



REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 27, 2026 - REGULAR MEETING	REPORT:	26-94
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-01-0111
SUBJECT:	REZONING APPLICATION NO. 100781, DEVELOPMENT PERMIT APPLICATION NO. 101500 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100186 (BAINS / PUREWAL / 5115 - 214 STREET)		

PROPOSAL:

Application to rezone approximately 0.42 ha (1.0 ac) of land located at 5115 - 214 Street to Suburban Residential Zone SR-3, issue a streamside development permit and vary the lot frontage to create two residential lots.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6251 subject to nine (9) prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 6231) of Development Permit (Streamside) No. 101500 and Development Variance Permit No. 100186.

RATIONALE:

The proposed development complies with the Murrayville Community Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bains/Purewal) Bylaw No. 6251 rezoning approximately 0.42 ha (1.0 ac) of land located at 5115 - 214 Street to Suburban Residential Zone SR-3 to facilitate subdivision to create two residential lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of necessary improvements for 214 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Street Trees and Boulevard Plantings Policy.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Provision of a detailed landscape plan and security for Agricultural Land Reserve (ALR) landscape buffer and interim/ultimate trail along the west property line.
6. Final approval of the of the Streamside Protection and Enhancement Area report, including acceptance of the streamside enhancement plans, fencing, signage, security and monitoring.
7. Registration of restrictive covenants acceptable to the Township:

REZONING APPLICATION NO. 100781, DEVELOPMENT
 PERMIT APPLICATION NO. 101500 AND DEVELOPMENT
 VARIANCE PERMIT APPLICATION NO. 100186 (BAINS /
 PUREWAL / 5115 - 214 STREET)
 Page 2 . . .

- a. securing protection of Streamside Protection and Enhancement Area
 - b. securing protection and long-term maintenance of the ALR landscape buffer (combined with the Streamside Protection Area) along the western portion of the site
 - c. notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities
 - d. restricting development until a Development Permit is issued for the site
 - e. identifying the units (minimum 5% single family lots) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township’s Official Community Plan.
8. As per the applicant’s proposal and consistent with Interim Policy Regarding Community Amenity Contributions (Policy No. 07-170), in support of the proposed rezoning application, provision of \$39,142 as a voluntary amenity contribution.
 9. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township’s 5% Neighbourhood Park Land Acquisition Policy.

That Council at the time of final reading of Bylaw No. 6251 authorize issuance of Development Variance Permit No. 100186 (frontage variance) as follows:

- a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement for the Suburban Residential Zone SR-3 from 27.45 m (90.0 ft) to 25.9 m (85.0 ft) for the proposed lots as indicated in Schedule “A”.
- b. Registration of an exterior design control agreement informed by a Neighbourhood Character Study at the time of subdivision to the acceptance of the Township.

That Council at time of final reading of Bylaw No. 6251 authorize issuance of Development Permit No. 101500 for property located at 5115 – 214 Street subject to the following:

- a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
- b. Registration of a restrictive covenant protecting the 20 m wide Streamside Protection and Enhancement Development Permit Areas (SPEA) shown on Schedule “A” to the acceptance of the Township.
- c. Security for and completion of streamside enhancement and restoration works, including fencing, as shown on Schedule “B” and as described in Watercourse Classifications prepared by Pieris Ecological Consulting April 16, 2026.
- d. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.
- e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
- f. Four year maintenance and monitoring program including replacement plantings as described in Watercourse Classifications prepared by Pieris Ecological Consulting April 16, 2026.
- g. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

REZONING APPLICATION NO. 100781, DEVELOPMENT
PERMIT APPLICATION NO. 101500 AND DEVELOPMENT
VARIANCE PERMIT APPLICATION NO. 100186 (BAINS /
PUREWAL / 5115 - 214 STREET)
Page 3 . . .

EXECUTIVE SUMMARY:

Coastland Engineering and Surveying Ltd. has applied on behalf of the property owners to rezone approximately 0.42 ha (1.0 ac) of land located at 5115 - 214 Street to Suburban Residential Zone SR-3 to create two residential lots. The application also includes a Development Variance Permit to vary the minimum lot frontage requirement for the proposed Suburban Residential Zone SR-3 from 27.45 m (90.0 ft) to 25.9 m (85.0 ft) for both lots and a Streamside Development Permit.

The proposal complies with the Suburban Residential 5 uph (2 upa) land use designation of the Murrayville Community Plan. Staff recommend that Council consider the rezoning bylaw, subject to the completion of nine (9) development prerequisites and authorize issuance (at time of final reading of Bylaw No. 6251) of Development Permit (Streamside) No. 101500 and Development Variance Permit No. 100186.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 6251, Development Permit (Streamside) No. 101500 and Development Variance Permit No. 100186.

REZONING APPLICATION NO. 100781, DEVELOPMENT
 PERMIT APPLICATION NO. 101500 AND DEVELOPMENT
 VARIANCE PERMIT APPLICATION NO. 100186 (BAINS /
 PUREWAL / 5115 - 214 STREET)
 Page 4 . . .

REFERENCE:

Owner:	Karan, Vikram and Kiran Bains 2571 Railcar Crescent Abbotsford, BC V4X 0B8 Jasraj Purewal 16430 - 87A Avenue Surrey, BC V4N 1E7
Agent:	Coastland Engineering & Surveying Ltd. 101, 19292 – 60 Avenue Surrey, BC V4N 1E7
Legal Description:	Lot 45 Section 1 Township 8 New Westminster District Plan 41141
Location:	5115 - 214 Street
Area:	0.42 ha (1.0 ac)
Existing Zoning:	Suburban Residential Zone SR-1
Proposed Zoning:	Suburban Residential Zone SR-3
Murrayville Community Plan:	Suburban Residential (5 uph / 2 upa)
Official Community Plan:	Small-Scale Multi-Use Housing Development Permit Area

BACKGROUND/HISTORY:

- The subject land is currently zoned Suburban Residential Zone SR-1 and is designated Suburban Residential (5 uph / 2 upa) in the Murrayville Community Plan.
- The site abuts lands in the ALR to the west and a Class B watercourse exists on the eastern and western portion of the site.
- To accommodate the proposed development, the applicant is utilizing the Streamside Protection and Enhancement Area (SPEA) modification provisions of Schedule 3 of the Official Community Plan (OCP). The applicant's proposal includes infilling a ditch on 214 Street (80.7 m² / 868.9 ft² of instream and riparian habitat) to accommodate construction of 214 Street. The ditch infill is offset by 1,034 m² / 11,129.9 ft² of riparian planting in the 20 m (66 ft) SPEA for Class B watercourse on the west side of the site. Finalization of the streamside enhancement and restoration plans and completion of the works is required as a condition of development.
- The site is currently occupied by a single family dwelling.

DISCUSSION/ANALYSIS:

- Coastland Engineering & Surveying Ltd. has applied on behalf of the owners to rezone 0.42 ha (1.0 ac) of land located at 5115 – 214 Street to Suburban Residential Zone SR-3 to facilitate a development consisting of two residential lots of approximately 0.21 ha (0.51 ac) each.

REZONING APPLICATION NO. 100781, DEVELOPMENT
 PERMIT APPLICATION NO. 101500 AND DEVELOPMENT
 VARIANCE PERMIT APPLICATION NO. 100186 (BAINS /
 PUREWAL / 5115 - 214 STREET)
 Page 5 . . .

- As the proposed Suburban Residential Zone SR-3 allows for small-scale multi-unit housing (SSMUH) development as a permitted use, issuance of a Development Permit as per Schedule 4 Development Permit: Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH) of the OCP is required prior to subdivision.
- The applicant has also applied for a Development Variance Permit to vary the minimum lot frontage requirement for the Suburban Residential Zone SR-3 from 27.45 m (90.0 ft) to 25.9 m (85.0 ft) for the two proposed lots.
- Staff note that the proposal complies with the Murrayville Community Plan and is compliant with the proposed corresponding Suburban Residential Zone SR-3, with the exception of the proposed lot frontage variance.

Adjacent Uses:

	Existing Use	Murrayville Community Plan Designation	Existing Zoning
North:	Single family house	Suburban Residential	Suburban Residential Zone SR-3
South:	Vacant lot	Single Family One	Suburban Residential SR-3
East:	214 Street beyond which are single family residential lots	Single Family One	Residential Zone R-1E
West:	Agricultural property in ALR	Agriculture (OCP)	Rural Zone RU-1

Zoning Amendment:

- Bylaw No. 6251 proposes to rezone the site to Suburban Residential Zone SR-3 to facilitate a residential development consisting of two lots in compliance with the Murrayville Community Plan.

Development Variance Permit:

- Proposed Development Variance Permit No. 100186 is attached to this report as Attachment B.
- The applicant proposes to vary Section 110.1 – Minimum Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 to vary the minimum lot frontage of the Suburban Residential Zone SR-3 from 27.45 m (90.0 ft) to 25.9 m (85.0 ft) for the proposed lots as indicated in Schedule A.
- In support of the proposed lot frontage variance, the applicant indicates that the proposed lots are 2,090 m² (22,497 ft²) in size each and are larger (18%) than required by the Zoning Bylaw (1,765 m² / 18,998 ft²). Staff note that the lots to the north and south of the subject site also have 25.9 m (85.0 ft) frontages.
- The applicant has committed to providing a Neighbourhood Character Study and an Exterior Design Control Agreement prepared by a qualified Design Consultant at time of subdivision (included as a condition of DVP 100186)

REZONING APPLICATION NO. 100781, DEVELOPMENT
 PERMIT APPLICATION NO. 101500 AND DEVELOPMENT
 VARIANCE PERMIT APPLICATION NO. 100186 (BAINS /
 PUREWAL / 5115 - 214 STREET)
 Page 6 . . .

Subdivision:

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

Development Permit (Streamside):

- Two watercourses are located on or adjacent to the site: a Class B (yellow-coded) watercourse in the 214 Street road allowance and a Class B (yellow-coded) watercourse on the western edge of the site.
- As part of the proposed development, works include infilling and enclosing the Class B watercourse in 214 Street and reclaiming habitat on the western edge of the site.
- Proposed riparian habitat compensation associated with infilling and enclosing the Class B watercourse in 214 Street runs parallel to the west property line.
- The SPEA is proposed to be augmented with native vegetation with invasive species removed and to be maintained and monitored for four years with long term protection secured by restrictive covenant and fencing.
- Proposed streamside works are consistent with the objectives of OCP Schedule 3 and the Township's Sustainability Charter. Proposed Streamside Development Permit No. 101500 is attached to this report (Attachment C) for Council's consideration.

Development Permit:

- As the proposed Suburban Residential Zone SR-3 allows for SSMUH development as a permitted use, issuance of a Development Permit as per Schedule 4 Development Permit: Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH) of the OCP is required prior to subdivision.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw) delegated issuance of Development Permits for SSMUH developments to a delegated staff official.

Voluntary Amenity Contributions:

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

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

The applicant has proposed a \$39,142 voluntary amenity contribution in support of the proposed rezoning application.

Tree Protection / Replacement:

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

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
5	2	17	17	2	21

REZONING APPLICATION NO. 100781, DEVELOPMENT
PERMIT APPLICATION NO. 101500 AND DEVELOPMENT
VARIANCE PERMIT APPLICATION NO. 100186 (BAINS /
PUREWAL / 5115 - 214 STREET)
Page 7 . . .

Policy Considerations:

The proposed rezoning, streamside development permit and development variance permit will facilitate a residential development consisting of two residential lots.

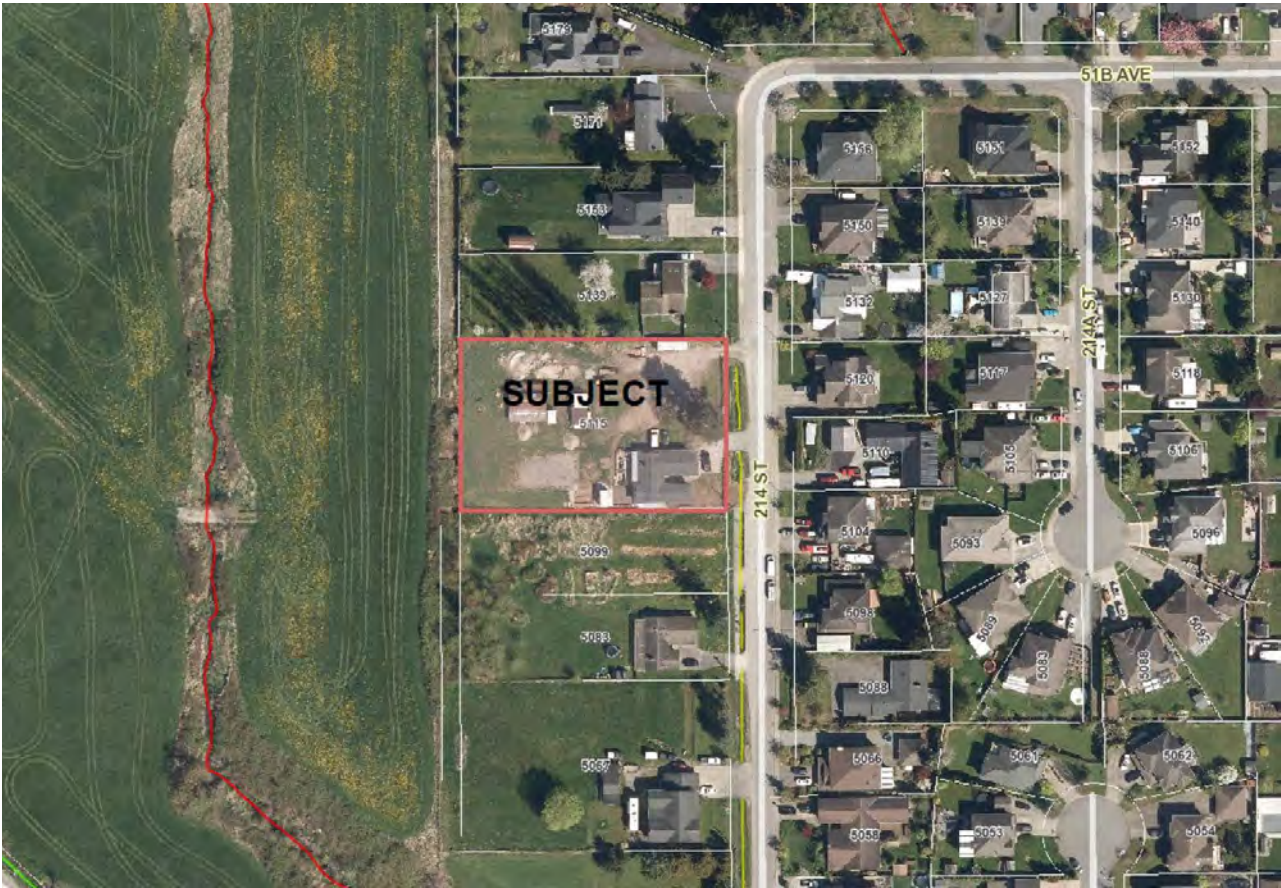
Staff recommend that Council give first, second and third reading to Bylaw No. 6251 (subject to nine (9) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 6251) of accompanying Development Permit (Streamside) No. 101500 and Development Variance Permit No. 100186.

Respectfully submitted,

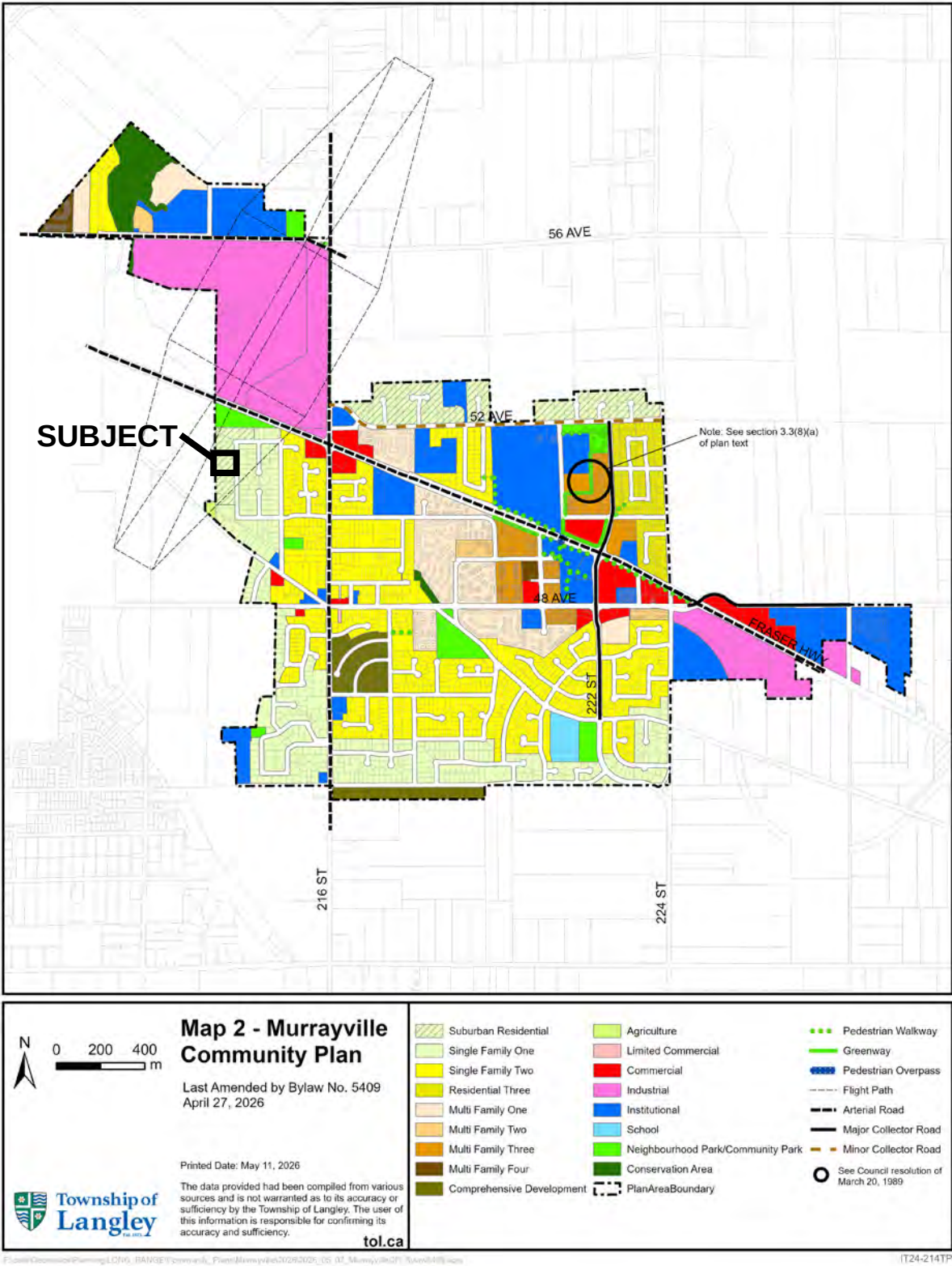
Teresa Hanson
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A
ATTACHMENT B
ATTACHMENT C

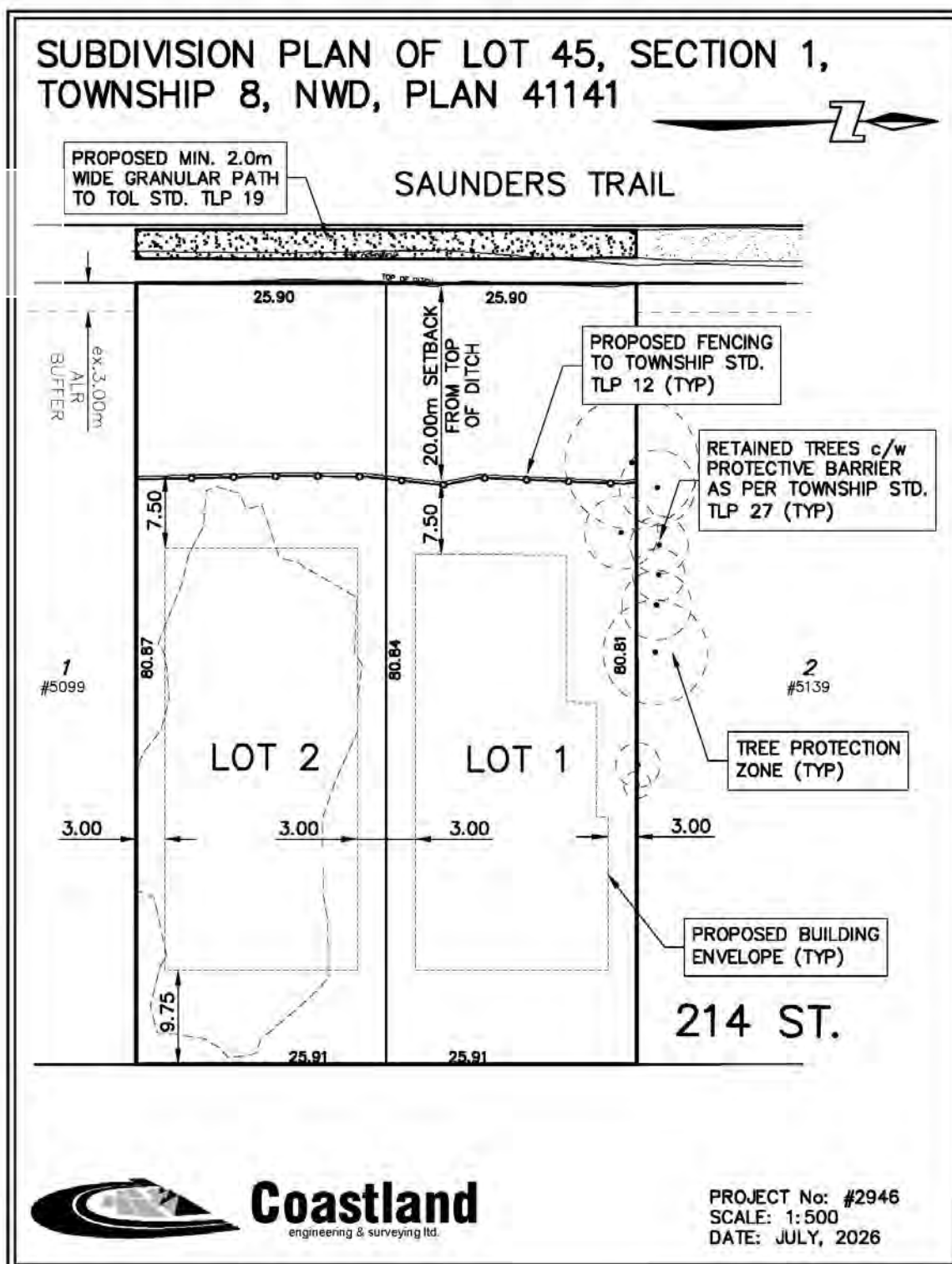
Maps and Graphics
Development Variance Permit No.100186
Development Permit (Streamside) No. 101500



AERIAL CONTEXT MAP



G.1 - Page 10



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100186

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

1. NAME: Karan, Vikram and Kiran Bains Jasraj Purewal
 ADDRESS: 2571 Railcar Crescent 16430 – 87A Avenue
 Abbotsford, BC V4X 0B8 Surrey, BC V4N 1E7
2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

 LEGAL DESCRIPTION: Lot 45 Section 1 Township 8 New Westminster District Plan
 41141
 CIVIC ADDRESS: 5115 – 214 Street
3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township:
 - a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement for the Suburban Residential Zone SR-3 from 27.45 m (90.0 ft) to 25.9 m (85.0 ft) for the proposed lots as indicated in Schedule “A”.
 - b. Registration of an exterior design control agreement informed by a Neighbourhood Character Study at the time of subdivision to the acceptance of the Township.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

All developments forming part of this development variance permit shall be substantially commenced within two years after the date the development variance permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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

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

Attachments:

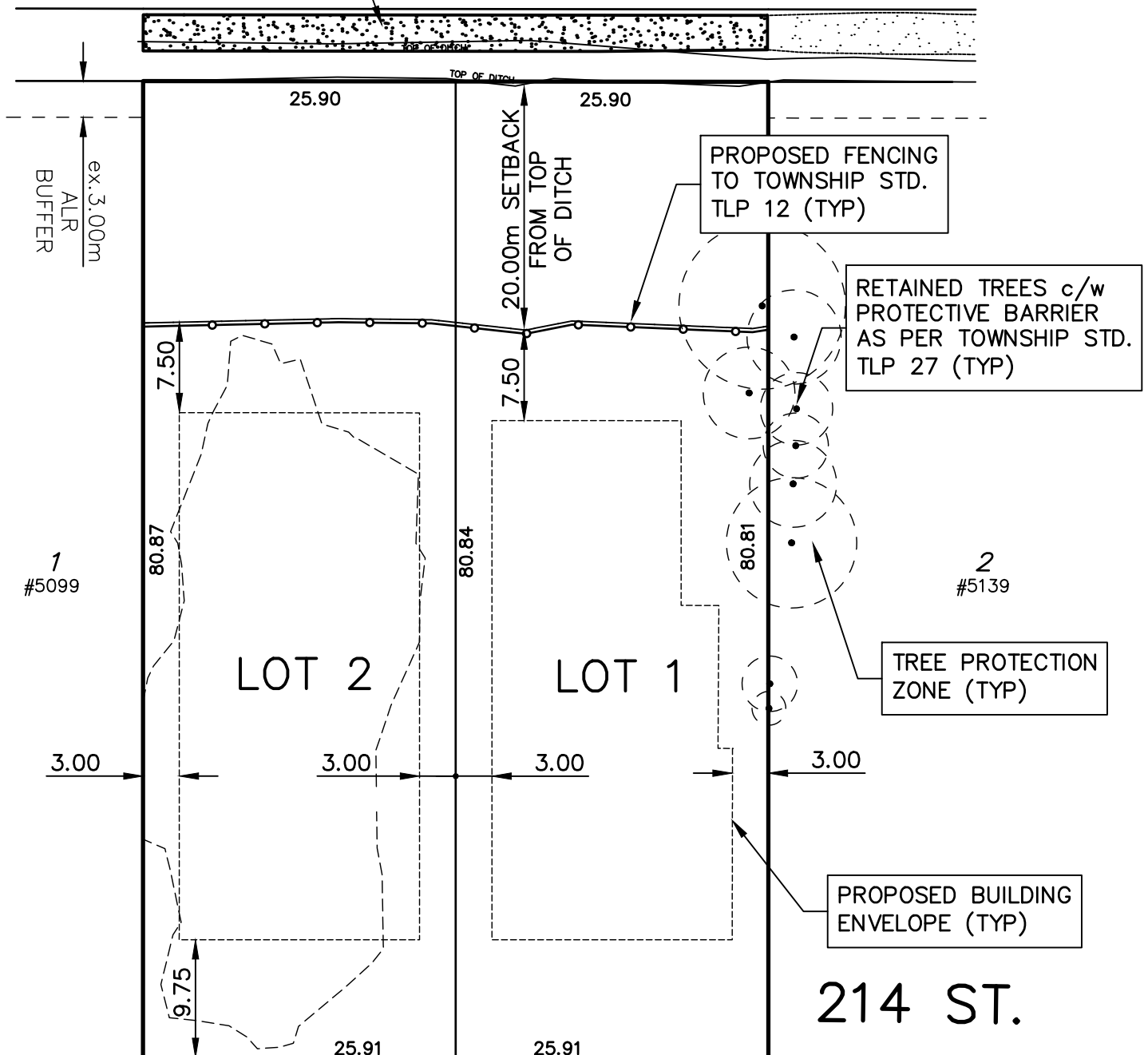
SCHEDULE A Site Plan

SUBDIVISION PLAN OF LOT 45, SECTION 1, TOWNSHIP 8, NWD, PLAN 41141

SCHEDULE A


PROPOSED MIN. 2.0m
WIDE GRANULAR PATH
TO TOL STD. TLP 19

SAUNDERS TRAIL



Coastland
engineering & surveying Ltd.

PROJECT No: #2946
SCALE: 1: 500
DATE: JULY, 2026

ATTACHMENT C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101500

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

1. NAME: Karan, Vikram and Kiran Bains Jasraj Purewal
2. ADDRESS: 2571 Railcar Crescent 16430 – 87A Avenue
 Abbotsford, BC V4X 0B8 Surrey, BC V4N 1E7
3. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 45 Section 1 Township 8 New Westminster District Plan 41141

CIVIC ADDRESS: 5115 – 214 Street
4. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township:
 - a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
 - b. Registration of a restrictive covenant protecting the 20 m wide Streamside Protection and Enhancement Development Permit Areas (SPEA) shown on Schedule "A" to the acceptance of the Township.
 - c. Security for and completion of streamside enhancement and restoration works, including fencing, as shown on Schedule "B" and as described in Watercourse Classifications prepared by Pieris Ecological Consulting April 16, 2026.
 - d. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.
 - e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
 - f. Four year maintenance and monitoring program including replacement plantings as described in Watercourse Classifications prepared by Pieris Ecological Consulting April 16, 2026.
 - g. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.
5. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

DEVELOPMENT PERMIT NO. 101500
(BAINS / PUREWAL / 5115 – 214 STREET)
Page 2 . . .

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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

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

Attachments:

SCHEDULE A	Site Plan with SPEA
SCHEDULE B	Streamside Enhancement and Restoration Works

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (BAINS / PUREWAL) BYLAW NO. 6251

EXPLANATORY NOTE

Bylaw No. 6251 rezones land located at 5115 – 214 Street to Suburban Residential Zone SR-3 to facilitate the development of two lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BAINS / PUREWAL) BYLAW NO. 6251

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting
Assembled, ENACTS AS FOLLOWS:

- 1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bains / Purewal) Bylaw No. 6251”.
- 2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 45 Section 1 Township 8 New Westminster District Plan 41141

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

NOTICE WAS ADVERTISED the	20	day of	July	, 2026
READ A FIRST TIME the		day of		, 2026
READ A SECOND TIME the		day of		, 2026
READ A THIRD TIME the		day of		, 2026
ADOPTED the		day of		, 2026

_____	Mayor	_____	Township Clerk
-------	-------	-------	----------------

SCHEDULE 'A' BYLAW NO. 6251

