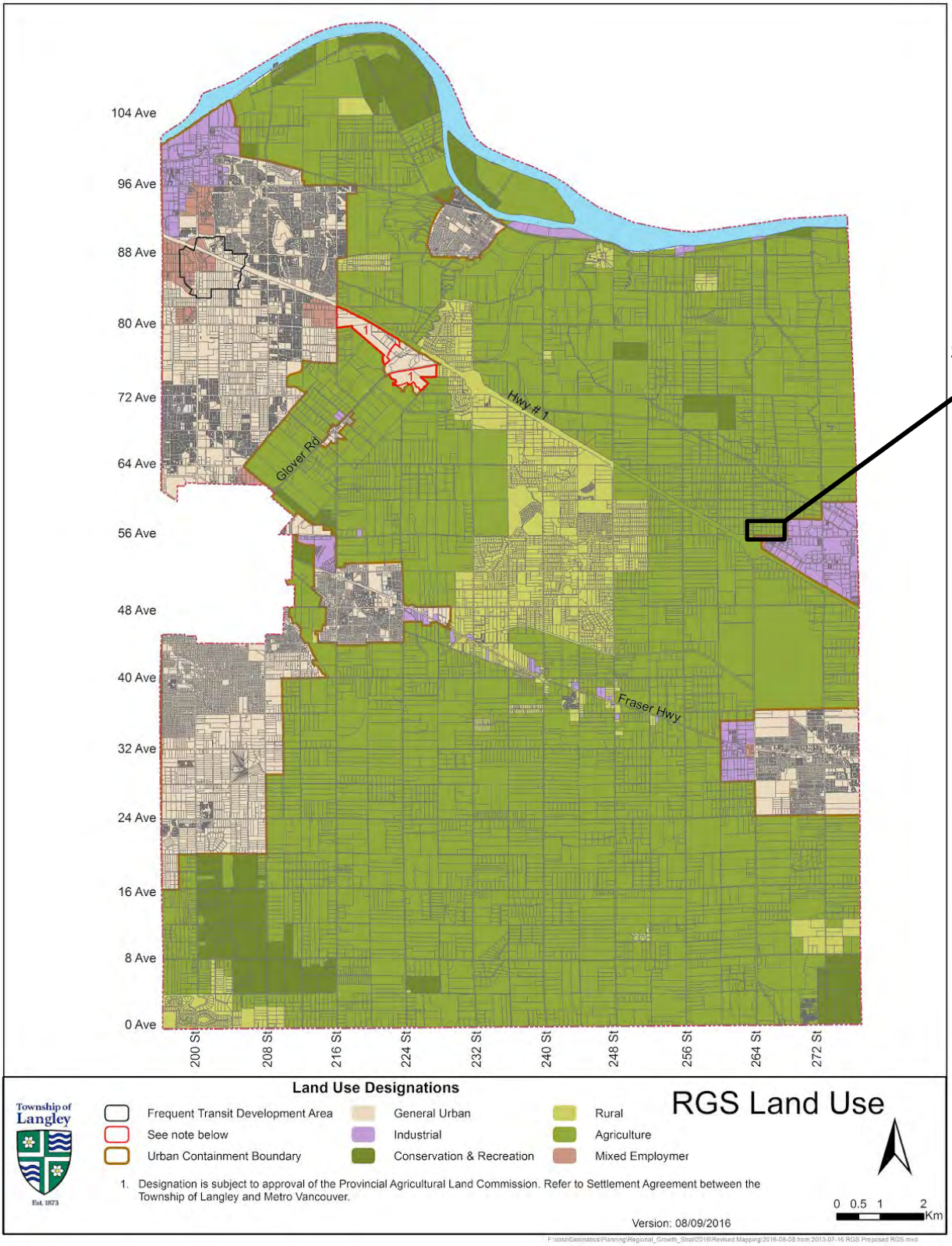
Future development permit application(s) will be necessary to allow Council the opportunity to review the form and character of future development of the site. Staff recommend that the Official Community Plan and rezoning amendments be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading of the applicable bylaw(s).

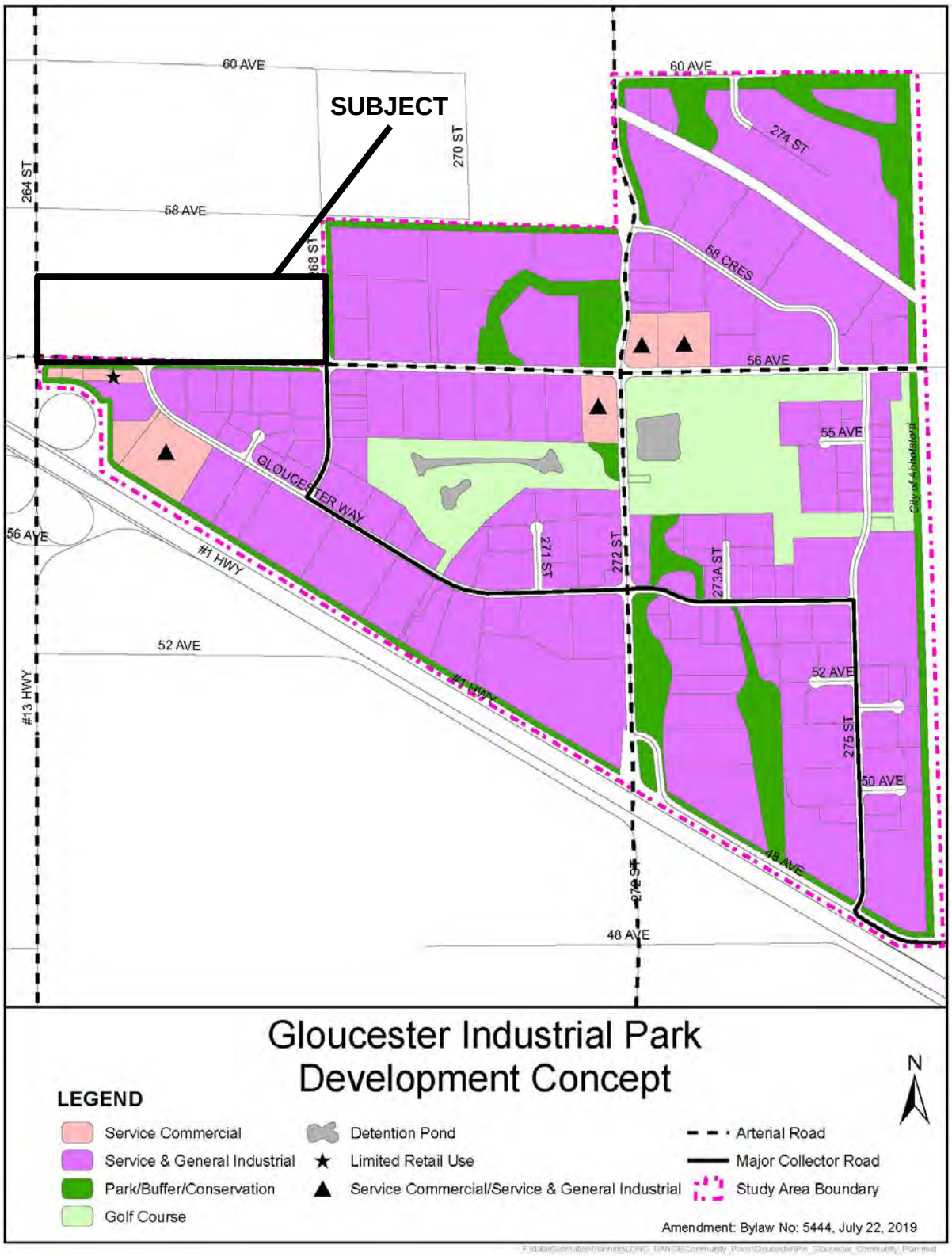
PURPOSE:

This report is to provide Council with information and recommendations with respect to the proposed Official Community Plan Amendment Bylaw No. 5706, Rezoning Bylaw No. 5707 and Subdivision and Development Servicing Bylaw Amendment Bylaw No. 5708.

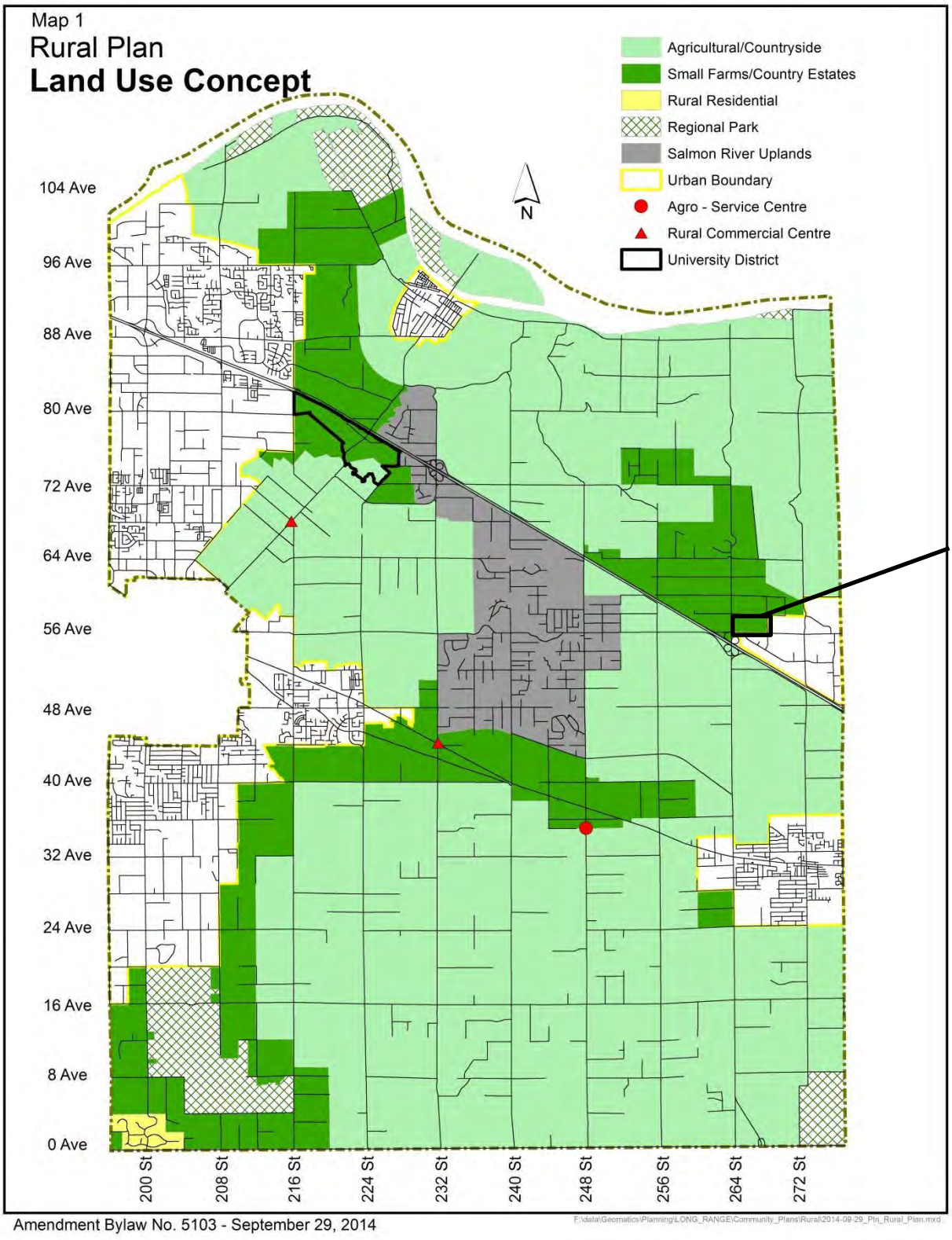

104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
N
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 04/10/2018
0 1,000 2,000 m

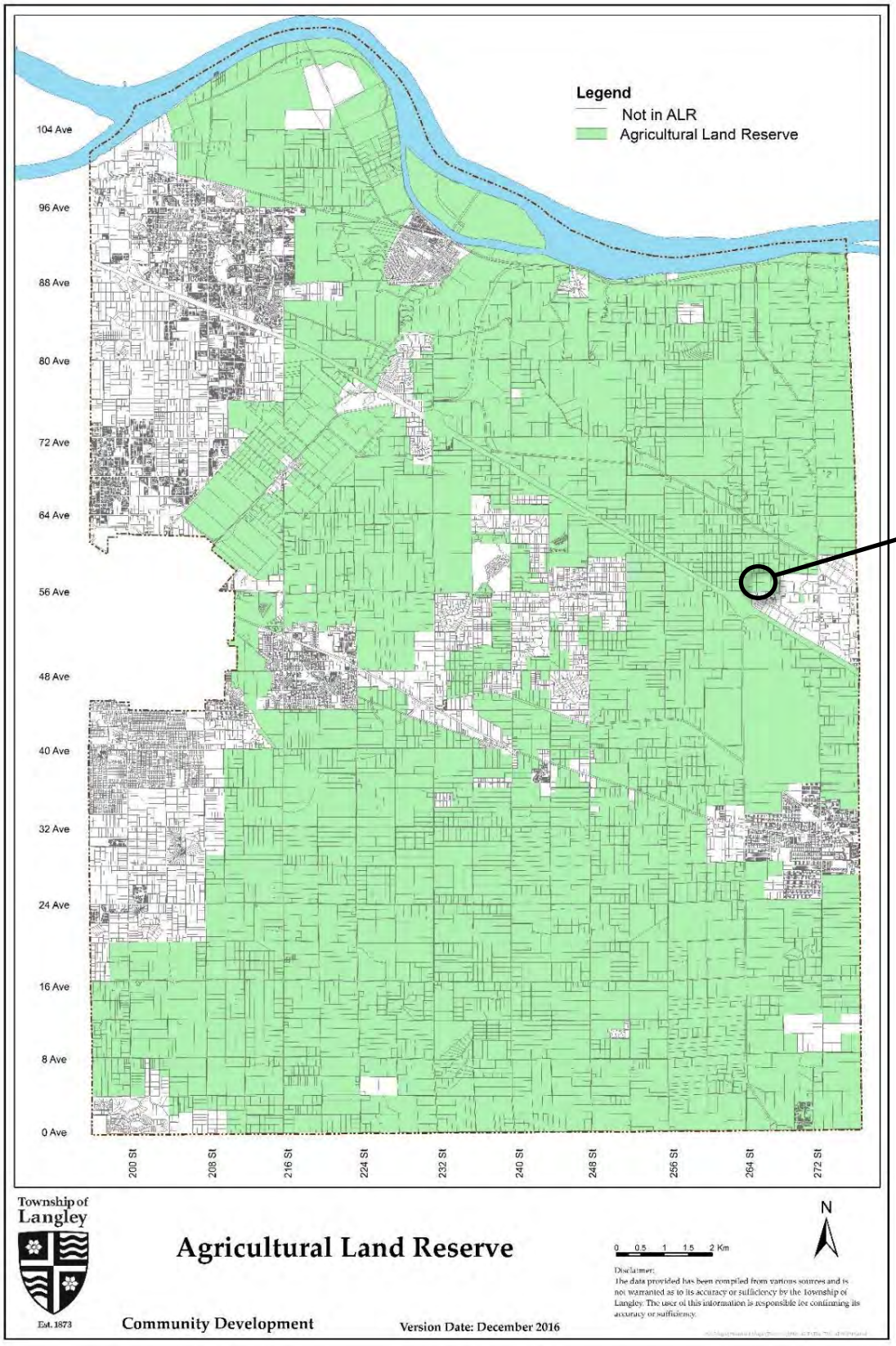
OFFICIAL COMMUNITY PLAN AMENDMENT AND
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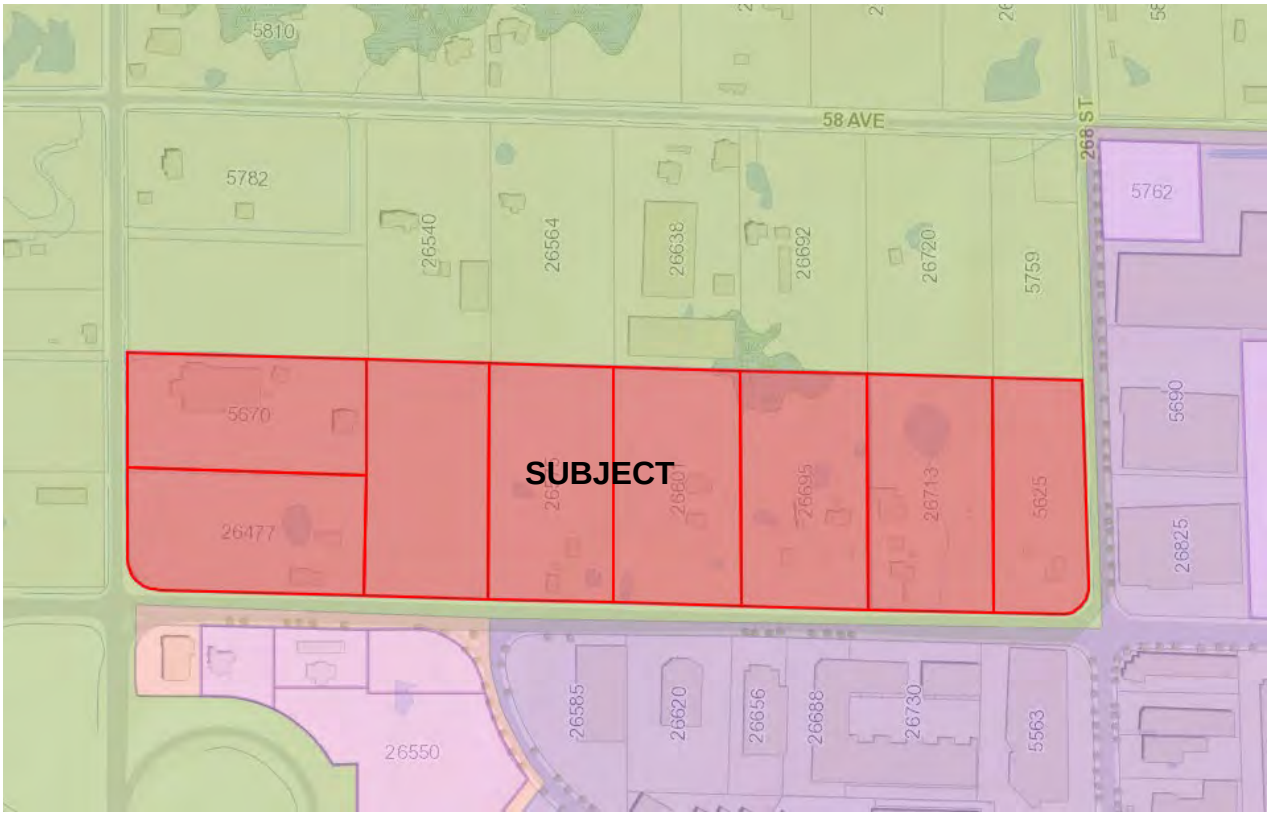



SUBJECT
60 AVE
264 ST
270 ST
58 AVE
268 ST
274 ST
58 CRES
56 AVE
55 AVE
GLOUCESTER WAY
271 ST
272 ST
273A ST
#1 HWY
52 AVE
#13 HWY
275 ST
50 AVE
49 AVE
48 AVE
City of Abbotsford
Gloucester Industrial Park
Development Concept
N
LEGEND
Service Commercial
Service & General Industrial
Park/Buffer/Conservation
Golf Course
Detention Pond
Limited Retail Use
Service Commercial/Service & General Industrial
Arterial Road
Major Collector Road
Study Area Boundary
Amendment: Bylaw No: 5444, July 22, 2019

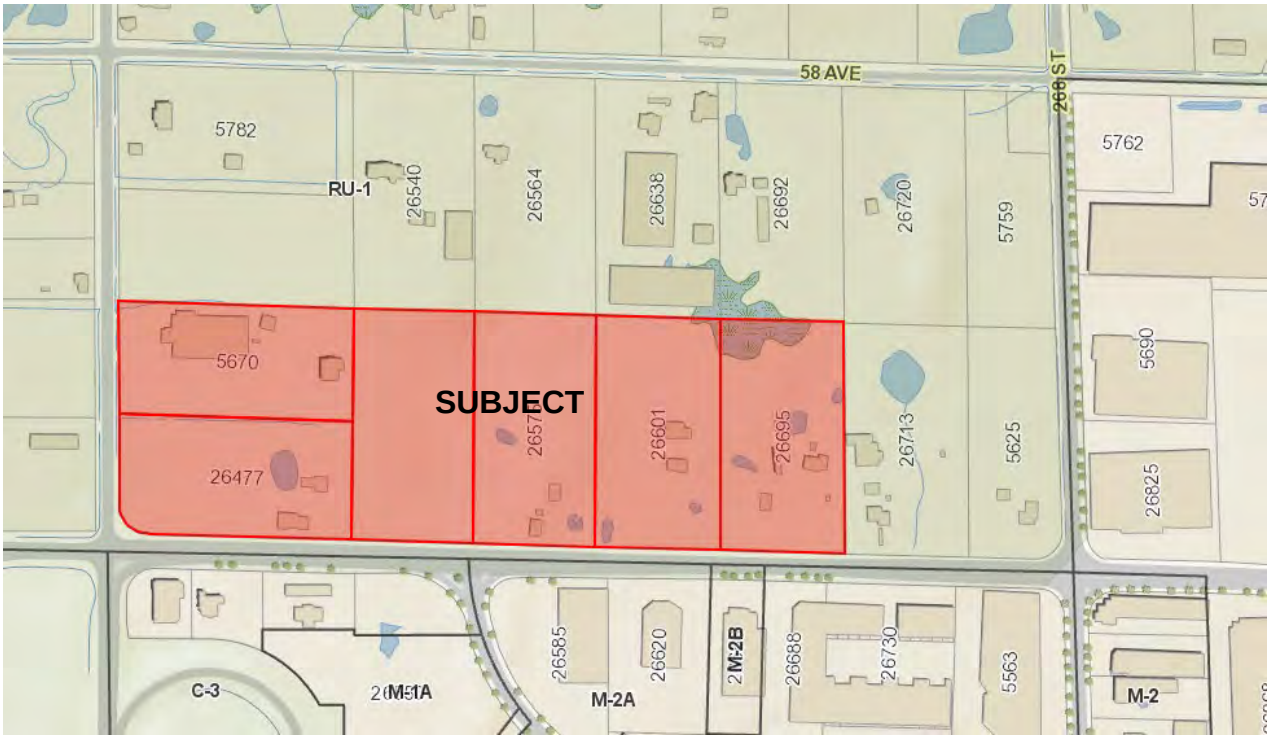
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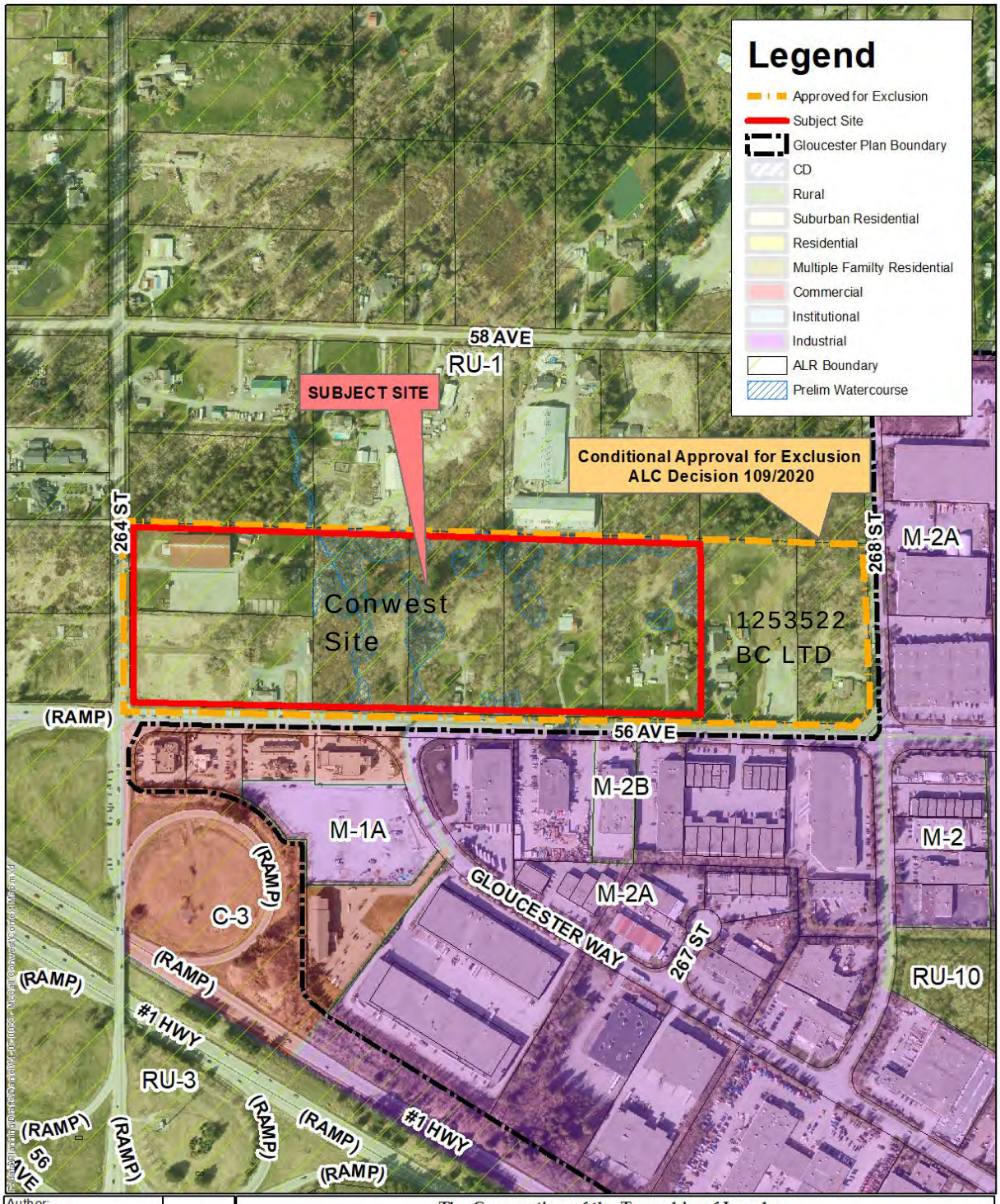

Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: December 2016
N
0 0.5 1 1.5 2 Km
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.



PROPERTIES SUBJECT TO THE PROPOSED OCP AMENDMENT



PROPERTIES SUBJECT TO THE PROPOSED ZONING BYLAW AMENDMENT



Author: DG	N	The Corporation of the Township of Langley
Date: Apr 23, 2021		CONTEXT MAP
Scale: 1:5,000		The data provided is compiled from various sources and is not warranted as to its accuracy or sufficiency. Legal descriptions and lot annotation should be confirmed at the Land Titles Office in New Westminster. The location of infrastructure should be confirmed by field survey. The data and information provided by the Township will not be sold, given or loaned to any other person, company, organization or entity without the express written consent of the Township.

CONTEXT MAP



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Applicant/Agent:	Conwest Group 401, 1930 Pandora Street Vancouver, BC V5L 0C7
Owners:	Cornerstone Training Stables Inc. 201, 585 – 16 Street West Vancouver, BC V7V 3R8 Kang Hyung and Jung Hee Baik 26477 – 56 Avenue Aldergrove, BC V4W 1P2 0774606 BC Ltd. 26030 – 28 Avenue Aldergrove, BC V4W 2Z8 Taralee Murphy 29412 Sunvalley Crescent Abbotsford, BC V4X 1J2 Lorraine Blackall PO Box 31067 Thunderbird RPO Langley, BC V1M 0A9 Brian and Marilyn Woodley 26695 – 56 Avenue Aldergrove, BC V4W 1P2 1253522 BC Ltd. 9785 – 201 Street Langley, BC V1M 3E7
Legal Description:	Lot 4 Except Part Dedicated Road on Plan 86434; Lots 3, 13, 14, 15 And 16; Lot 12 Except: Part Dedicated Road on Plan 85782; Lot 11 Except: Part Dedicated Road on Plan 85670; All of Section 7 Township 14 NWD Plan 2492.
Location and Lot Area:	26695 – 56 Avenue (1.92 ha (4.75 ac)) 26601 – 56 Avenue (1.92 ha (4.75 ac)) 26575 – 56 Avenue (1.92 ha (4.75 ac)) 26500 Block of 56 Avenue (1.92 ha (4.75 ac)) 26477 – 264 Street (1.78 ha (4.40 ac)) 5670 – 264 Street (1.83 ha (4.51 ac)) 26713 – 56 Avenue (1.92 ha (4.75 ac)) 5625 – 268 Street (1.38 ha (3.42 ac))

Existing Zoning:	Rural Zone RU-1 Min Lot Size: 1.7 ha (4.2 ac))
Proposed Zoning:	General Industrial Zone M-2 Min Lot Size: 1,858 m2 (20,000 ft2)
Official Community Plan (existing):	Agriculture
Official Community Plan (proposed):	Industrial
Rural Plan (existing):	Small Farms/Country Estates
Rural Plan (proposed):	Urban
Gloucester Community Plan (proposed):	Service and General Industrial
Agricultural Land Reserve:	In the Agricultural Land Reserve (Conditional approval of exclusion granted Mar 10, 2020).

BACKGROUND / HISTORY:

The subject lands consist of eight (8) properties that were part of an earlier development application in 2009 proposing to be excluded from the provincial Agricultural Land Reserve (ALR). On April 26, 2010 Council considered and authorized the application to proceed to the Agricultural Land Commission (ALC). The ALC subsequently refused to authorize exclusion by Resolution #2623/2010. The applicants pursued legal action and on September 26, 2017, the Supreme Court of British Columbia set aside the ALC's decision and ordered the ALC to reconsider the decision. Subsequently, the ALC conditionally authorized exclusion of the subject properties by Resolution #109/2020 dated March 10, 2020 (Attachment A) subject to:

- Provision of a buffer and fence along the northern property line;
- All properties be excluded from the ALR at once; and
- Provision of a drainage plan.

The applicant (Conwest) has assembled six (6) of the subject eight (8) properties that were conditionally approved for exclusion by the ALC. As noted above, the ALC has noted a condition that all eight (8) properties be excluded from the ALR at the same time. The applicant to date has only been able to secure six (6) of the properties and have applied to the ALC for reconsideration of Resolution #109/2020 in order to request that the proposed exclusion of the subject six (6) properties be allowed to proceed separately from the remaining two (2) properties located at 26713 - 56 Avenue and 5625 - 264 Street.

Consistent with the current ALC condition and for process efficiencies, all eight (8) properties have been included in OCP Plan Amendment Bylaw No. 5706; subject to Council's consideration, will form part of the subsequent Metro Vancouver Regional Growth Strategy (RGS) amendment. The remaining two (2) properties (26713 - 56 Avenue and 5625 - 264 Street) conditionally approved for exclusion are not included within the scope of the proposed Rezoning Bylaw No. 5707.

DISCUSSION / ANALYSIS:

To accommodate the proposal to develop the subject lands for industrial purposes, the applicant has applied for amendments to the Township's Official Community Plan (OCP), Gloucester Industrial Park Community Plan and Rural Plan. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) is also required.

The subject lands are currently zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and accommodate rural residential uses. The subject lands have frontage on 56 Avenue, 264 Street and 268 Street and located adjacent to the northwest boundary of Gloucester Industrial Park. According to preliminary information provided by the applicant, the subject site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a condition of rezoning. A preliminary site plan has been submitted by the applicant for the six (6) properties in their current assembly and is included in this report.

The applicant indicates future development permit(s) will allow Council the opportunity to review the form, character and siting of any development.

Staff note that the proposed plan amendment and rezoning bylaw will require authorization from the Ministry and Transportation and Infrastructure, as the subject lands are located in the referral area of Highways 1 and 13.

The applicant has provided the following information with their application identifying that:

> *The rezoning application represents 28 acres of future industrial land. This rezoning application aligns with the goals set out by Metro Vancouver in the Regional Growth Study as well as the Township of Langley's Economic Development strategy. Under typical industrial development assumptions, these lands will provide hundreds of full time jobs. This rezoning will also help achieve the goals set out in the Townships Economic Development Strategy, namely:*
>
> - *Help create additional jobs so that there are more jobs than working residents to maintain employment opportunities for local workers.*
> - *Maintain the diversity of the local economy by helping existing companies to expand and by attracting new industries.*

Adjacent Uses:

North: Eight (8) rural residential properties, zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR;

South: 56 Avenue, beyond which are industrial properties zoned General Industrial Zones M-2A and M-2B, designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located with the ALR. Four (4) commercial properties zoned Service Commercial Zone C-3, designated Commercial in the Gloucester Industrial Park Community Plan and not located within the ALR;

East: 268 Street, beyond which are industrial properties zoned General Industrial Zone M-2A and designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located within the ALR;

West: 264 Street, beyond which are two (2) properties zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR.

Official Community Plan Amendment:

For processing efficiency and consistency with the conditions of the ALC, OCP Amendment Bylaw No. 5706 amends the OCP by redesignating all eight (8) properties on the north side of 56 Avenue between 264 Street and 268 Street from Agriculture to Industrial. The subject lands are currently designated Agriculture in the OCP which intends to limit development of lands for other uses as per the below excerpt, however the ALC has granted conditional approval for removal of the lands from the ALR.

> *2.2.3. Limit the subdivision of agricultural land, as set out in the Rural Plan, subject to the approval of the Agricultural Land Commission for land within the ALR. Commercial, industrial, and institutional uses are not encouraged in this designation, except in conformity with the Rural Plan and subject to the approval of the Agricultural Land Commission.*

The OCP Section 2.4 - Land use designations states that:

> *Provision of employment is an important consideration for both the Township and the region as a whole. Areas designated Industrial or Mixed Employment are intended to provide industrial, commercial, and other employment opportunities. Industrial and Mixed Employment areas are located in Northwest Langley, Carvolth, Gloucester, Aldergrove, Willoughby, Willowbrook, and Murrayville.*

The OCP anticipates industrial lands to be used for the following uses identified in Section 2.4.11:

> *Areas designated as Industrial are intended for manufacturing and warehousing activities, and in some cases office use, subject to policies in community plans. Retail activities directly related and accessory to industrial uses, and limited commercial activities supporting industrial activities, may be considered subject to policies in community plans. Residential uses are limited to one dwelling unit per lot for use by an owner, manager, or caretaker. Other commercial or residential uses are not permitted.*

The OCP outlines goals for employment lands in Section 3.7 - Employment Land Goals:

- *3.7.2 Ensure a long-term supply of employment lands is maintained, with a match between available land and the requirements of future market demand.*
- *3.7.4. Encourage industrial development that has a high employment ratio*
- *3.7.6. Consider designation of new employment lands where appropriate.*

The proposal is, in staff's opinion, consistent with the above goals identified in the OCP regarding industrial land uses.

Gloucester Industrial Park Community Plan and Rural Plan Amendments:

The eight (8) subject properties are currently designated Small Farms/Country Estates in the Rural Plan. For processing efficiency and consistency with the conditions of the ALC, OCP Amendment Bylaw No. 5706 amends the Rural Plan by removing the properties from the Rural Plan and including them in the Gloucester Industrial Park Community Plan. Further, by designating the properties as Service and General Industrial in the Gloucester Industrial Park Community Plan. This designation anticipates uses such as:

> "*warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office and business uses, private utilities, processing and manufacturing of goods*."

This designation is also noted as a mandatory Development Permit area in the plan requiring issuance of a Development Permit prior to issuance of a Building Permit.

Metro Vancouver Regional Growth Strategy:

The subject lands are designated Agriculture in the RGS. This designation typically aligns with the boundary of the ALR and is intended to protect the existing agricultural land base for agricultural uses and food production. As the ALC has conditionally approved exclusion of the subject lands from the ALR. Given the proposed plan amendment and the need for the Township's OCP to align with the RGS, an amendment to the RGS is necessary to accommodate the proposed shift to industrial land use.

The RGS states that additional industrial lands are needed in the region to meet the day to day needs of the population:

> *Market pressure to convert industrial lands to office, retail and housing has resulted in a diminished supply of industrial land in the region, while demand for land for industrial activities continues to increase as the population and economy of the region grow. Many industries provide for the day-to-day needs of the region's population, such as repair and servicing activities, and renovation and construction functions for shops, homes, hotels and restaurants. Additional lands are needed for container storage, freight forwarding, warehouses, and other distribution functions.*

The OCP must align with the RGS and the Regional Context Statement Section 1.1.7(3) of the OCP provides guidance for redesignating land from Agriculture to Industrial as outlined below:

a) the proposed use is consistent with the general intent of the 'Industrial' land use designation contained in the Township of Langley's OCP;
b) the subject site is no more than 10 hectares in size;
c) the subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and
d) the subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.

The proposal generally aligns with the above criteria as the subject lands are contiguous with the urban containment boundary specified in the RGS and is not contiguous with a site previously re-designated though larger than 10 ha in size (14.59 ha). Further, the Township's Employment Lands Study (completed in 2010) identified expansion of industrial lands in Gloucester as a long-term strategy to increase employment opportunities.

A Type 3 - Minor Amendment to the RGS requires 'a simple majority weighted vote and no regional public hearing' as identified in Section 6.3.4(f) of the RGS below:

> *6.3.4(f) For sites that are contiguous with, or within, the Urban Containment Boundary and are not within the Agricultural Land Reserve, amendment from Agricultural or Rural land use designations to Industrial land use designation, and associated Urban Containment Boundary adjustments;*

Should Council grant third reading to the subject application, staff will advance application to Metro Vancouver for consideration of the necessary amendments to the RGS and the Greater Vancouver Sewerage and Drainage District (GVS & DD) catchment in order to accommodate the proposed change in land use.

For processing efficiencies and consistent with the conditions of the ALC, all eight (8) properties will be included in the proposed RGS amendment.

Agricultural Land Reserve:

The properties forming part of the subject application are currently located in the ALR. The site was conditionally approved for exclusion on March 10, 2020 by Decision #109/2020. As a condition of exclusion, the proponent will be required to construct an 8.0 m (26 ft) wide ALR buffer along the northern property line, consistent with the Ministry of Agriculture Guide to Edge Planning, also noted as a condition of rezoning.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 07-160 requires Council to consider the OCP amendment in conjunction with the financial plan, housing needs report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans.

Zoning Amendment:

Bylaw No. 5707 proposes to rezone only the six (6) properties (26477, 26695, 26601, 26575, 26713 – 56 Avenue and 26500 block of 56 Avenue) currently under application by Conwest to General Industrial Zone M-2. The General Industrial Zone M-2 aligns with the proposed Service and General Industrial designation and permits *general industrial uses*, as defined in the Zoning Bylaw in addition to those industrial uses accommodated in Service Industrial Zone M-1A. The proposed development complies with the minimum parcel size provisions of the General Industrial Zone M-2.

Public Consultation:

Policy 07-164 requires the subject application to hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Health Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

Servicing:

The subject property is designated Service Level 4 – Rural. Bylaw No. 5708 proposes to amend the Subdivision Development Servicing Bylaw to designate the subject site as Service Level 1 – Urban.

As a condition of final reading, the applicant will be required to confirm the adequacy of the sanitary sewer, storm sewer, and water main for the proposed use, in compliance with the Township's Subdivision and Development Servicing Bylaw. The applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, storm water management including provision of detention facilities, utility upgrades and/or extensions. Road dedications, widening, and necessary traffic improvements (both on-site and off-site informed by a traffic impact study) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

Tree Protection/Replacement:

Tree protection and replacement is required in accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection. The applicant has not provided any information regarding tree protection matters with their application package. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Environmental Considerations:

According to preliminary information provided by the applicant, the subject site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a condition of rezoning.

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Intergovernmental Implications:

As the subject site is located within 800 m of controlled access highways (Highway 1 and 13), approval of Bylaws No. 5706 and 5707 by the Ministry of Transportation and Infrastructure (MOTI) is required prior to Council's consideration of final reading.

Exterior Lighting Impact Policy:

As the subject site is located within 150 m (498 ft) of land designated for rural residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township would be required prior to the issuance of any building permit.

Policy Considerations:

The proposed amendments to the OCP, Gloucester Industrial Park Community Plan, Rural Plan, RGS, Subdivision and Development Servicing Bylaw and proposed rezoning will enable future industrial development of the subject lands. The subject lands are contiguous with the Gloucester Plan area and have been conditionally approved for exclusion from the ALR, accordingly, the shift in land use from rural to industrial will increase the supply of employment land in the Township. The proposed development is compatible with the overall objectives of the Township's Official Community Plan, Gloucester Industrial Park Community Plan and the Regional Growth Strategy.

Therefore, staff recommend Council grant first and second reading to Bylaws No. 5706, 5707 and 5708, subject to 11 development prerequisites and authorize staff to schedule the required public hearing.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A ALC Decision #109/2020

Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov bc ca

March 10, 2020

ALC File: 51725

Gerry Mazzei
DELIVERED ELECTRONICALLY

Dear Gerry Mazzei:

Re: Application 51725 to exclude land from the Agricultural Land Reserve

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #109/2020). As agent, it is your responsibility to notify the applicant(s) accordingly.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request for reconsideration may be submitted in writing to the e mail address below.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Nicole Mak, Land Use Planner

Enclosure: Reasons for Decision (Resolution #109/2020)
Schedule A: Decision Map
Schedule B: ALC Landscape Buffer Specifications, 1998
Schedule C: BC Ministry of Agriculture's Guide to Edge Planning (Promoting Compatibility Along Agricultural – Urban Edges), 2015
Schedule D: Sample Irrevocable Letter of Credit

cc: Township of Langley (File: 14-07-0035)
John Shewfelt of Miller Thomson LLP (Applicants' legal representative)

AGRICULTURAL LAND COMMISSION FILE 51725

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Exclusion Application Submitted Under s. 30(1) of the *Agricultural Land Commission Act*

Applicants:	Cornerstone Training Stables Inc. Costep Enterprises Ltd., Inc. No. BC1085178 Barry Duellious McCall & Delaine Marie McCall Brian Kennedy Woodley & Marilyn Kathleen Woodley Taralee Anne Murphy Frances Lorraine Blackall 0774606 BC Ltd., Inc. No. 0774606 Kang Hyung Baik & Jung Hee Baik
Agent:	Gerry Mazzei
Properties:	**Property 1:** Parcel Identifier: 002-459-914 Legal Description: Lot 3, Section 7, Township 14, New Westminster District Plan 2492 Civic: 5670- 264th Street, Langley, BC Area: 1.82 ha Owner(s): Cornerstone Training Stables Inc. **Property 2:** Parcel Identifier: 012-734-063 Legal Description: Lot 11 (Except Part Dedicated Road), Section 7, Township 14, New Westminster District Plan 2492 Civic: 5625- 268th Street, Langley, BC

Area: 1.38 ha
Owner(s): Costep Enterprises Ltd., Inc.
No. BC1085178

Property 3:
Parcel Identifier: 012-734-071
Legal Description: Lot 12 (Except Part Dedicated Road), Section 7, Township 14, New Westminster District Plan 2492
Civic: 26713- 56th Avenue, Langley, BC
Area: 1.90 ha
Owner(s): Barry Duellious McCall and Delaine Marie McCall

Property 4:
Parcel Identifier: 012-734-080
Legal Description: Lot 13, Section 7, Township 14, New Westminster District Plan 2492
Civic: 26695- 56th Avenue, Langley, BC
Area: 1.92 ha
Owner(s): Brian Kennedy Woodley and Marilyn Kathleen Woodley

Property 5:
Parcel Identifier: 001-619-811
Legal Description: Lot 14, Section 7, Township 14, New Westminster District Plan 2492
Civic: 26601- 56th Avenue, Langley, BC
Area: 1.92 ha
Owner(s): Taralee Ann Murphy

Property 6:
Parcel Identifier: 012-734-098
Legal Description: Lot 15, Section 7, Township 14, New

Westminster District Plan 2492
Civic: 26575- 56th Avenue, Langley, BC
Area: 1.92 ha
Owner(s): Frances Lorraine Blackall

Property 7:
Lot Identifier: 012-734-101
Legal Description: Lot 16, Section 7, Township 14, New Westminster District Plan 2492
Civic: 26473- 56th Avenue, Langley, BC
Area: 1.93 ha
Owner(s): 0774606 BC Ltd., Inc. No. 0774606

Property 8:
Lot Identifier: 003-370-623
Legal Description: Lot 4 (Except Part Dedicated Road), Section 7, Township 14, New Westminster District Plan 2492
Civic: 26477- 56th Avenue, Langley, BC
Area: 1.78 ha
Owner(s): Kang Hyung Baik and Jung (Joseph) Hee Baik

Executive Committee: Gerry Zimmermann, Acting Chair and Okanagan Panel Chair
Ione Smith, South Coast Panel Chair
Linda Michaluk, Island Panel Chair
Janice Tapp, North Panel Chair
Richard Mumford, Interior Panel Chair

OVERVIEW

[1] The Properties are located within the Agricultural Land Reserve (the "ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "ALCA").

[2] Pursuant to s. 30(1) of the ALCA, the Applicants are applying to the Agricultural Land Commission (the "Commission") to exclude eight properties, totalling 14.58 ha, from the ALR for the purpose of industrial development (the "Proposal").

[3] The first issue the Executive Committee considered is whether the Properties are capable and suitable for agriculture.

[4] The second issue the Executive Committee considered is whether exclusion of the Properties would impact adjacent ALR properties.

[5] The third issue the Executive Committee considered is whether, if exclusion were granted, it should be subject to conditions, and, if so, what those should be.

[6] The Proposal was considered in the context of the purposes of the Commission set out in s. 6 of the ALCA. These purposes are:

(a) to preserve the agricultural land reserve;
(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

EVIDENTIARY RECORD

[7] The Proposal along with all other documentation before the Executive Committee from the Applicants, Agent, local government, third parties, and the Commission is collectively

referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

[8] Commission representatives conducted a walk-around and meeting site visit on October 21, 2019 in accordance with the *ALC Policy Regarding Site Visits in Applications* (the "Site Visit"). The site visit report, prepared in accordance with the *ALC Policy Regarding Site Visits in Applications*, was certified by the Applicants' legal representative (John Shewfelt) on November 19, 2019 as accurately reflecting the observations and discussions of the Site Visit (the "Site Visit Report").

[9] On November 20, 2019, the Executive Committee conducted a meeting with the Agent, the Applicants' legal representative, and certain of the Applicants at the offices of the Commission (the "Applicant Meeting"). An applicant meeting report was prepared and was certified by John Shewfelt on December 11, 2019 as accurately reflecting the observations and discussions of the Applicant Meeting (the "Applicant Meeting Report"). The Applicant Meeting Report is titled 'New Reconsideration Meeting Report' in the application material.

BACKGROUND

[10] The request for exclusion of the Properties was originally refused by the Commission by Resolution #2623/2010. After subsequent events and proceedings, Madam Justice Burke of the Supreme Court of British Columbia issued an Order dated September 26, 2017 (the "Order"), which forms the basis for the proceeding presently before the Commission. Pursuant to the Order, certain members and staff of the Commission, including Chair Dyson, were not to, and did not participate in this proceeding.

EVIDENCE AND FINDINGS

[11] In considering the suitability of a parcel for agricultural use, the Commission often considers individual and cumulative impacts of any limitations on a property (if any), or limitations imposed on the property by surrounding land uses. With respect to the Properties under application, the Executive Committee found there to be cumulative impacts from

individual variables that it considered germane to its deliberation.

[12] This section sets out the findings of the Executive Committee, or where specified of the majority of the Executive Committee (Commissioners Michaluk, Tapp, Mumford, and Zimmermann).

Issue 1: Whether the Properties are capable and suitable for agriculture.

Agricultural Capability

[13] To assess agricultural capability on the Properties, the Executive Committee referred in part to agricultural capability ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The improved agricultural capability ratings applicable to the Properties are Class 2, 3, and 4, more specifically approximately 20% (60% Class 3DT and 40% Class 3DW) and 80% (50% Class 3T, 30% Class 2T, and 20% Class 3DW).

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

The limiting subclasses associated with this lot of land are D (undesirable soil structure), T (topographic limitations), and W (excess water).

[14] In addition, the Executive Committee received three professional Agrologist's reports and two Agrologist report reviews, prepared by:

- Regency Consultants Ltd (Bob Holtby), dated December 22, 2010 (the "Holtby Opinion");

- Whiskey Jack Land Management Corp, dated September 30, 2015 (the "Whiskey Jack Report");
- C&F Land Resource Consultants Ltd, dated December 14, 2018 commissioned by the Commission (the "C&F Report");
- C&F Land Resource Consultants Ltd, dated December 17, 2018 which provides a review of the Holtby Opinion; and
- C&F Land Resource Consultants Ltd, dated December 17, 2018 which provides a review of the Whiskey Jack Report.

[15] While the C&F Report indicates that 5.22 ha (35.8%) of the Properties have an improved agricultural capability rating of Class 3, and 1.44 ha (9.9%) have an improved rating of Class 4, it concludes that 7.92 ha of the Properties (54.3%) is unclassified anthropogenic filled sites, buildings, and curtilage. The Whiskey Jack Report also concludes that major sections of the Properties have imported fill material. According to the C&F Report, the fill material was generally low in organic matter, and included some foreign non-soil materials including bricks, concrete, and other non-soil materials; therefore, limiting the potential for soil bound agricultural use of filled areas. The C&F Report also indicates that the low-lying areas of the Properties have shallow topsoil over glacio-marine till subsoils which are difficult to drain even with the use of tile drainage systems.

[16] Based on the agricultural capability ratings and the C&F Report, the Executive Committee finds that the Properties have mixed prime and secondary agricultural capability and that the Properties are limited by excess water.

Lot Size

[17] The Properties range in size from 1.3 ha to 1.9 ha. With respect to the Properties, the Executive Committee finds that the size of the Properties alone is not an impediment to their use for agriculture. Small lots generally have value for uses such as small lot agriculture (soil bound or non-soil bound), and can be used for both subsistence and commercial agriculture provided that there are no extenuating factors that would impede the use of that land for agriculture now or in future.

Traffic

[18] The Properties are located on the north side of 56th Avenue between Highway 13 and 268th Street in the Township of Langley. 56th Avenue is a major east-west four-lane arterial road near an intersection with access to Highway 1. At the Site Visit, the Commission representatives observed the consistent volume of traffic along 56th Avenue and considered the impact the traffic may have on using the Properties for agriculture. The majority of the Executive Committee finds that the impact of traffic on 56th Avenue would pose an impediment to movement of farm machinery and vehicles, which limits the feasibility of the Properties to be used for agriculture generally.

Drainage

[19] The C&F Report indicates that, in 2007, the Township of Langley upgraded 56th Avenue and 268th Street to install concrete curbs, gutters, sidewalks, and buried storm sewers. At the time, the existing road ditches fronting the Properties were closed, and a connection to the municipal storm sewer was provided to each property fronting 56th Avenue.

[20] At the Site Visit, certain of the Applicants explained the drainage issues of the Properties which included natural presence of clay soils in some areas, and increase discharge of storm water from development (i.e. mushroom facility to the north) resulting in areas of standing water. Applicant Barry McCall also explained that he previously had animals (cattle and sheep) on his property but they were removed due to wet soil conditions that caused hoof rot. Some of the Applicants discussed measures undertaken to address the drainage issues including installation of tile drainage, surface drainage ditches, and placement of fill that were unsuccessful.

[21] Based on discussions with the Applicants present at the Site Visit and Applicant Meeting, the Executive Committee understands that fill has been placed on some of the Properties in order to address issues of inundation, as well as for some other non-farm reasons. The Executive Committee notes that some properties received over 1000 loads of fill. While the C&F Report concludes that the extensive placement of fill on the Properties has impeded normal farm practices including drainage, it further states that drainage would be difficult to

improve in these areas without using ditching, which could be hazardous to farm equipment. The Executive Committee does not accept degradation of land by fill placement as an acceptable rationale to exclude land from the ALR. However, the Executive Committee does acknowledge that the fill described in the C&F Report has diminished the agricultural capability of the Properties.

Summary

[22] While the Executive Committee finds that any one of the variables applicable to the Properties (i.e. agricultural capability, lot size, traffic, drainage) is not insurmountable on its own, in this case, the majority of the Executive Committee finds that when considered on the whole, the restrictions have a substantial cumulative impact on the Properties' capability and suitability for agriculture. The majority of the Executive Committee finds that the size of the Properties, in combination with the drainage limitations, and access challenges restricts the use of the Properties for soil bound or non-soil bound agriculture.

Issue 2: Whether exclusion of the Properties would impact adjacent ALR properties.

[23] The Executive Committee considered the potential impacts of exclusion and future industrial development of the Properties on adjacent ALR properties located to the north and west.

[24] Noting the drainage issues presented in this application, the Executive Committee is concerned with the drainage impacts on adjacent ALR lands. However, the majority of the Executive Committee finds that their concern regarding the drainage impacts on adjacent ALR lands can be addressed through the development of a drainage plan for the industrial development, similar to Resolution #377/2015 (the "Surrey Approval"), to ensure there are no adverse impacts related to drainage on adjacent ALR lands.

[25] Further, if the Properties are excluded for industrial purposes, industrial development that is undertaken would be immediately beside lands that remain in the ALR. The Executive Committee finds that a fence, constructed in accordance with Schedule D.6 of the *ALC Landscape Buffer Specifications,* 1998 (Schedule B), along the new ALR

boundary (north of the Properties), as shown in Schedule A (Decision Map), and vegetative buffering and setbacks (as discussed in the next subheading) will create important separation between adjacent agricultural and industrial uses.

Issue 3: Whether, if exclusion were granted, it should be subject to conditions, and, if so, what those should be.

[26] Exclusion of the Properties from the ALR could have certain impacts contrary to the purposes of the Commission set out in s.6 of the ALCA. However, the majority of the Executive Committee finds, in this case, the cumulative impacts affecting the Properties' capability and suitability for agriculture, on balance, outweighs the benefits of retaining the lands in the ALR, subject to certain conditions.

[27] The majority of the Executive Committee finds that certain conditions of exclusion of the Properties would be appropriate. The conditions are as follows:

a. **Properties dealt with together** – the majority of the Executive Committee requires that all of the Properties be removed from the ALR at the same time to create a continuous ALR boundary;
b. **Fence Construction** – Before exclusion of the Properties from the ALR, either:
    I. A chain link fence must be constructed along the new northern ALR boundary, as shown in Schedule A, in accordance with the specifications set out in *Schedule D.6 of the ALC Landscape Buffer Specifications,* 1998 (Schedule B) (the "Schedule B specifications") (the "Fence Construction"); or
    II. If the Fence Construction is deferred, financial security in the form of an Irrevocable Letter of Credit (ILOC) (Schedule D) made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Fence Construction. The ILOC shall be returned once the Fence Construction is completed;
        i. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition B contained herein;

c. **Vegetative Buffer and Setbacks** – Before exclusion of the Properties from the ALR:

   I. a plan must be submitted to the Commission, that is acceptable to the Commission, that addresses vegetative buffering and setbacks on the Properties, as shown in Schedule A, to the extent necessary for buffering in accordance the BC Ministry of Agriculture's Guide to Edge Planning (Schedule C) for Level 2 Urban-side Non-Residential Setback & Buffer (page 22) (the "Vegetative Buffer and Setback Construction"); and

   II. either:

      i. a vegetative buffer and setbacks in accordance with the plan referred to in (c)(I) must be in place; or

      ii. if the Vegetative Buffer and Setback Construction is deferred, a financial security in the form of an ILOC (Schedule D) made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Vegetative Buffer and Setback Construction. The ILOC shall be returned once the Vegetative Buffer and Setback Construction is completed;

         a. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition C contained herein;

d. **Covenant** – Before exclusion of the Properties from the ALR, a covenant must be registered against the title of the Properties in favour of the Commission, for the purpose of ensuring the maintenance of the chain-link fence described in Condition B, and the maintenance of the vegetative buffer and setbacks in Condition C, in accordance with Conditions B and C; and

e. **Drainage** – Before exclusion of the Properties from the ALR, develop a plan, acceptable to the Township of Langley, that, upon development of the Properties, ensures there are no adverse impacts to drainage on adjacent ALR properties.

[28] The majority of the Executive Committee recommends working with Commission staff and the Township of Langley prior to finalizing the vegetative buffer and setback plan for the Commission's review and the drainage plan for the Township of Langley's review.

DECISION

[29] For the reasons given above, the majority of the Executive Committee approves the Proposal to exclude the eight properties (totalling 14.58 ha) from the ALR, subject to the conditions set out in paragraph 27 above.

[30] The Commission will advise the Registrar of Land Titles that the Properties have been excluded from the ALR when it has received confirmation that the conditions of approval have been met.

[31] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[32] This is a decision of the majority of the Executive Committee.

[33] A decision of the Executive Committee is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

[34] Resolution #109/2020
Released on March 10, 2020

Gerry Zimmermann, Acting Chair and Okanagan Panel Chair

Linda Michaluk, Island Panel Chair

Janice Tapp, North Panel Chair

Richard Mumford, Interior Panel Chair

DISSENTING VOTE

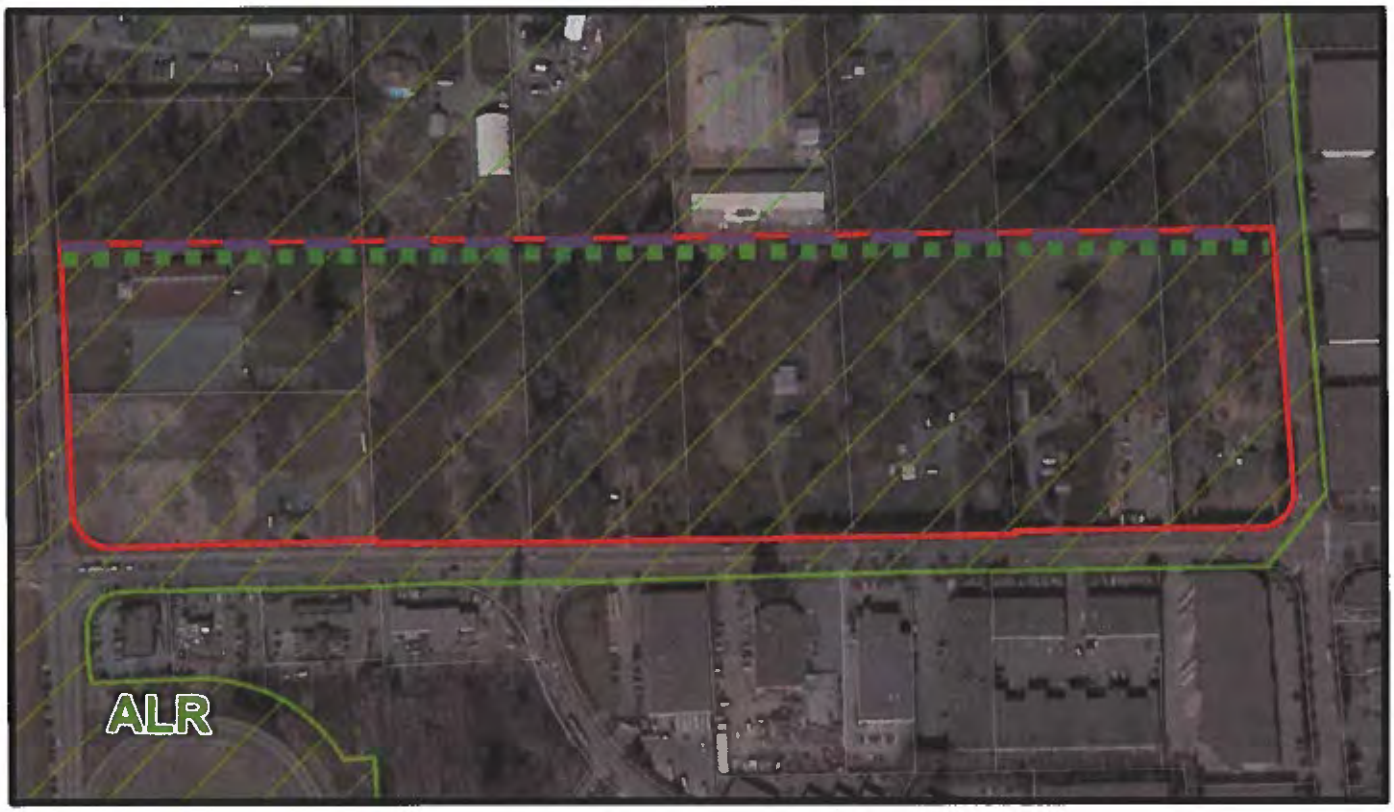
[35] The reasons for which I do not support exclusion of the Properties from the ALR, even with conditions are:

- Small ALR lots adjacent to busy arterial roads are not uncommon in the South Coast region;
- The limitations that the Applicants put forward, notably excessive moisture, are not unique to the Properties and are common throughout the South Coast region; and
- The placement of fill does not preclude the use of land for non-soil bound agriculture.

These are my reasons.

Ione Smith, South Coast Panel Chair

Schedule A: Agricultural Land Commission Decision Map
ALC File 51725 (McCall)
Conditionally Approved Exclusion
ALC Resolution #109/2020



The Properties & Conditionally Approved Exclusion (approximately 14.58 ha)

Chain-Link Fence (Condition B of Resolution #109/2020)

Vegetative Buffer and Setback (Condition C of Resolution #109/2020)

1

ATTACHMENT B

Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

March 10, 2022

ALC File: 51725

Joe Carreira
Conwest Developments Ltd.
DELIVERED ELECTRONICALLY

Nicole Clarke
Vitrium Glass Group
DELIVERED ELECTRONICALLY

Dear Joe Carreira and Nicole Clarke:

Re: Application 51725 to exclude land from the Agricultural Land Reserve

The Agricultural Land Commission (the "Commission") is in receipt of Joe Carreira's February 2, 2022 e-mail relating to the conditions outlined in ALC Resolution #109/2020.

In accordance with Resolution #109/2020, the Executive Committee approved the proposal to exclude eight properties (totaling 14.58 ha) from the Agricultural Land Reserve subject to the following conditions:

a. **Properties dealt with together –** the majority of the Executive Committee requires that all of the Properties be removed from the ALR at the same time to create a continuous ALR boundary;
b. **Fence Construction –** Before exclusion of the Properties from the ALR, either:
    I. A chain link fence must be constructed along the new northern ALR boundary, as shown in Schedule A of Resolution #109/2020, in accordance with the specifications set out in *Schedule D.6 of the ALC Landscape Buffer Specifications,* 1998 (the "Fence Construction"); or
    II. If the Fence Construction is deferred, financial security in the form of an Irrevocable Letter of Credit (ILOC) made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Fence Construction. The ILOC shall be returned once the Fence Construction is completed;
        i. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition B contained herein;
c. **Vegetative Buffer and Setbacks –** Before exclusion of the Properties from the ALR:
    I. A plan must be submitted to the Commission, that is acceptable to the Commission, that addresses vegetative buffering and setbacks on the Properties, as shown in Schedule A of Resolution #109/2020, to the extent necessary for buffering in accordance the BC Ministry of Agriculture's Guide to Edge Planning for Level 2 Urban-side Non-Residential Setback & Buffer (the "Vegetative Buffer and Setback Construction"); and
    II. either:
        i. a vegetative buffer and setbacks in accordance with the plan referred to in (c)(I) must be in place; or

ii. if the Vegetative Buffer and Setback Construction is deferred, a financial security in the form of an ILOC made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Vegetative Buffer and Setback Construction. The ILOC shall be returned once the Vegetative Buffer and Setback Construction is completed;
    a. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition C contained herein;

d. **Covenant –** Before exclusion of the Properties from the ALR, a covenant must be registered against the title of the Properties in favour of the Commission, for the purpose of ensuring the maintenance of the chain-link fence described in Condition B, and the maintenance of the vegetative buffer and setbacks in Condition C, in accordance with Conditions B and C; and
e. **Drainage –** Before exclusion of the Properties from the ALR, develop a plan, acceptable to the Township of Langley, that, upon development of the Properties, ensures there are no adverse impacts to drainage on adjacent ALR properties.

The following documents were submitted toward completion of the conditions of approval in Resolution #109/2020:

Condition B: Fence Construction & Condition C: Vegetative Buffer and Setbacks

Conwest Developments Ltd. and Vitrium Glass Group have opted to defer construction of the fence and establishment of the vegetative buffer and setbacks. In accordance with the conditions, they have submitted:

- A Landscape Plan prepared by LandSpace, dated February 17, 2022. The Landscape Plan includes construction details for the required setbacks, vegetative buffer, and chain link fence.
- A Landscape Cost Estimate, prepared by LandSpace, for the construction of the chain link fence, and vegetative buffer and setback, dated January 28, 2022. The Landscape Cost Estimate is $308,000.
- One Irrevocable Letter of Credit and one bank draft, totalling $308,000.

Condition D: Covenant

- Covenants for the purpose of ensuring the maintenance of the chain link fence (condition B), and maintenance of the vegetative buffer and setbacks (condition C) have been registered on the seven properties adjacent to the ALR boundary:

Property	PID	Covenant	Registered
1	002-459-914	CA8763529	Feb 9, 2021
2	012-734-063	CA8763526	Feb 9, 2021
3	012-734-071	CA9626321	Jan 7, 2022
4	012-734-080	CA8763535	Feb 9, 2021
5	001-619-811	CA8763534	Feb 9, 2021
6	012-734-098	CA8763533	Feb 9, 2021
7	012-734-101	CA8763532	Feb 9, 2021

Covenant E: Drainage

- A letter from the Ramin Seifi, Township of Langley General Manager of Engineering & Community Development, dated January 31, 2022, regarding Application 51725, Resolution #109-2020 dated March 10, 2020; 5670 264 Street, and 26473, 26477, 26575, 26601, 26695 and 26713 56 Avenue and 5625 268 Street (The "January Letter"). The January Letter confirms that the Township of Langley will confirm "the adequacy of drainage plans for the entire site, to ensure no impact to the surrounding area for the sites, including the adjacent ALR lands, to meet condition 27 (e) of Resolution #109/2020.

As CEO, I confirm that the Acting Chair of the Commission finds that the documents submitted meet the conditions for exclusion outlined in Resolution #109/2020. The Commission will advise the Registrar of Land Titles that the eight properties have been excluded from the ALR.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Sincerely,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Kim Grout, Chief Executive Officer

51725m9

CONWEST

~~ATTACHMENT C~~

March 15, 2022

Mr. Ramin Seifi, GM Engineering, Parks, and Community Development
Township of Langley
20338-65 Avenue
Langley, BC, V2Y 3J1

Dear Mr. Seifi:

RE: Voluntary Amenity Contribution for OCP/Zoning Amendment Application # 100209 (56th Ave., 264th- 268th St.)

On June 28, 2021, Council carried the Council Process Committee recommended motion that Council direct staff to hold substantive discussions with the proponent(s) regarding community benefits of the subject application.

In response, Conwest (as applicant and agent for Lorval), (Conwest/Lorval), has engaged in various discussions with Township staff regarding a potential in-kind and/or cash contribution that responds to the needs of the community and the project. Based on our extensive discussions we have agreed that Conwest/Lorval are committed to a project value of ***$7.8* million dollars** for the completion of the 96th Ave community project. This 96th Avenue project enjoys support and has been informed by the following community groups which have provided valuable insight and contributions to this proposal:

- Kwantlen First Nation (see attached letter dated October 15, 2021)
- Kwantlen Polytechnic University (see attached letter dated October 28, 2021)
- Salmon River Enhancement Society (see attached letter dated September 21, 2021)

The detail of the proposed contribution includes a combination of in-kind, cash and environmental and community value as follows:

1. **Total In Kind Contribution- Environmental Restoration /Community Farm Amenity (96th Ave) 6.5 acres- valued at $5.9M (see attached project presentation):**

- $3.2M Value- Transfer to the Township of Langley of the 6.5-acre property located at 22710 96th Ave. and Parcel H for a nominal cost.
- $0.2M- Associated land costs (tax, int.)
- $0.3M- Site clean up of existing derelict site and remediation.
- $1.2M- Lower Salmon River habitat enhancement design and construction.
- See attached concept.
- $0.5M Community Building and parking design and construction:
    - "Heritage Barn" style architecture with learning area, outside shed roof area and attached small tool storage shed.
    - approximately 1,200 sq. feet including meeting area, small kitchen area and accessible washroom.
- $0.5M Cash contribution toward operational costs. Estimated at $50,000 per year x 10 years.

CONWEST DEVELOPMENTS LTD.
t (604) 293-3477 • f (604) 293-3478
#401 – 1930 Pandora Street
Vancouver, BC. V5L 0C7
www.conwest.com

- The above $5.9M value can be further categorized as follows:

    - Environmental compensation for the proposed development at 56th Ave. at 264th-268th
        - Value attributed to this use is: **$ 3,100,000.**
        - Rational is: This value includes the attributable land value, site clean up, habitat creation and ongoing maintenance. The attributable value is based on the pro-rata share of total projects costs (based on land area), less the community amenity portion of the habitat area providing public water/ habitat access and associated educational opportunities.

    - Community amenity facility/public access/learning farm – Proposed VAC in-Kind Contribution
        - Value attributed to this use is **$2,800,000.**
        - Rational is: This value includes attributable land value, heritage farm building, site clean up, publicly accessible habitat areas, learning farm in partnership with KFN and KPU as well as a cash contribution toward ongoing maintenance. Could also include a farmer's market, fish release area and community celebration space or other uses as determined by the Township of Langley and various stakeholders.

- Additional non- monetary Environmental/Community Value:

    - Environmental Value:
        - Complex environmental and ecological value provided through significant habitat creation of existing derelict 96th Ave site for over 20 fish species including Chum, cutthroat and endangered steelhead and Salish Sucker. This proposed "Salmon River Compensation Conceptual Design and Recommendations" is summarized in the attached EBB Environmental Consulting report dated August 17, 2021.

    - Ecological Education Value:
        - Education is the keystone to ongoing habitat protection and enhancement. This could also include indigenous knowledge of ecological health- water, trees, and habitat.

    - Farming Education Value:
        - Capability for small scale agricultural production, living agricultural classroom, incubator farms and traditional indigenous food gardens.
        - Contributes to the Townships goals of greater food security and sustainable food systems.

2. **Voluntary Cash Contribution- $1.9M:**

- Based on our ongoing discussions with staff over the last nine months, it is clear that the Township has several opportunities to fund potential community projects. We understand that although the proposed pedestrian overpass project in Fort Langley enjoys significant funding commitments there is still a funding shortfall of approximately 1.9 million dollars. In response Conwest/Lorval would like to offer to bridge the funding gap with a voluntary cash amenity contribution of the aforementioned $1.9M. For clarity, however, given the many funding priorities facing the Township this cash contribution could be used on any variety of projects as determined by staff and council.

In addition to the Proposed Environmental Compensation the total proposed Voluntary Amenity Contribution is summarized as follows:

- $2,800,000 In Kind Community amenity facility/learning farm/public access
- $1,900,000 Voluntary Cash Contribution
- **$4,700,000** Total Voluntary Amenity Contribution

We look forward to the opportunity to deliver this significant community, educational and environmental amenity, and the value it will bring to the Township and KFN. We would also like to acknowledge the time and dedication of Township staff in getting this project to this important Milestone.

Sincerely,

Ben Taddei, COO

cc. Stephen Richardson, Director, Development Services
Joe Carreira, VP Development, Conwest

Attachments included

March 14, 2022

96th Avenue Community Enhancement Project

The following package includes various documents which relate to the proposed 96th Avenue Community Enhancement Project in the Township of Langley.

Please find attached, for your consideration:

- Support Letters
  - Kwantlen First Nation Support Letter dated October 15, 2021
  - Kwantlen Polytechnic University Support Letter dated October 28, 2021
  - Salmon River Enhancement Society Support Letter dated September 21, 2021

- Conwest 96th Avenue Community Enhancement Project Presentation

- EBB Memo dated August 17, 2021

ctober 15 20 1

Ramin Seifi, General Manager, Engineering and Community Development

Development Services
Township of Langley
20338 - 65 Avenue, Langley, BC
V2Y 3J1

Dear. Mr. Seifi,

Re: Biodiversity Enhancement & Farming at Salmon River/ 22710 96th Ave.

I am writing to confirm that I met with the Conwest Development Team on September 8th, 20 1, and September 17th, 2021, and had the opportunity to learn more about the proposed improvements for the Salmon River/ 22710 96th Ave. property located in the Township of Langley. The proposal for the property offers a significant aquatic habitat creation opportunity and various agricultural benefits as well, which include potential for agricultural production and a learning farm, as well as biodiversity improvements for fish and other species. Once completed, the improvements would be a significant contribution to improving habitat on unceded Kwantlen Lands within the Township and the Salmon River.

Kwantlen Lands Department supports the improvements proposed and looks forward to seeing this vision become a reality.

We look forward to working with the Conwest Development Team and Kwantlen Polytechnic University and trust that this letter provides the support necessary to move this project forward.

Sincerely,

Ashley Doyle

Ashley Doyle
Lands Manager
Kwantlen Lands, Resources and Stewardship

Cc:

Stephen Richardson, Director, Development Services, Planning & Development

Joe Carreira, VP Development, Conwest Developments

Tumia Knott, Councillor, Kwantlen First Nation

KPU | KWANTLEN POLYTECHNIC UNIVERSITY

12666 72 Ave, Surrey, BC
V3W 2M8 Canada
kpu.ca

October 2 , 20

Ramin Seifi
General Manager, Engineering and Community Develo ment
Development Services
Township of Langley
20338 - 65 Avenue, Langley, BC V2Y 3J1

Dear Mr. Seifi,

Re: Biodiversity Enhancements & Farming Opportunity at Salmon River (22710 96th Avenue)

Kwantlen Polytechnic University (KPU) understands that Conwest is in the final stages of acquiring 22710 96th Avenue and planning to undertake significant site improvements that include site remediation, riparian area improvements, habitat enhancements and the development of a small scale learning farm. While all of the improvements are beneficial to the local community and environment, the creation of a small scale farm ties directly to a number of recommendations described in the Township of Langley Food System Study which was also prepared by KPU in 2018.

KPU supports any and all steps the Township takes toward greater food security, small scale farming and sustainable food systems and looks forward to the proposed site improvements. KPU also looks forward to future dialogue and opportunities to collaborate with Conwest and the Township on this exciting initiative.

KPU is equally excited to continue our partnership with the Kwantlen First Nation and for the opportunity to work with their members on a small scale learning farm initiative.

Sincerely,

Dr. Kent Mullinix
Director, Institute for Sustainable Food Systems
Kwantlen Polytechnic University

Jaret Lang
Associate Vice President, Campus and Community Planning
Kwantlen Polytechnic University

CC: Nicole Mak, Land Use Planner, Agricultural Land Commission

Salmon River Enhancement Society

September 21, 2021

To:
Mr. Joe Carreira, VP Development
Conwest Developments
401 – 1930 Pandora St., Vancouver, BC
V5L 0C7

Dear Mr. Carreira,

Re: Comments re Salmon River Enhancement and Biodiversity Proposal at 22710 96 Ave., Langley

While we understand that site improvements are still conceptual and subject to change, our visit to the property on July 27th suggests that this site (at present an eyesore) could become a significant addition to habitat in the lower Salmon River.

The site does have some challenges:

1) Impacts of tides and the need to remove or move large amounts of material as the stream bed is some ways below the existing level of the property. Our discussions suggest that there are ways to manage these technical issues.

2) Warm summer temperatures will affect habitat viability for part of the year.

However, during the other three seasons, the lower Salmon is home to some 20 fish species including:

a) Coho. The Salmon River is one of the most productive coho rivers of its size in the Lower Fraser. Coho hatch and stay in the river for a full year before migrating out to the ocean.

b) Harrison River (and likely Nechako River) Chinook fry in the first few months of their life enter the Lower Salmon in the early spring to mature before heading out to the ocean a few months later. Chinook are, in addition to their other values, a very important food stock for the endangered Salish Sea orca population.

c) Chum, cutthroat and the endangered steelhead and Salish Sucker.

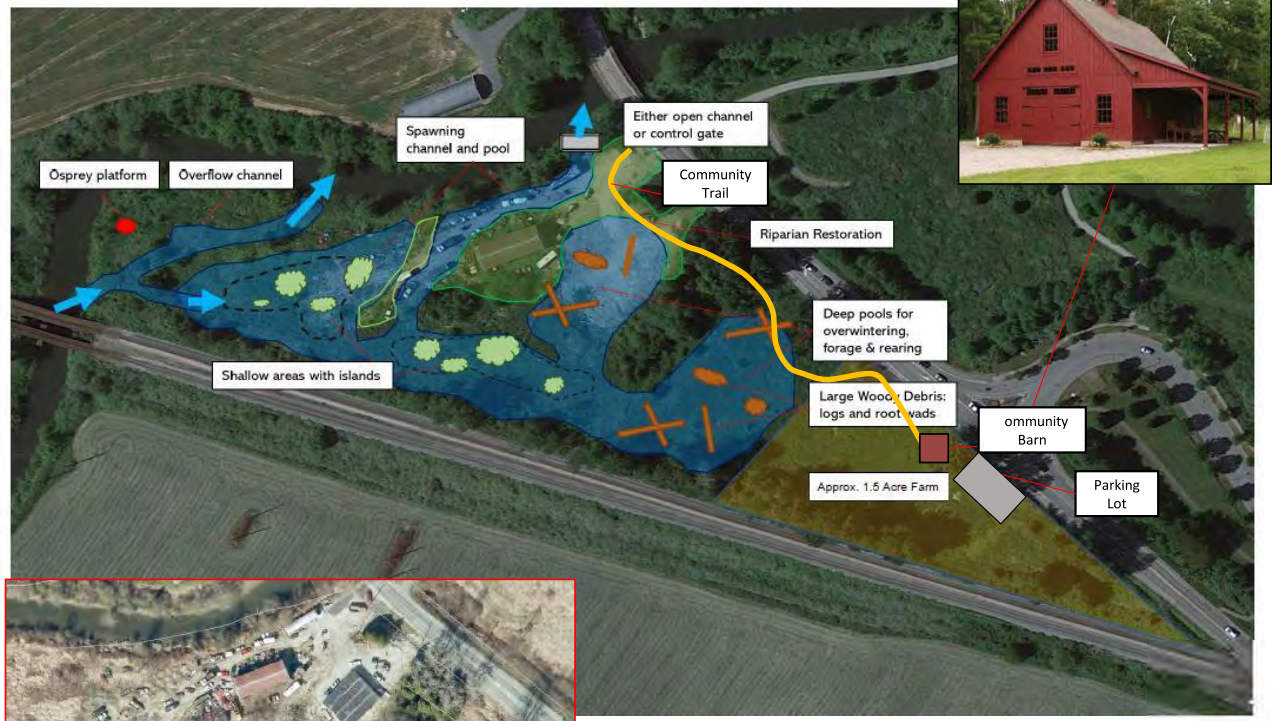
SRES has long advocated for habitat protection and enhancement in the watershed and has concentrated on education as our main tool. This site could not only be an addition to the ecology of the lower river but might also be a site for education. We would hope that education might include Indigenous knowledge and participation and that the key elements of river and ecological health-water, trees and habitat- might all be addressed.

Sincerely,

DG McFee

Doug McFee,
Salmon River Enhancement Society
8193 231st Street Langley, BC
www.salmonriver.org

96 AVENUE COMMUNITY ENHANCEMENT PROJECT





oposal to ehabilitate and enhance a current derelict site in the Township of Langley

- oject will p ovide significant addition to habitat and positively contribute to the overall fisheries in the area
- The site will serve as a Community Amenity which includes Environmental Enhancement and a Community Learning Farm

KPU

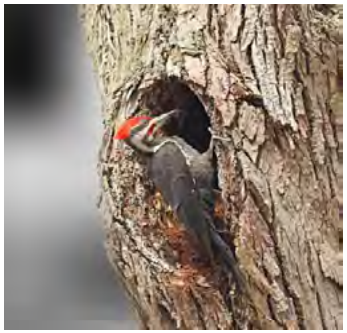
Kwantlen First Nation

Salmon River Enhancement Society

96 VENUE CO UN Y EN NCE EN ROJEC

Precedent Imagery – Env ronmental Enhancement





- Highly functional and ecologically valuable habitat for the Salmon River
- Environmental Enhancement proposal will serve to benefit both physical and mental health and well-being
- Potential community trail continuation

96 VENUE CO UN Y EN NCE EN ROJEC

Precedent Imagery – Community Learning Farm



- Capability for small scale agricultural production, living agricultural classroom, incubator farms and traditional indigenous food gardens

EBB Environmental Consulting Inc.
PO Box 18180 1215C 5 H Street, Delta, B.C., V4L 2M4
4.943.32 9 enquiry@ebbconsulting.ca www.ebbconsulting.ca

~~ATTACHMENT D~~

MEMORANDUM

DATE: August 17, 2 21

TO: Conwest Group

FROM: Lorraine Campbell, EBB Environmental

RE: **Salmon River Compensation Conceptual Design and Recommendations**

The following memorandum summaries an overview of the site potential and high-level recommendations for how various features would be incorporated in a design for biodiversity and fish habitat compensation works at the Subject Property, located at the west end of Billy Brown Rd and its junction with 96 Ave within the Township of Langley, British Columbia.

Site Context

The Subject Property is adjacent to the Salmon River, approximately 6 0 m upstream of its confluence with the Fraser River. The Salmon River is ~ 40 km long and is the site of one of the last remaining healthy runs of wild coho (*Oncorhynchus kisutch*) and steelhead (*Oncorhynchus mykiss*) in Metro Vancouver/Lower Fraser Valley (Salmon River Enhancement Society 2021). It is considered one of the most productive rivers for its size in B.C. for wild coho. Over 2 other species of fish utilize the river, including Harrison River chinook (*Oncorhynchus tshawytscha*), chum (*Oncorhynchus keta*), and cutthroat trout (*Oncorhynchus clarkii*). The SARA listed and provincially red listed Salish sucker (*Catostomus* sp. 4) is also present in the river, in both the upper reaches and lower reaches. The Salmon River is designated as a “key river” by the federal Department of Fisheries and was the index river used to keep track of Georgia Basin coho trends for over 2 years (Salmon River Enhancement Society 0 1).

The Subject Property is within the Agricultural Land Reserve and the land being set aside for local farming should be on the east end of the property to best accommodate and maximize off-channel fish habitat within the west portion of the property. he constructed off-channel complex should accommodate various needs for resident and migratory fish. Off-channels that incorporate a diversity of flowing and standing water areas are more likely to provide the variety of habitats required by salmonids to carry out their life cycle in freshwater. This would include, if feasible, spawning areas, an overflow channel for refuge during heavy precipitation periods and over wintering habitat for juvenile salmon and Salish sucker.

Within the complex, islands can be built to accommodate amphibians and other wildlife in addition to providing complexity to off-channel pools. The rehabilitated area would provide excellent habitat for avifauna and the addition of nesting boxes for waterfowl and a nesting platform for an osprey are other recommendations. The Subject Property also has potential to offer public education and recreational opportunity. It is adjacent to the municipally managed Salmon River Natural Area and could offer bird watching, with viewing platforms, as well as educational kiosks and a walking trail.

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PO BOX 18180 1215C 5 H STREET, DELTA, B.C., V4L 2M4
4.943.32 9 ENQUIRY@EBBCONSULTING.CA WWW.EBBCONSULTING.CA

Site Investigation

This report is an overview of site potential; however, a site topographic survey will be required to provide the physical information and enable the channel or pond layout to be optimized. Additionally, a number of test holes should be excavated to determine the nature and layering of substrate materials in the area to be excavated. The developed area of the Subject Property is the highest (averaging between – 8 m using Google Earth), while the river is ~ 3 m. his elevated area is comprised of low quality fil and may need to be removed from the site prior to channel excavations.

Off-Channel Design Review

Off-channels should be designed with diversity of water depths and velocities, bed complexity, habitat features, and substrate to the extent possible, so they benefit a variety of organisms and fish life-stages. The habitat ideally will provide both spawning and overwintering habitat for a variety of fish species. Among the salmon species, chum and coho are most associated with off-channel habitats (Lister and Finnigan 1997). hough chum, particularly are attracted to sites fed largely by groundwater. Coho spawning often occurs in relatively small surface-fed streams, while juveniles, commonly utilize off-channel habitats. Coho can gain access to small stream and pond environments that are either inaccessible to adult coho or unsuitable for spawning (Peterson 1982a; Brown and Hartman 1988). Depending on natural bed material available at the Subject Property after excavation, gravel importation is a consideration and may provide off-channel spawning habitat for coho salmon. Gravel supplementation can often improve high quality rearing habitat for the juveniles since these are the preferred rearing locations as well (Saldi-Caromile *et al*. 0 4).

The Subject Property has minimal gradient and keeping spawning gravels clean and free of sediment accumulation may not be feasible. However, if spawning channels are determined to not be feasible, off-channel habitat design could focus on a particular species and life-stage important to the Salmon River such as Salish sucker overwintering habitat or coho rearing and overwintering pools. If suitable spawning habitat cannot be provided, the outlet channel must be designed to facilitate upstream juvenile passage from the mainstream. Juvenile salmonids appear capable of locating and entering off-channel sites under a variety of physical conditions.

Creating off-channel pools on the Subject Property could be conducted by incorporating an inflow channel or by using a pipe. If a channel is used for the inflow, it is important that it does not bring in high sediment loads. Placing the inflow channel on the outside bend of a river usually can aid with reducing sediment introduction.

Potential habitat types that could be incorporated into the design for the Subject Property are described in the following sections. A potential layout integrating these designs is provided in Appendix 1.

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4.943.32 9 ENQUIRY@EBBCONSULTING.CA WWW.EBBCONSULTING.CA

Overflow channels

Overflow channels are directly connected to the main river channel and can be wetted at all times or just during high flows. The provide refuge for fish particularly during high-flow events. A surface-fed/overflow channel (Figure) could be created at the western point of the property at the bend in the Salmon River channel. Overflow channels, however, are often dynamic because of the periodic influx of water, sediment, and organic material from the main channel (Saldi-Caromile *et al*. 2004). They often require regular maintenance and could alter the natural scour or flow pattern in the river causing unintended downstream effects. he site will be assessed by a hydrologist before planning for an overflow channel.

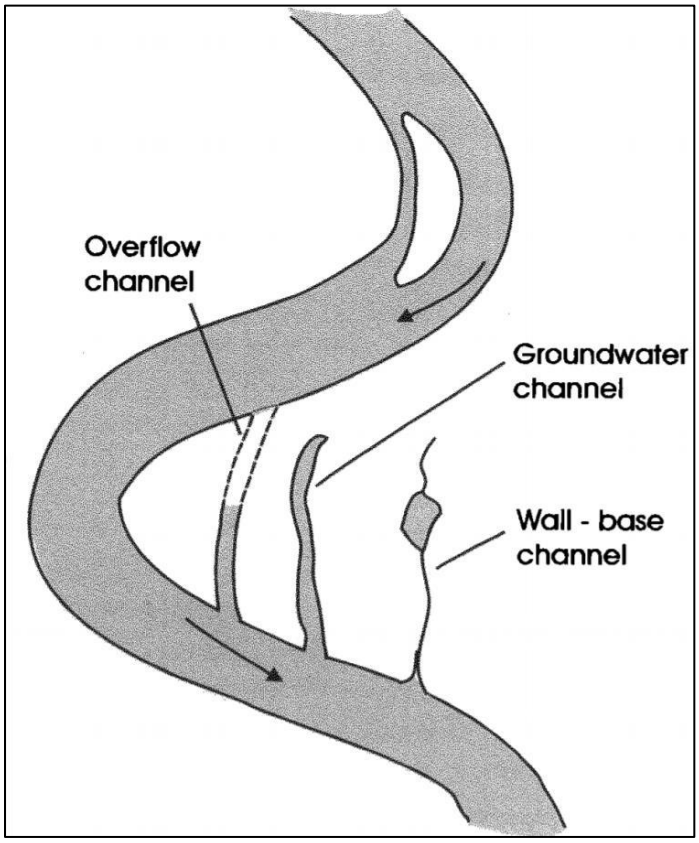


Figure 1 Examples of various channels from Lister and Finnigan 1997.

Spawning channels

The success of off-channel spawning pools and channels depends greatly on the magnitude and frequency of flow and sediment delivered to the channel. The site will need careful assessment prior to finalizing the design. However, if it is feasible, a spawning channel and pool should be created. This could be incorporated as part of the outflow channel for either a surface fed or ground water fed approach. Native gravels should be used for the channel bed wherever possible. If gravel must be imported for the project, its size composition should be comparable to natural spawning beds, and it should include fines down to 1-2 mm diameter. Guidelines on spawning gravel sizes for various salmonids are summarized in literature reviews. Wherever feasible, small bends in the channel alignment should be included to promote natural gravel sorting, scour and deposition. Flow and water volume could potentially be improved in a spawning channel using porous weirs. These are low-profile structures typically comprised of boulders that span the width of the channel, water flowing between individual

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rocks can be utilized to concentrate low flow into a deeper, narrower channel to improve fish passage in otherwise flat-bottomed channels (Saldi-Caromile *et al*. 0 4). Conceptual examples of spawning bed design are provided in Figure 3.

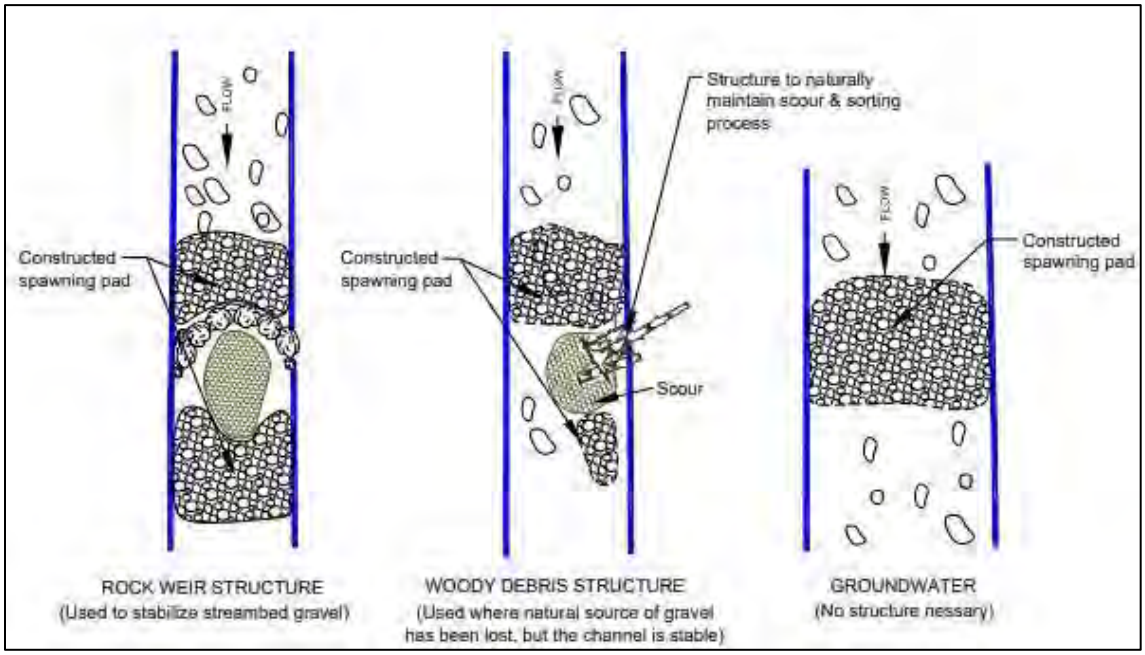


Figure 3. Spawning bed design examples from Cramer (2012).

Overwintering and Rearing Pools

Off-channel pond environments (Figure 4) play a significant role in juvenile salmonid rearing and overwintering, particularly for coho salmon (Peterson and Reid 1984; Swales and Levings 1989). There is potential that off-channel pools created on the Subject Property will have limited water exchange and low velocity, resulting in pools that are essentially a backwater environment connected to the mainstream channel. Such pools are usually quite accessible to salmonid juveniles and coho utilization of these types of pools is high compared to other habitats in winter (Nickelson *et al*. 1992b).

The main off-channel complex design for the Subject Property should include shallower areas with islands and areas of deeper pools. Studies of juvenile coho utilization of off-channel ponds for overwintering have indicated that shallows, (less than 0.75 m deep), may increase benthic insect food production. However, the presence of deeper areas (to 3.5 m) tends to maximize survival for smolt emigration (Peterson 198 b; Cederholm *et al*. 1988). The inclusion of a deep pool, along with the placement of large woody debris will provide refuge and cover for juvenile coho and function to provide suitable rearing habitat.

In addition to salmonids, the creation of overwintering habitat on the Subject Property could benefit Salish sucker, which are a species at risk. Adult Salish suckers are most often found in slow currents over sand or silt substrate in areas with in-stream vegetation and over-stream cover (Inglis *et al*. 1992). Young-of-the-year Salish suckers are found in habitats similar to those used by adults but seem to prefer more overhanging vegetation (Inglis *et al*. 1992). Winter habitat remains unknown, but it seems likely that they require off-channel refuge to escape from the frequent high flows associated with winter rains.

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Research on salmonid behavior suggests that a larger number of smaller habitat units will promote greater fish utilization per unit area than fewer but larger units. The off-channel ponds should therefore have both shallow areas for food production and deep areas for overwinter security for both coho and Salish suckers. Additionally, the inclusion of emergent vegetation, such as cattails (*Typha latifolia*), along the edges of deeper pools and in the shallower areas, will increase the potential to provide breeding habitat for pond breeding amphibians, such as northern red-legged frog (*Rana aurora*).



Figure 4. Example of an off-channel pool design with abundant woody debris for cover.

Instream Complexity

Habitat cover features should be located throughout the off-channel habitat to provide juvenile and adult fish with cover from predators and refuge from high velocities. Cover is vital to protecting overwintering juveniles from predators. The more complex and submerged the cover the more inaccessible it becomes for underwater predators, such as diving ducks, to access fish (Saldi-Caromile *et al*. 2 04). Cover can be provided by log structures, root wads, and rock (specifically that used for bank erosion protection). Islands throughout shallow areas (Figure) of the pools will also provide habitat for amphibians or nesting birds. Small islands will also increase invertebrate abundance and instream complexity. he bank along all, or just the outside bend of a pool can be protected from erosion by the placement of large boulders, riprap, or cabled wood debris (Saldi-Caromile *et al*. 20 4). While both rock and wood debris provide cover and habitat complexity for juvenile salmonids, wood debris is generally preferred. If the outside bank requires riprap for hydraulic protection, wood debris should be placed along the bank to improve habitat complexity and fish escape cover. If riprap is used for bank armouring in pools, its usefulness to juvenile salmonids will be enhanced if rock size is large (>50 cm mean diameter), the bank is steep and irregular, and velocities along the bank are relatively high.

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Figure 5. Example of small islands created throughout off-channel habitat in the Cheam Lake Wetland.

Riparian Area

Riparian habitat is a crucial part to any fish habitat restoration project. The Subject Property already has mature trees along the south boundary of the property, the Salmon River south bank and in the centre of the property. Mature trees should be maintained wherever possible (Figure 6), as they are already established and can provide immediate shading. The trees along the Salmon River are part of the river's riparian area and should be maintained.

The site already has disturbed and bare areas, however, careful planning can reduce impact to existing riparian vegetation and reduce machine induced erosion and compaction on the site. Any disturbed areas (pre-existing or from the project itself) will require planting and seeding with native, riparian species of graminoids (grasses, rushes, sedges), shrubs, and trees. Tree species to be planted includes red-osier dogwood (*Cornus sericea*), willow (*Salix* spp.), bitter cherry (*Prunus emarginata*), hardhack (*Spiraea douglasii*), Nootka rose (*Rosa nutkana*), red alder (*Alnus rubra*) and black cottonwood. Coniferous trees planted will largely consist of western red cedar, although Douglas fir (*Pseudotsuga menziesii*) may be planted in upland (i.e., drier), sunny areas.

Mulch can be utilized to prevent erosion and to help seeds germinate. If there is insufficient time remaining in the growing season, the site should be stabilized (e.g., cover exposed areas with erosion control blankets to keep the soil in place and prevent erosion) and vegetated the following spring. A full riparian restoration plan will be required as part of the project. Invasive species are likely abundant throughout the property and a thorough invasive species management plan should be put in place. Existing patches should be removed and replanted with native species to the extent possible.

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Figure 6. Riparian vegetation and mature trees that should be maintained on the Subject Property to the extent possible.

Additional Features

The Subject Property is across the road from the Salmon River Nature Area here public parking and walking trails exist. It could be possible to add to this benefit by extending the trails and bird watching opportunity into the Subject Property and allowing the public to access the site. There is excellent opportunity on the site to provide public recreational and educational value as well as incorporating several features to improve avifauna nesting opportunity. These can include:

- Raised viewing platforms
- Walking trails
- Educational/information kiosk
- Osprey nesting platform
- Bird nesting boxes

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Closure

In summary, the Subject Property is adjacent to the Salmon River, and appears to have excellent potential for the creation of off-channel habitat that can benefit fish species, particularly coho and Salish sucker, and possibly chum. If site conditions, including flow potential, are adequate utilizing ground water from the Salmon River, then spawning channels should be created as part of the project. If gravels cannot be maintained or other conditions such as velocity or oxygen levels are not adequate for spawning, there remains excellent opportunity for the project to focus only on overwintering and rearing habitat for coho and Salish sucker. The attached site drawing show examples of how the site could be utilized to provide crucial fish habitat along this important river, as well as provide habitat for avifauna, small mammals, and amphibian species. The site is adjacent to the Salmon River Natural Area and would compliment the site with additional public trails, information kiosks and viewing areas.

Should you have any questions regarding this memorandum, please contact the undersigned.

Regards;

Prepared by:

Lorraine Campbell
Junior Biologist
EBB Environmental Consulting Inc.

Reviewed by:

Oliver Busby, MBA, RPBio, PAg
Principal
EBB Environmental Consulting Inc.



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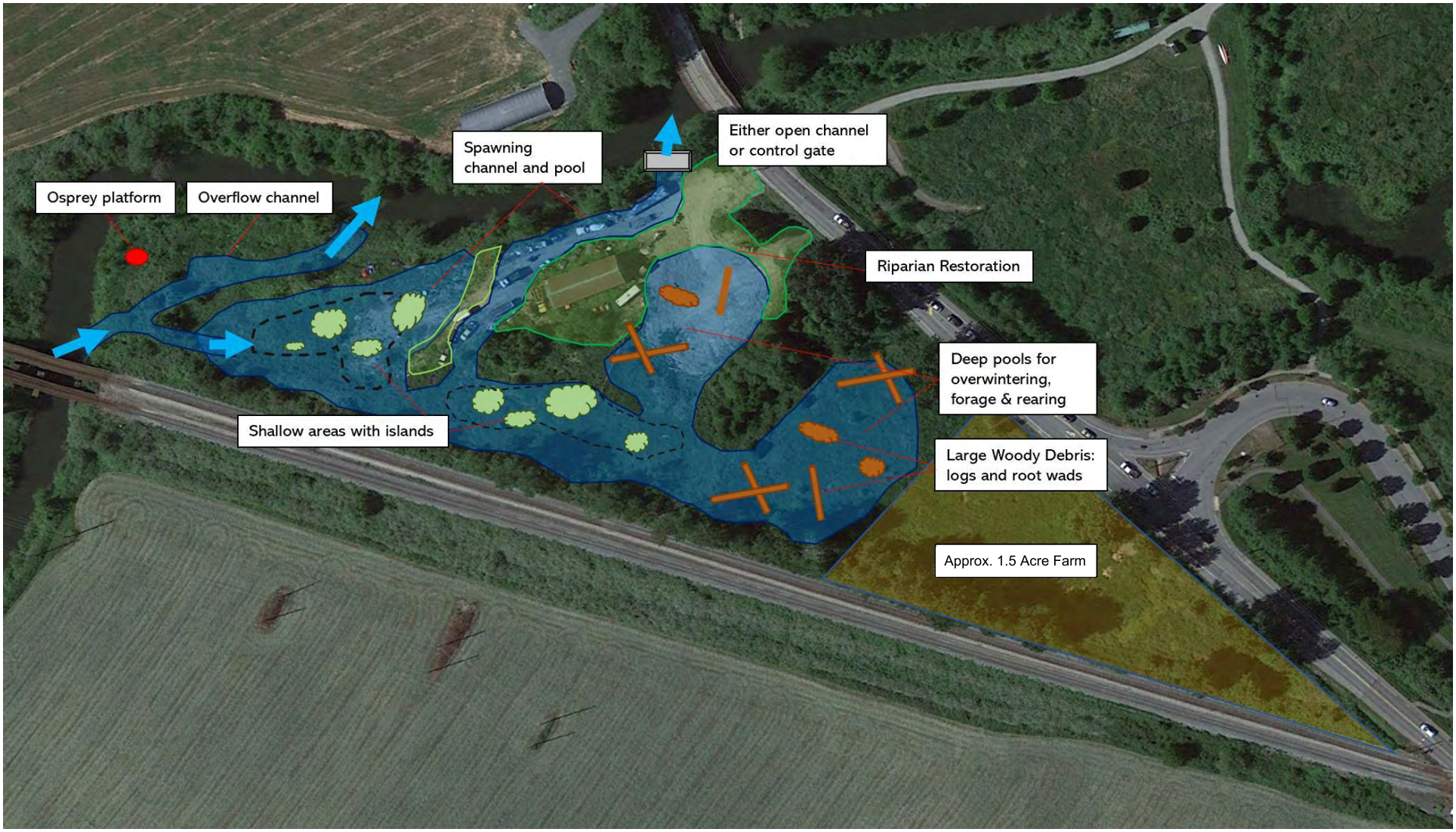
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Appendix A

OFF-CHANNEL DESIGN EXAMPLES FOR SUBJECT PROPERTY



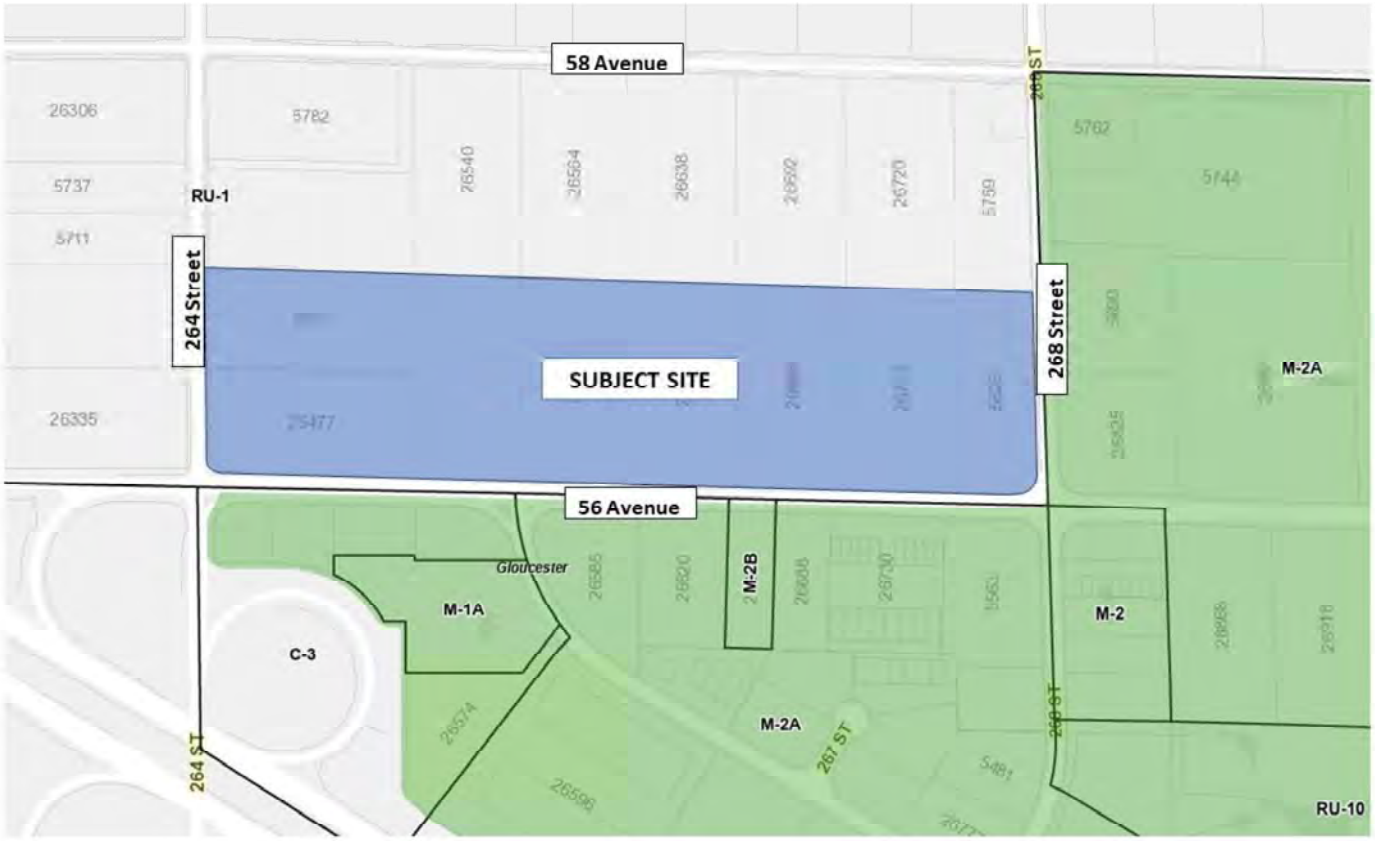
Off-channe sign w th overflow channe ncorporated. Overflow channe could be remove from d sign and adjac nt pool ma arg r.

~~ATTACHMENT E~~

Conwest – OCP Amendment & Rezoning – Project No. 14-07-0056

Public Information Meeting Summary

March 7, 2022



CONWEST

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Executive Summary

Conwest Developments Ltd. hosted a Developer Led Public Information Session on March 2, 2022, for project application 14-07-0056, OCP Amendment and Rezoning Application. The event was held from 4:00pm – 7:00pm at the Coghlan Community Hall at 6795 256 Street, Langley, BC. Four representatives from Conwest, one representative from Creative Transportation Solutions Ltd., one representative from EBB Environmental Consulting Inc. were in attendance, as well as one representative from the Township of Langley.

The Public Information Meeting was a drop-in event with display boards (Appendix D). Sign-in sheets were available as well as comment forms to solicit feedback on the proposed project. There were an estimated fourteen attendees, of which twelve formally signed in (Appendix E). Two comment forms were submitted (Appendix F).

Below is a summary of the Public Information Meeting as well as an overview of feedback received. Further detail around notification, materials, photos of the event and copies of all comments received are attached as appendices to this summary.

Information Session Details

1) Meeting Details
   - Date: March 2, 2022
   - Time: 4:00pm – 7:00pm
   - Location: Coghlan Community Hall, 6795 256 Street, Langley, BC
2) Applicant & Consultant Team Representatives in Attendance
   - Conwest:
     - Andrew Peterson, Director, Development
     - Joe Carreira, VP Development
     - Anthony Marinelli, Acquisitions and Development Manager
     - Bianca Bellini, Junior Development Coordinator
   - Creative Transportation Solutions:
     - Gary Vlieg, Transportation Engineer
   - EBB Environmental Consulting:
     - Oliver Busby, Qualified Environmental Professional
   - Ruby Sandher, Planner representing the Township of Langley
3) Public Attendance
   - Estimated 14 Attendees
     - 12 attendees signed in (Appendix E)
     - Approximately 2 attendees did not sign in
4) Public Information Meeting Materials
   - 10 Information Boards were on display (24" x 36") (Appendix D)
   - Comment forms were available and encouraged to be filled out

Event Notification Methods

Conwest notified the local community of the Public Information Meeting numerous ways, including newspaper advertisements and a mailout required by the Township of Langley Developer Held Public Information Meeting Policy. As well, Conwest representatives hand delivered notices to those not included in the Public Information Meeting Notification Area provided by the Township.

1) Newspaper Advertisement
   - The meeting was advertised in two consecutive newspaper issues. The first advertisement ran in the Langley Advance Times on Thursday, February 17, 2022, and Thursday, February 24, 2022 (Appendix A).
2) Mailed Notice
   - On Tuesday, February 15, 2022, a notice was mailed and delivered by Canada Post to all addresses in the Public Information Meeting Notification Area provided by the Township of Langley (Appendix A).

3) In-Person Notice/ Community Engagement
   - On Tuesday, February 22, 2022, Conwest representatives had the opportunity to have discussions with sixteen surrounding businesses and residents to notify them through hand delivered notices of the Public Information Meeting.
   - The majority of the conversations surrounded an appetite for additional industrial development and a number of the business responses shared their personal experience surrounding challenges finding appropriate space for their business to grow in the immediate area or elsewhere in Metro Vancouver.

Summary of Public Comments Received

Three comment forms were completed and submitted to Conwest staff at the Public Information Meeting (Appendix F). There were no other comments received by email or phone leading up to the Public Information Meeting. A summary of the responses received at the meeting are noted below:

1) *Relationship to the Proposed Project:*
   - 1 person works in the Gloucester area
   - 1 person works and lives in Burnaby
   - 1 person did not provide a response
2) *Do you support these lands being used for industrial and employment uses?*
   - 2 people responded Yes
   - 1 person did not provide a response
3) *Do you have any additional comments to add?*
   - 1 person responded, “Employment lands are especially need[ed] to support the economy.”
   - 1 person responded, “I support this land being used to industrial and employment use based on the projected population growth of the region and the compensation on 96th Ave.”
   - 1 person responded, “Great plan!”

Appendix A: Notification – Newspaper

Newspaper Advertisement – Content:

DEVELOPER LED
PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

Conwest Developments Ltd. has applied to the Township of Langley to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan, and rezone eight lots on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to accommodate future industrial uses.



You are invited to attend a public information meeting to view the proposal and provide comments and feedback prior to Township Council's consideration of this application.

Date: **Wednesday, March 2, 2022**
Time: **4:00pm – 7:00pm**
Location: **Coghlan Community Hall,**
6795 256 St, Langley, BC V4W 1T9

We will have Covid protocols in place at the meeting and our team is available to discuss this project with you. If you are unable to attend or have any questions, please feel free to reach out by email or phone, gloucester@conwest.com or 604-293-3477.

Newspaper Advertisement – Thursday, February 17, 2022:



Langley Advance Times

Making the basket

Almost perfect weekend weather draws golfers to course

Dan Ferguson

It was a near-perfect weekend for disc golf, with cool but not freezing temperatures ranging as high as 11 degrees, no wind to speak of, and next to no chance of precipitation.

It brought dozens of players out to Raptors Knoll Disc Golf Park in Aldergrove in the 1100-block of 272n. Street, including Mike Lowrie and some friends – who said the weather would have to be pretty bad to keep them away.

"We've played in the winter," Lowrie told the Langley Advance Times.

Co-founded and designed by Stewart McIsaack and Chris Hartmann in 2019, the 18-hole, 50-acre course is ranked the second best course in Canada and 19th in the entire world.

According to one online account, the sport of disc golf originated in Canada in 1926, in Bladworth, Sask., when some elementary school students started throwing tin lids into four-foot circles outdoors.

It was called Tin Lid Golf, but it didn't catch on.

It was revived in the 1960s by U.S. university students who tossed discs at targets.

The game was re-introduced to Canada with the Canadian Frisbee championships in the 1970s.

Disc golf, as it is now known, evolved into its current form in California, adding chains and a basket for targets and beveled discs for better accuracy.

Anyone interested in taking up the sport can always drop by the local disc golf park, located across from Aldergrove Regional Park, at 1111 272nd St.

Or, for more information, people can visit the club website at www.raptorsdiscgolfpark.com or see their Facebook page, "Raptors Knoll Disc Golf Park at Jacksons Wetlands Park."

Built on the former Aldergrove landfill – which has been restored, covered with soil and donated wildflower seeds, and planted with trees – Raptors Knoll Disc Golf Park is a part of the 100-acre Jacksons Wetlands Park, which includes wetlands and a trail.

More online

Check out video and more photos

A sunny weekend drew dozens of disc golf players to the Raptors Knoll course in Aldergrove during the weekend. (Dan Ferguson/Langley Advance Times)

Mike Lowrie

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gloucester@conwest.com or 604-293-3477.

YOUR SOURCE FOR LOCAL NEWS
LANGLEY Advance Times
www.langleyadvancetimes.com
Black Press Media

Newspaper Advertisement – Thursday, February 24, 2022:



Langley Advance Times

Sword, knives, clubs seized in driving stop

RCMP are also looking into fake ID and illicit cannabis in other recent investigations

Matthew Claxton

Drivers from Langley, Pitt Meadows, and Abbotsford could be facing charges after a Langley RCMP operation that turned up everything from drugs to fake IDs to a sword.

The sword and other weapons were found in a Honda Civic that was pulled over in Langley City as part of an operation by the Langley RCMP Special Response Team and Street Crime units over the week of Feb. 14 to 18.

An officer pulled over the car and noticed the

The 24-year-old woman driving and her 48-year-old male passenger, both Langley residents, were arrested for possession of a weapon.

When the car was searched, police found bear bangers, a machete, a Bowie knife, and two clubs.

All the weapons were seized and will be destroyed, said Cpl. Holly Largy, spokesperson for the Langley RCMP.

Two other stops led to seizures, tickets, or recommendations of criminal charges.

In the first, a stolen U-Haul with a prohibited driver at the wheel was pulled over. The 51-year-old Pitt Meadows

found to be in possession of multiple fake B.C. driver's licenses and social insurance cards.

The driver has been released from custody, and the RCMP has forwarded details of the case to the B.C. Prosecution Service, to consider charges.

Another stop involved a BMW driving on 200th Street.

Officers who pulled the car over noted a strong odour of freshly smoked cannabis, and the 20-year-old Abbotsford man driving appeared to be very nervous and sweaty.

When he was asked to exit the vehicle, the officers spotted a large knife in the

The vehicle was searched, and individually packaged drugs were found.

The man was given a ticket under the Cannabis Control and Licensing Act, and other information was forwarded to the Prosecution Service, for consideration of criminal charges.

The stops have been about suppressing violence around Langley, according to the RCMP.

"Langley RCMP is committed to reducing violent crimes within our communities, and this partnership is just the beginning of our efforts to eradicate this intolerable behaviour," said

Langley RCMP seized knives, clubs, a machete, and even a small sword in a series of vehicle stops around the community in recent days. (Langley RCMP/Special to the Langley Advance Times)

Developer Held Public Information Meeting
Proposed Development (Project 08-14-0226)
6905 & 6947 –205 Street, Langley

1287539 B.C. Ltd. has applied to the Township of Langley to rezone the subject properties from Suburban Residential Zone SR-2 to Residential Lot Zone R-1A for the development of 16 single family lots

You are invited to attend a Public Information Meeting on

Tuesday March 1, 2022
between 5:00 – 7:00pm

at the

Mountainview Alliance Church
7040-200 Street, Langley, B.C. V2Y 1Y4

to view the development proposal, meet the project team and provide your comments.

Your input is welcomed prior to Council's consideration of this application.

For more information, please call Michael Helle at 604-532-9700

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 14-07-0056

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We will have Covid protocols in place at the meeting and our team is available to discuss this project with you. If you are unable to attend or have any questions, please feel free to reach out by email or phone.

gloucester@conwest.com or 604-293-3477.

Virtanen to get jury trial

Ben Lypka

Jake Virtanen, represented by lawyer Joseph Scolnicki, has elected to have his sexual assault trial by judge and jury.

Virtanen, who grew up in Langley, appeared Feb. 17 in Vancouver provincial court. His next court appearance will be in B.C. Supreme Court on March 9.

B.C. Prosecution Service approved one count of sexual assault against Virtanen, 25, in relation to an incident that occurred in Vancouver on Sept. 26, 2017, when Virtanen was playing in the NHL. The charge was announced on Jan. 27.

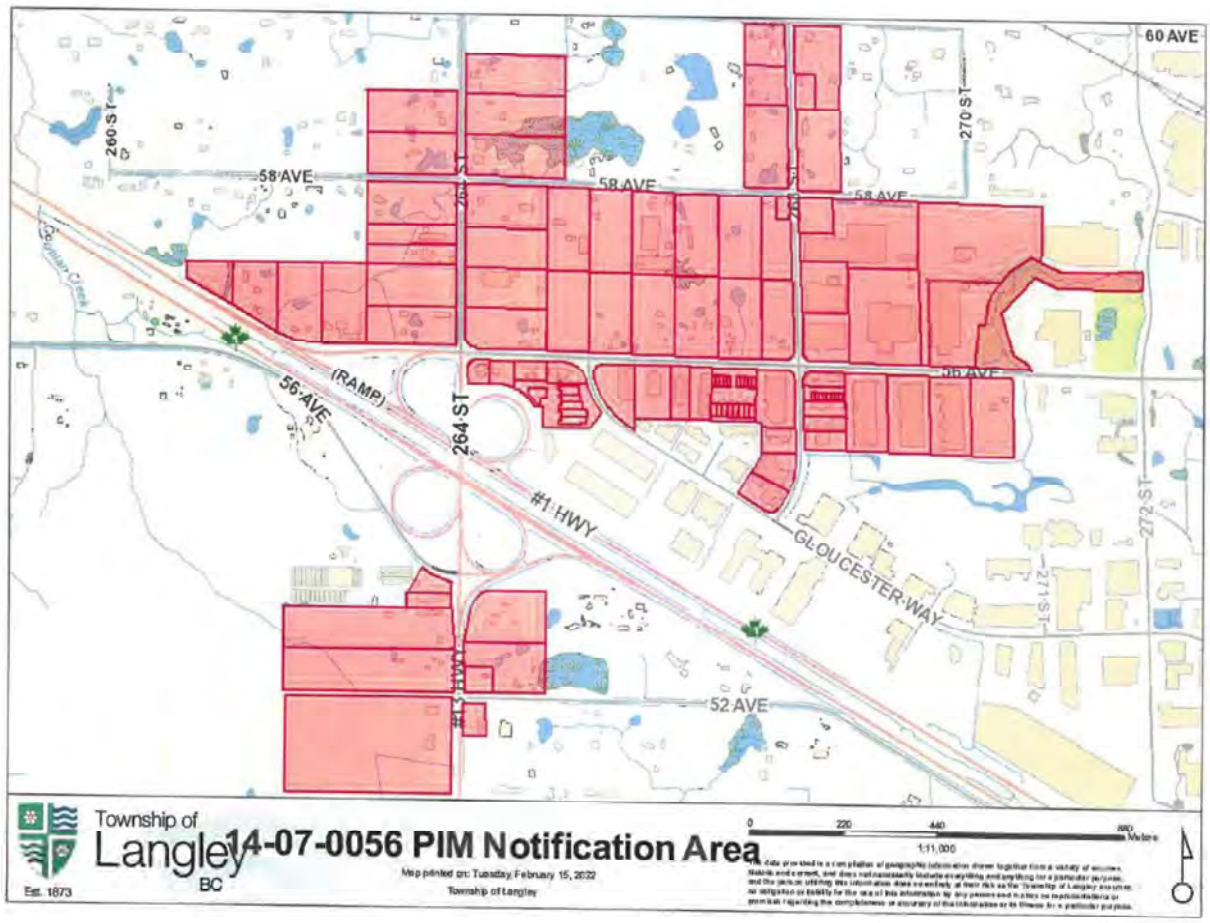
Virtanen

The Vancouver Police Department launched an investigation in May 2021, when a woman, now 25, came forward to police. Virtanen is not currently in custody.

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Appendix B: Notification – Mail

Public Information Meeting Notification Area (red), provided by the Township of Langley – 162 addresses:



Mailed Notice – mailed Tuesday, February 15, 2022:

DEVELOPER LED PUBLIC INFORMATION MEETING

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We will have Covid protocols in place at the meeting and our team is available to discuss this project with you. If you are unable to attend or have any questions, please feel free to reach out to connect with us either by email to gloucester@conwest.com, or call us at 604-293-3477.

Appendix C: Photos of Event





Appendix D: Presentation Materials

ABOUT CONWEST

Conwest is a local, private, family owned real estate developer founded in the early 1980s.
Conwest was first established as a civil contracting company and has expanded significantly over the years.

Conwest has over 30 years of experience in industrial and commercial real estate development. Past projects include both large and small scale industrial developments, including Amazon's last mile distribution centre in Delta, and the newly constructed head office, warehouse and distribution centre for Lordco Auto Parts in Port Coquitlam.

Conwest recognizes the importance of creating jobs and economic development within local communities.







PROJECT OVERVIEW

PROPOSAL

- Amendment to the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan to permit future industrial uses
- Rezone eight lots from Rural Zone (RU-1) to General Industrial Zone (M-2)
- Detailed Development Permit application to follow



PROJECT OVERVIEW

Official Community Plan

EXISTING DESIGNATION: Agricultural

PROPOSED DESIGNATION: Industrial

Zoning

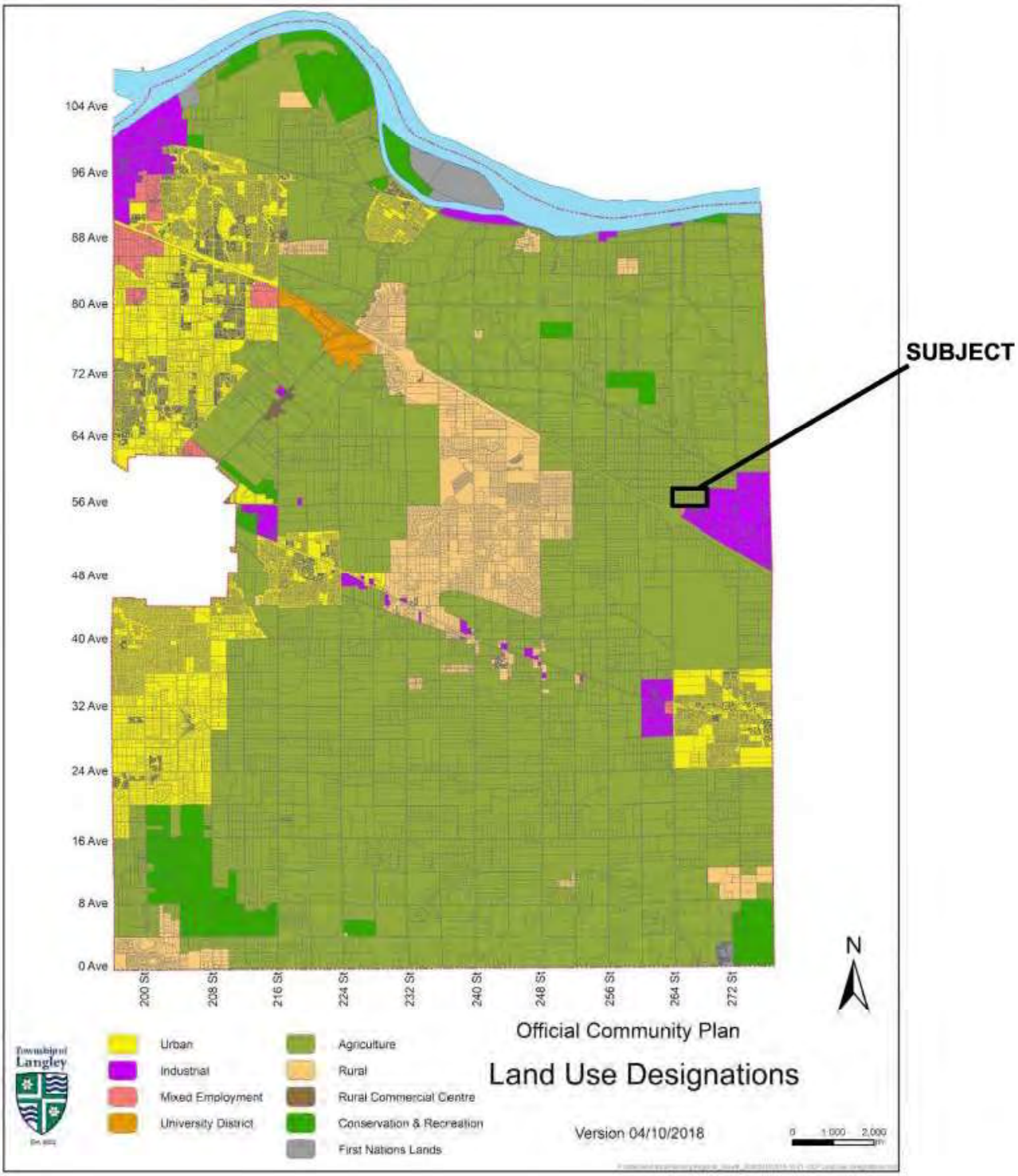
EXISTING ZONING: Rural Zone (RU-1)

PROPOSED ZONING: General Industrial Zone (M-2)

POTENTIAL USES INCLUDE:

- Light manufacturing, assembly, repair, finishing and packaging of products
- Warehousing, wholesaling and storage facilities (inside)
- Accessory offices to permitted industrial uses
- All uses enclosed within buildings



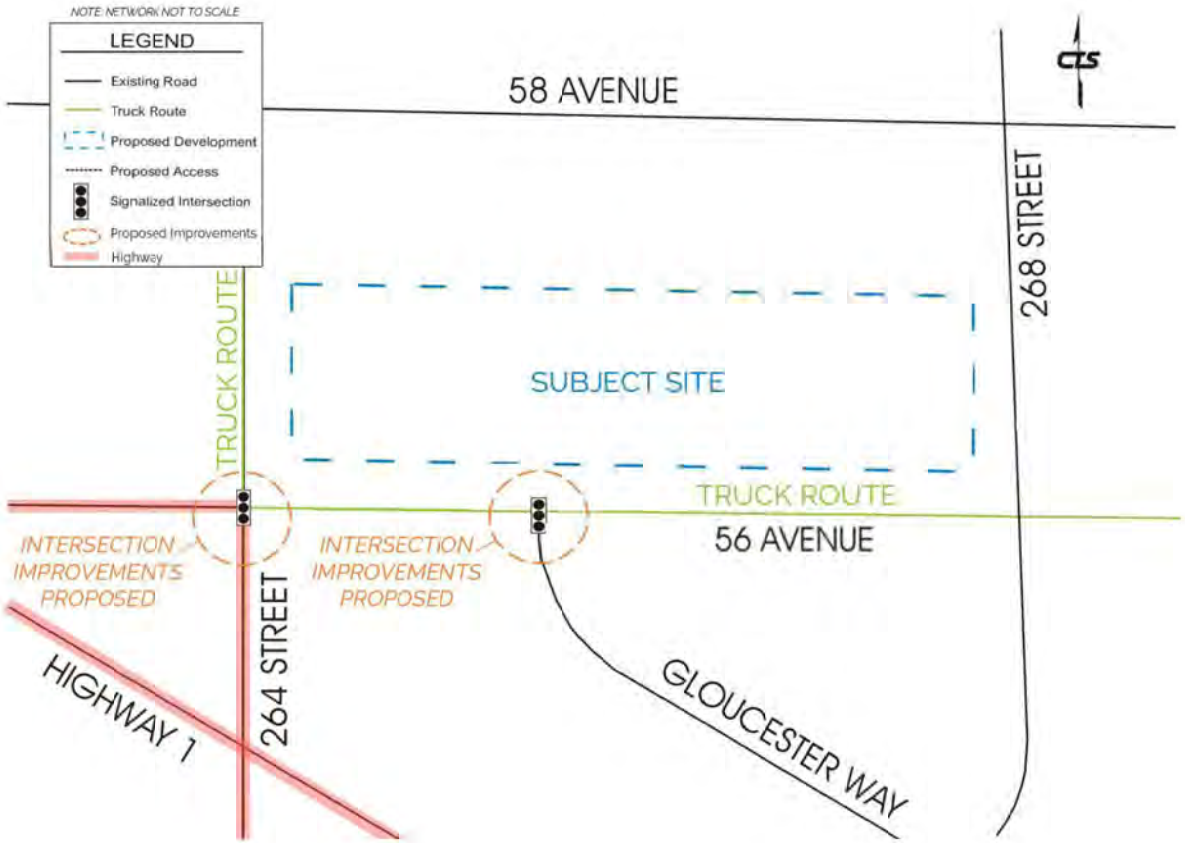

104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
N
Official Community Plan
Land Use Designations
Version 04/10/2018
Township of Langley
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands

EMPLOYMENT

- This application aligns with the goals set out by Metro Vancouver in the Regional Growth Strategy as well as the Township of Langley's Economic Development strategy.
- Under typical industrial development assumptions, these lands will provide hundreds of full-time jobs.
- This rezoning will also contribute to achieving the goals set out in the Township's Economic Development Strategy, namely:
  - Help create additional jobs so that there are more jobs than working residents to maintain employment opportunities for local workers.
  - Maintain the diversity of the local economy by helping existing companies to expand and by attracting new industries.
- The proposed location offers strategic access off the Highway



SITE ACCESS



- Site has frontage on the existing Township Truck Route on 264 Street and 56 Avenue
- Intersection improvements proposed for Gloucester Way and 56 Avenue and 264 Street and 56 Avenue.
  - Pedestrian crosswalk construction
  - 4-way signal at Gloucester Way intersection
- Ministry of Transportation and Infrastructure improvements to Highway 1 planned
- Less than 300m away from Highway 1

96TH AVENUE ENHANCEMENT PROJECT



Proposal to rehabilitate and enhance a current relic site in the Township of Langley.

This Off-site Environmental Compensation project includes the following improvements:

- Creation and improvement of fish habitat
- Community Amenity which includes a potential learning farm and trail continuation

KPU

Salmon River Enhancement Society

96TH AVENUE ENHANCEMENT PROJECT

Existing



Proposal



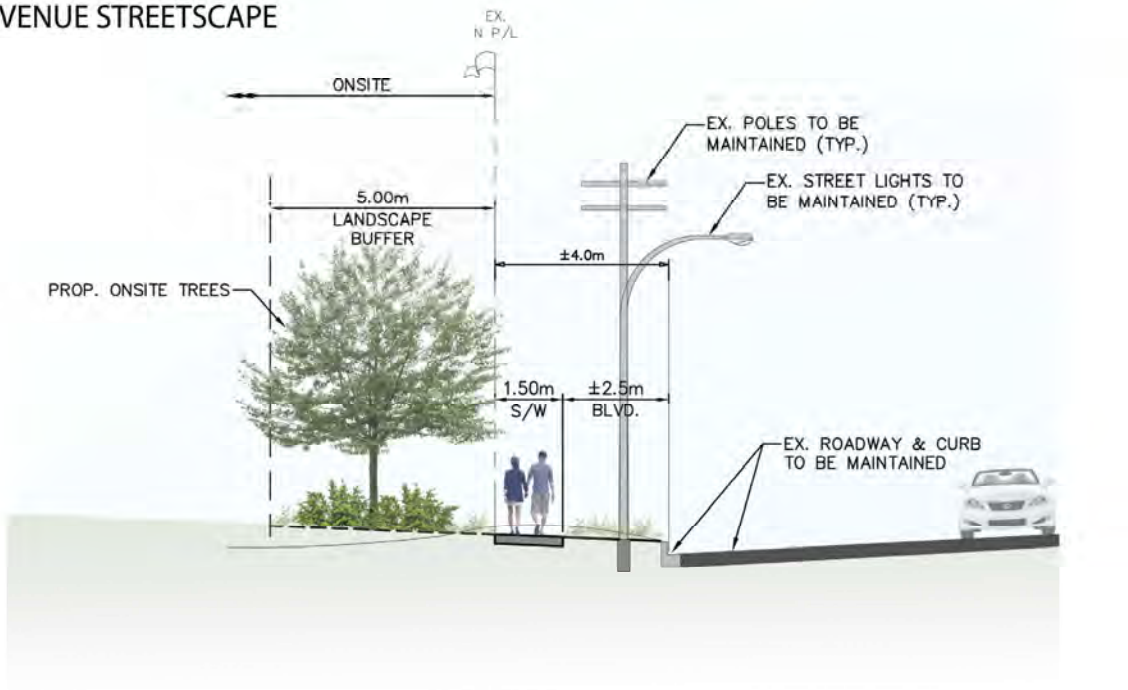
Off-channel design with overflow channel incorporated. Overflow channel could be removed from design and adjacent pool made larger.

Precedent Imagery



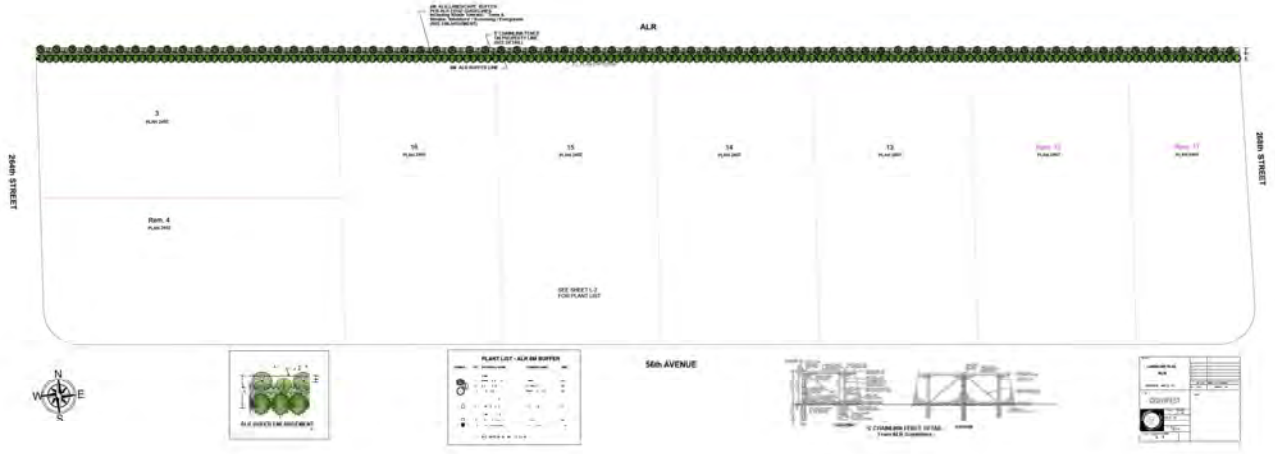


56 AVENUE STREETSCAPE

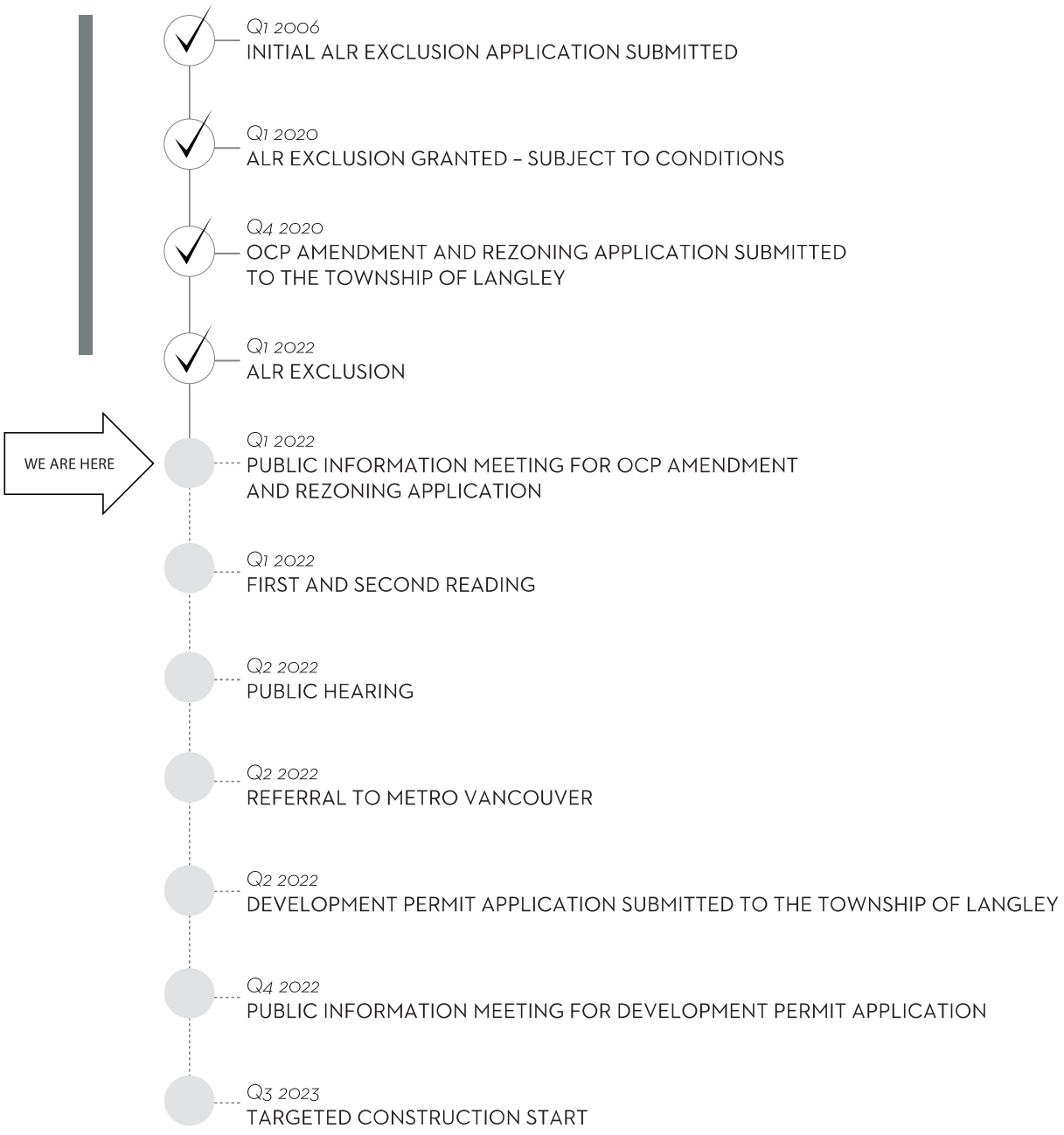


- Various landscape improvements proposed
  - Onsite landscape buffer
  - Vegetated ALR buffer
  - Sidewalk and curb construction along 56 Ave between 264 Street and 268 Street
- 96th Avenue Enhancement Project

VEGETATED ALR BUFFER



SCHEDULE



Q1 2006
INITIAL ALR EXCLUSION APPLICATION SUBMITTED

Q1 2020
ALR EXCLUSION GRANTED – SUBJECT TO CONDITIONS

Q4 2020
OCP AMENDMENT AND REZONING APPLICATION SUBMITTED TO THE TOWNSHIP OF LANGLEY

Q1 2022
ALR EXCLUSION

Q1 2022
PUBLIC INFORMATION MEETING FOR OCP AMENDMENT AND REZONING APPLICATION

Q1 2022
FIRST AND SECOND READING

Q2 2022
PUBLIC HEARING

Q2 2022
REFERRAL TO METRO VANCOUVER

Q2 2022
DEVELOPMENT PERMIT APPLICATION SUBMITTED TO THE TOWNSHIP OF LANGLEY

Q4 2022
PUBLIC INFORMATION MEETING FOR DEVELOPMENT PERMIT APPLICATION

Q3 2023
TARGETED CONSTRUCTION START

Appendix E: Completed Sign-In Sheet

PUBLIC INFORMATION MEETING REGISTRATION

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FOIPPA s. 22(1)		✓		FOIPPA s. 22(1)	FOIPPA s. 22(1)	
		✓				
		Langley				
		Ft Langley				
Pietrina Amos. →		Murrayville.			parmason@tol.ca.	
FOIPPA s. 22(1)		MATSQui			FOIPPA s. 22(1)	
		BURNABY				

PUBLIC INFORMATION MEETING REGISTRATION

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FOI PPA s 22(1)		Surrey Langley Langley NEW WEST.	FOI PPA s 22(1)			

Appendix F: Completed Comment Response Forms

COMMENT FORM

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This public information meeting is to discuss the application to the Township of Langley to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan, and rezone eight lots on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to accommodate future industrial uses. Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1)

Email:

Phone:

Please check applicable boxes:

- ☐ I work in the Gloucester area
- ☐ I live in the Township of Langley
- ☐ Other: WORK + LIVE IN BURNABY.

1. Do you support these lands being used for industrial and employment uses?

   (Yes) No

2. Do you have additional comments to add?

I SUPPORT THIS LAND FOR INDUSTRIAL + EMPLOYMENT USE BASED ON THE PROJECTED POPULATION GROWTH OF THE REGION AND THE COMPENSATION ON 96TH AVE.

Thank you for taking the time to comment!

COMMENT FORM

Conwest – Gloucester OCP Amendment + Rezoning – Project No. 14-07-0056

This public information meeting is to discuss the application to the Township of Langley to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan, and rezone eight lots on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to accommodate future industrial uses. Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name:

Email:

Phone:

Please check applicable boxes:

- ☐ I work in the Gloucester area
- ☐ I live in the Township of Langley
- ☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

   Yes No

2. Do you have additional comments to add?

Great Plan!!

Thank you for taking the time to comment!

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (CONWEST) BYLAW NO. 5706

EXPLANATORY NOTE

Bylaw No. 5706 amends the Rural Plan by deleting the subject site (located in the 5600 Block of 264 Street) from the Rural Plan area, and amends the Gloucester Industrial Park Community Plan by extending the Plan Boundary to include the subject site, designating the site “Service and General Industrial” and including the site as a mandatory Development Permit Area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (CONWEST) BYLAW NO. 5706

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 “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by amending “Map 1 - Land Use” to change the designation of the lands from “Agriculture” to “Industrial” and further amending “Map A-1 RGS Land Use” from “Agriculture” to “Industrial” with respect to the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556” as amended is further amended with respect to the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

   a) by amending the Gloucester Industrial Park Development Concept map to include the lands in the Plan Boundary;
   b) designating the lands as “Service and General Industrial”; and
   c) designating the lands as a Development Permit Area.

4. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by revising Map 1 to include within the “Urban Boundary” and removing from the “Small Farms/Country Estates” designation the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

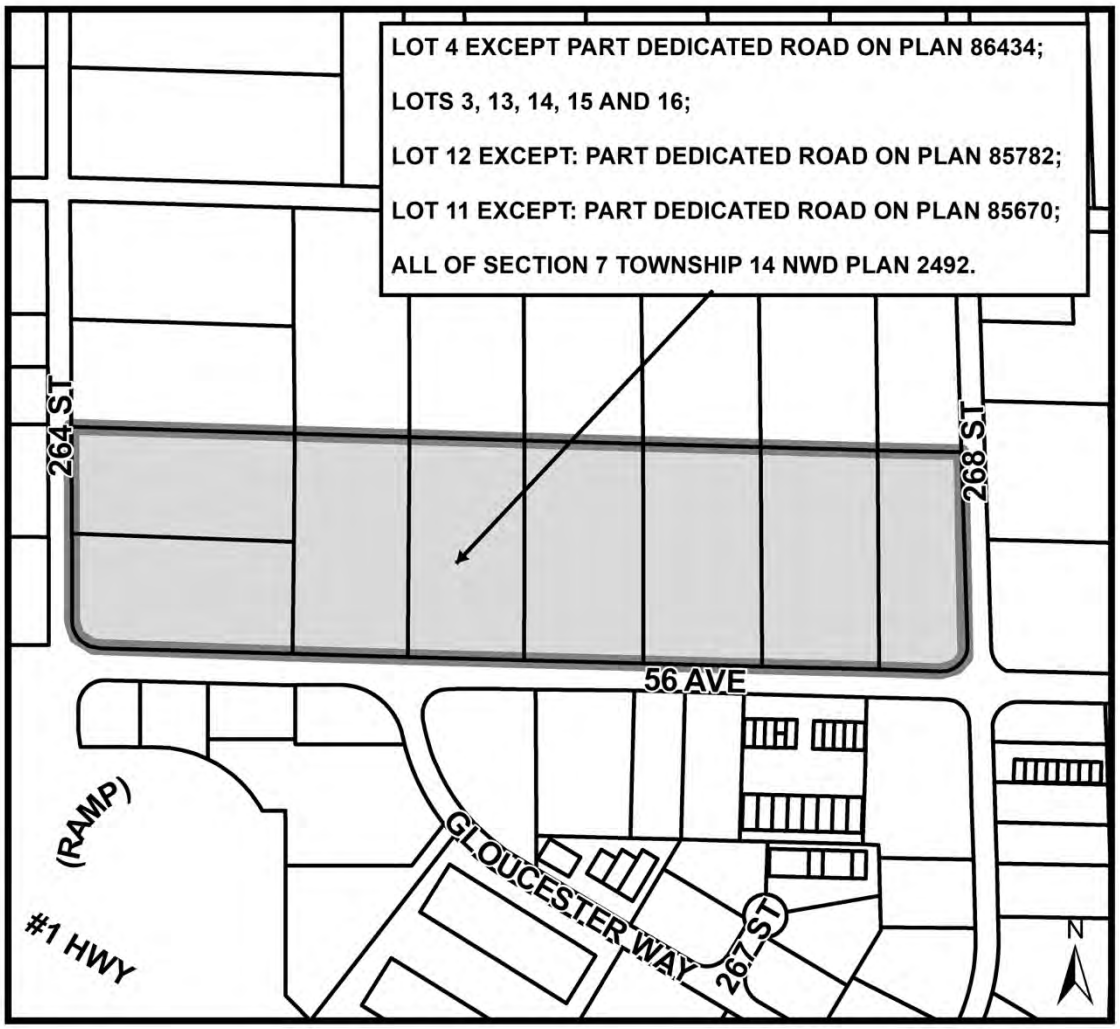
   All of Section 7 Township 14 NWD Plan 2492.

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	28	day of	March	, 2022
READ A SECOND TIME the	28	day of	March	, 2022
PUBLIC HEARING HELD the	11	day of	April	, 2022
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5706



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW NO. 5707

EXPLANATORY NOTE

Bylaw No. 5707 rezones properties located at 26695, 26601, 26575, 26477, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street from Rural Zone RU-1 to General Industrial Zone M-2.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW 2021 NO. 5707

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 (Conwest) Bylaw No. 5707”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

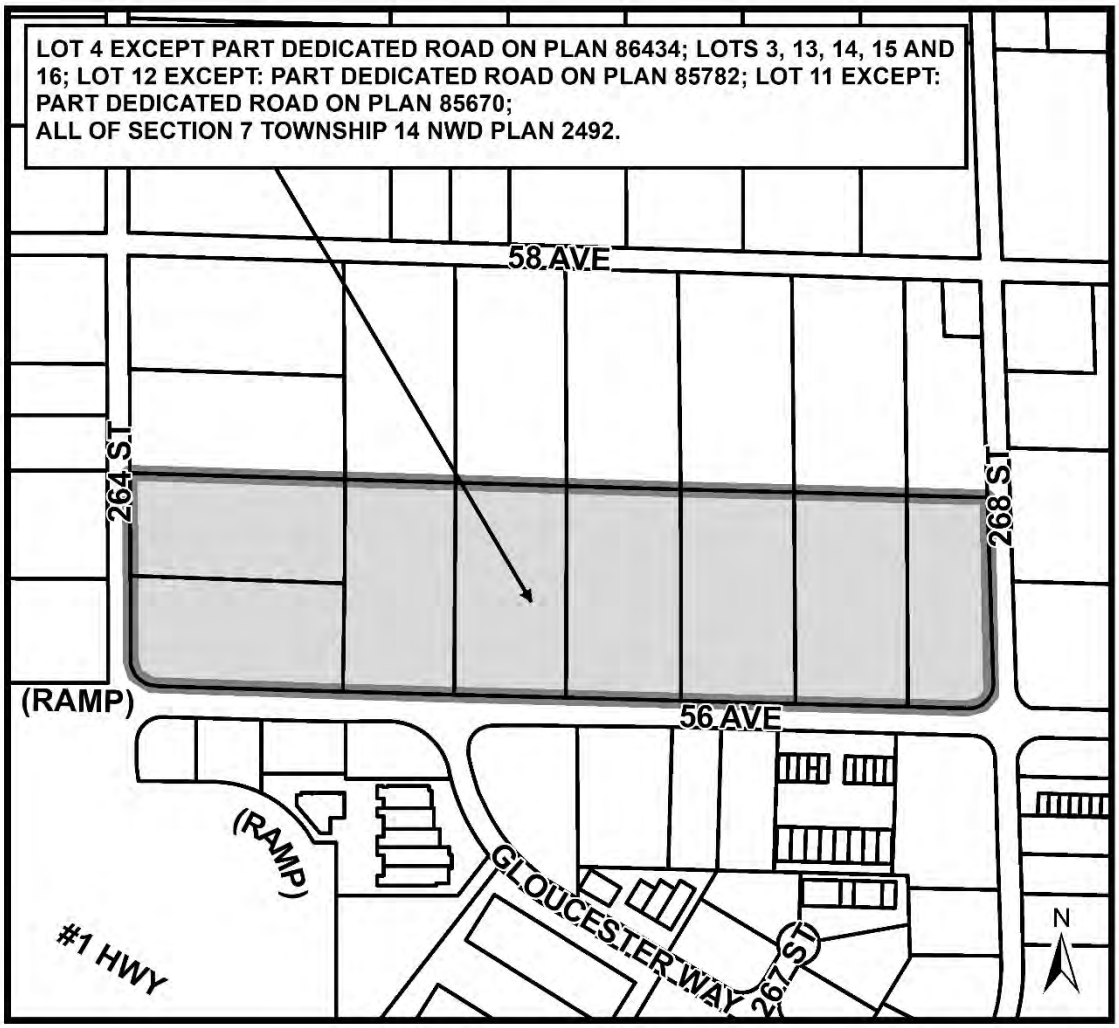
   All of Section 7 Township 14 NWD Plan 2492.

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to General Industrial Zone M-2.

READ A FIRST TIME the	28	day of	March	, 2022
READ A SECOND TIME the	28	day of	March	, 2022
PUBLIC HEARING HELD the	11	day of	April	, 2022
READ A THIRD TIME the		day of		, 2023
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5707



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT (CONWEST) BYLAW NO. 5708

EXPLANATORY NOTE

Bylaw No. 5708 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the properties located at: 26695, 26601, 26575, 26713, 26477 – 56 Avenue and 26500 Block of 56 Avenue and 5670, and 5625 – 264 Street to coincide with rezoning from rural to industrial.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT (CONWEST) BYLAW NO. 5708

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 “Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw No. 5708”.

2. The “Subdivision and Development Servicing Bylaw 2019 No. 5382” as amended is further amended by amending the map “Service Levels” in “Schedule A” to redesignate the lands as “Level 1 - Urban” with respect to lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	28	day of	March	, 2022
READ A SECOND TIME the	28	day of	March	, 2022
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5708

