Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 23, 2025 - REGULAR MEETING	**REPORT:**	25-97
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-32-0109
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. 100258 (GRACE HANIN COMMUNITY CHURCH / 22940 – 48 AVENUE)		

PROPOSAL:

On May 26, 2025, Council passed the following resolution related to the Grace Hanin Community Church located at 22940 – 48 Avenue:

> *"That Council direct staff to prepare and advance the development application for Grace Hanin Community Church to amend the Official Community Plan, Murrayville Community Plan and Rural Plan to include approximately 4.12 ha (10.17 ac) of land located at 22940 – 48 Avenue within the Murrayville Community Plan and designate it institutional to accommodate a future rezoning application for an institutional use."*

In response to Council's resolution, staff have prepared Bylaws No. 6025 and 6026 for Council's consideration subject to three (3) conditions.

RECOMMENDATIONS:

That Council give first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025 amending the Official Community Plan to change the designation of the lands from Rural to General Urban and amend the Murrayville Community Plan and Rural Plan to remove the lands from the Rural Plan and designate it Institutional in the Murrayville Community Plan for lands located at 22940 – 48 Avenue subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley, prior to final reading:

1. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District.
2. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until Urban Services are provided to the site
    b. identifying Streamside Protection and Enhancement Areas
    c. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
3. Completion of all relevant external agency, federal, provincial, regional and Township approvals.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025 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 Resource Management Plan, 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. 6025) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy.

That Council consider first, second and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Grace Hanin Community Church) Bylaw No. 6026 (and grant final reading at time of final reading of Bylaw No. 6025).

That Council authorize staff to schedule the required Public Hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Official Community Plan Amendment, Murrayville Community Plan Amendment and Rural Plan Amendment Bylaw No. 6025 and Subdivision and Development Servicing Bylaw Amendment Bylaw No. 6026.

BACKGROUND / HISTORY:

- On June 24, 2024 Council considered an application submitted by Grace Hanin Church to amend the Official Community Plan, Murrayville Community Plan and Rural Plan to include approximately 4.12 ha (10.17 ac) of land located at 22940 – 48 Avenue within the Murrayville Community Plan and designate it Institutional to accommodate a future rezoning application for an institutional use. At the June 24, 2024 Regular Meeting, Council resolved the following:

  "*That Council defer consideration of the application pending consideration and adoption of the Fraser Highway Employment Lands Area Plan."*

- On May 26, 2025, Council passed the following resolution related to the Grace Hanin Community Church located at 22940 – 48 Avenue:

  "That Council direct staff to prepare and advance the development application for Grace Hanin Community Church to amend the Official Community Plan, Murrayville Community Plan and Rural Plan to include approximately 4.12 ha (10.17 ac) of land located at 22940 – 48 Avenue within the Murrayville Community Plan and designate it Institutional to accommodate a future rezoning application for an institutional use."

- The subject site is currently zoned Rural Zone RU-1, designated Rural in the Official Community Plan and Small Farms / Country Estates outside the Urban Boundary in the Rural Plan. The site is also outside of the Urban Containment Boundary and designated Rural in the Metro Vancouver Regional Growth Strategy. On March 10, 2025 Council directed the completion of a reference plan for the Fraser Highway Employment Lands Area that is currently under development.

DISCUSSION / ANALYSIS:

<u>Bylaw No. 6025</u>

- To accommodate the proposal to designate the site for Institutional use, amendments to the Township's Official Community Plan (OCP), Murrayville Community Plan and Rural Plan are required. Staff note that prior to Council consideration of final reading of the proposal, an amendment to the Metro Vancouver Regional Growth Strategy (RGS) is also required.

- Bylaw No. 6025 amends:
  - the OCP to include the site in the Urban Containment Boundary and designate it Urban
  - the Rural Plan and Murrayville Community Plan by removing the site from the Rural Plan and designating it Institutional in the Murrayville Community Plan

- The applicant has indicated that if the application is approved by Council and Metro Vancouver, a future rezoning application will be submitted to rezone the site from the existing Rural Zone RU-1 to an institutional zone to allow for a future church on the site. An amendment to the Greater Vancouver Sewerage and Drainage District is also required as part of the application.

Bylaw No. 6026

- Urban services are not available to the site. Therefore, registration of a restrictive covenant prohibiting any building on the site until such time as provision of full urban services pursuant to Subdivision and Development Servicing Bylaw Service Level – 1 is a development prerequisite.

- Bylaw No. 6026 proposes an amendment to the Subdivision and Development Servicing Bylaw as part of this application to amend the site's designation from Level – 4 Rural to Level -1 Urban.

Policy Considerations:

Should the proposed amendments to the OCP, Murrayville Community Plan, Rural Plan, RGS and Subdivision and Development Servicing Bylaw be approved by Council, a future rezoning application will be required to rezone the site to allow an institutional use (church). Servicing, Erosion Sediment Control and tree protection measures would be established for the site as part of that future rezoning application.

Staff recommend Council give first and second reading of Bylaw No. 6025 subject to three (3) development prerequisites; first, second and third reading of Bylaw No. 6026; and that staff be authorized to schedule the required Public Hearing should Council give Bylaw No. 6025 first and second reading.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A June 24, 2024 Report to Council

Township of Langley
Est. 1873

ATTACHMENT A

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 24, 2024 - REGULAR MEETING	**REPORT:**	24-136
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-32-0109
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. 100258 (GRACE HANNIN COMMUNITY CHURCH / 22940 – 48 AVENUE)		

PROPOSAL:

Application to amend the Official Community Plan, Murrayville Community Plan and Rural Plan to include approximately 4.12 ha (10.17 ac) of land located at 22940 – 48 Avenue within the Murrayville Community Plan and designate it Institutional to accommodate a future rezoning application for an institutional use.

RECOMMENDATION SUMMARY:

That Council defer consideration of the application until completion of the Fraser Highway Employment Lands Area Plan.

RATIONALE:

The subject lands are within the Fraser Highway Employment Lands Area that are currently undergoing a planning process.

RECOMMENDATION:

That Council defer consideration of the application pending consideration and adoption of the Fraser Highway Employment Lands Area Plan.

EXECUTIVE SUMMARY:

Grace Hannin Community Church has applied to amend the Official Community Plan (OCP), Murrayville Community Plan and Rural Plan to redesignate the site from Rural to Urban in the OCP, remove it from the Rural Plan and designate it as Institutional in the Murrayville Community Plan to allow for a future rezoning application for an institutional use. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) would also be required to accommodate the proposal.

An amendment to the Subdivision and Development Servicing Bylaw 2019 No. 5382 would also be required to amend the site's service level from Level 4 – Rural to Level 1 – Urban as well as an amendment to the Greater Vancouver Sewerage and Drainage District.

On December 4, 2023 Council endorsed a Terms of Reference for the Fraser Highway Employment Lands Area Plan. The Plan is currently in Phase 1 of 4 with Phase 4 completion currently targeted for the third quarter of 2025. Further consideration of the subject application with the benefit of Plan process outcomes will inform recommended land use.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to an application submitted by Grace Hannin Community Church.

REFERENCE:

Owner:	Finns 48 Projects Ltd. 203, 5455 – 152 Street Surrey BC V3S 5A5
Agent:	Grace Hannin Community Church 9770 King George Boulevard Surrey BC V3T 2V6
Legal Description:	Lot 267 Section 32 Township 10 NWD Plan 53715
Location:	22940 – 48 Avenue
Area:	4.12 ha (10.17 ac)
Official Community Plan: (existing)	Rural (non ALR)
Official Community Plan: (proposed)	Urban
Regional Growth Strategy: (existing)	Rural (not within Urban Containment Boundary)
Regional Growth Strategy: (proposed)	General Urban (within Urban Containment Boundary)
Rural Plan: (existing)	Small Farms Country Estates
Rural Plan: (proposed)	n/a
Murrayville Plan: (existing)	n/a
Murrayville Plan: (proposed)	Institutional
Existing Zoning:	Rural Zone RU-1

BACKGROUND/HISTORY:

- The subject site is currently zoned Rural Zone RU-1, designated Rural in the Official Community Plan and Small Farms / Country Estates outside the Urban Boundary in the Rural Plan. The site is also outside of the Urban Containment Boundary and designated Rural in the Metro Vancouver Regional Growth Strategy.

DISCUSSION/ANALYSIS:

- To accommodate the proposal to designate the site for institutional use, amendments to the Township's Official Community Plan (OCP), Murrayville Community Plan and Rural Plan are required. Staff note that an amendment to the Metro Vancouver Regional

Growth Strategy (RGS) would also be required to accommodate the proposal. The applicant has submitted a letter of rationale in support of the application (Attachment C).

- Urban services are currently not available to the site. Full urban services pursuant to Subdivision and Development Servicing Bylaw Service Level – 1 would be required prior to development on the site, as such an amendment to the Subdivision and Development Servicing Bylaw to change the site from Level – 4 Rural to Level -1 Urban would be required.

- The applicant has indicated that if the application is approved by Council and Metro Vancouver, a future rezoning application will be submitted to rezone the site from the existing Rural Zone RU-1 to an institutional zone to allow for a future church on the site.

Adjacent Uses:

	Existing Use	Rural / Murrayville Community Plan Designation	Existing Zoning
North:	48 Avenue, beyond which is a Rural Property	Agricultural / Countryside	Rural Zone RU-3
South:	Two rural properties	Small Farms / Country Estates	Rural Zone RU-1
East:	Four rural properties	Small Farms / Country Estates	Rural Zone RU-1
West:	Langley Christian Elementary School	Institutional	Civic Institutional Zone P-1

Official Community Plan Amendment:

The subject lands are currently designated Rural in the OCP which includes goals to maintain the existing rural residential character of the area.

Section 2.2.7 (Rural) of the OCP provides the following:

> *2.2.7. Commercial, industrial, and institutional uses are discouraged in this designation, except in conformity with the Regional Context Statement (Schedule 1) and the Rural Plan.*

Section 2.3.11 (Urban Community Structure and Centres) of the OCP provides the following:

> *2.3.11. Direct community arts, entertainment, and cultural facilities and other major institutional facilities to the Regional Centre, Town Centres, and Community Centres, and the Frequent Transit Development Areas, or areas with good access to transit.*

Section 2.4.9 (Urban) of the OCP provides the following:

> *2.4.9. Encourage the location of assembly uses, including places of worship, to locate:*

- *in conformity with the policies of the applicable community plan or neighbourhood plan*
- *not in an area designated for single-family housing (although it may be located on the perimeter of such an area)*
- *on a collector or arterial road (as opposed to a local road)*

Murrayville Community Plan Amendment:

- The subject lands are currently designated Small Farms / Country Estates in the Rural Plan. As part of the application the applicant seeks to remove the site from the Rural Plan and include it within the Murrayville Community Plan and designate it as Institutional.

Rural Plan Amendment:

- The subject lands are currently designated Small Farms / Country Estates in the Rural Plan. Section 2.1 of the Rural Plan states "The primary goal of the Rural Plan is to enhance agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as ALR and encouragement of the agricultural industry within Langley…"

- Policies for the Small Farms / Country Estates designation (Section 5.6 of the Rural Plan) indicate that the designation should provide for agricultural uses.

- Section 5.11.1 of the Rural Plan provides the following information with respect to urban / rural interfaces:

  5.11.1 Development along the urban/rural interface shall be designed to minimize potential conflicts between incompatible uses. The following methods serve as examples of potential buffer treatments along the urban/rural interface:

  (d) location of institutional or resort uses along the interface, that have low site coverage and a large open space component adjacent to the rural area;

- Section 5.15.1 of the Rural Plan provides the following information with respect to institutional development:

  5.15.1 Institutional uses such as churches and community halls serving the rural population shall be encouraged to locate in the Agro-Service Centre and Rural Commercial Centres in locations with good access.

Metro 2050 – Metro Vancouver Regional Growth Strategy (RGS):

- The subject lands are designated Rural in the RGS. This designation is intended to limit development to a scale, form and density consistent with the intent of the rural land use, and support agricultural uses within the ALR and, where appropriate, outside of the ALR. Staff note that the subject property is not located in the ALR. Given the proposed OCP amendment and the need for the Township's OCP to align with the RGS, an amendment to the RGS would be necessary to accommodate the proposed general urban (institutional) land use. A Type 2 amendment would be required to accommodate the proposal.

- A Type 2 – Minor Amendment to the Regional Growth Strategy requires a 'two-thirds weighted vote and regional public hearing' as identified in Section 6.3.3(c) of the RGS below:

  6.3.3(c) amendment from Rural land use designation to Industrial, Mixed Employment or General Urban land use designations;

- Should Council direct staff to prepare the necessary bylaws and grant them third reading, staff will advance the 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.

Fraser Highway Employment Lands Area Plan:

- On February 27, 2023, Council directed staff to prepare the Terms of Reference for a Fraser Highway Employment Lands Area Plan (Fraser Highway Plan). The Terms of Reference for the Plan was approved by Council on December 4, 2023.

- CPP staff are currently in Phase 1: Planning Principles and Preliminary Development Concepts of the Fraser Highway Employments Lands Area Plan. As the Plan area includes the subject site (Attachment B), consideration of the application with the benefit of Plan process outcomes will inform recommended land use.

Community Amenity Contributions:

- Section 5.2.(i) of the Community Amenity Policy provides guidance for Rural areas in relation to CACs to be proportionate to the value being created by the increase in density.

- The CAC policy does not provide specific guidance in relation to redesignation of a site from Rural to Institutional.

- The applicant has advised that should the subject application be granted approval by Council and Metro Vancouver, a future rezoning application would be submitted including a proposed CAC contribution.

Servicing:

- The subject property is designated Service Level 4 – Rural. An amendment to the Subdivision and Development Servicing Bylaw to designate the subject site as Service Level 1 – Urban would be required, should Council direct staff to prepare the necessary bylaws to further advance the application.

Environmental Considerations:

- A watercourse crosses the southern portion of the site. Prior to development the applicant will be responsible for identifying and protecting the watercourse in accordance with the Schedule 3 of the OCP.

Policy Considerations:

- The OCP, Rural Plan and RGS policies are focused on supporting and maintaining rural character in relation to the subject site with guidance provided in these plans direct institutional uses to locate within existing urban areas.

- Given the current policy context provided in the OCP, Rural Plan and RGS and the site's location within the Fraser Highway Employment Lands Area Plan currently under development, staff recommend Council defer the application until after consideration and adoption of the Fraser Highway Employment Lands Area Plan.

Respectfully submitted,

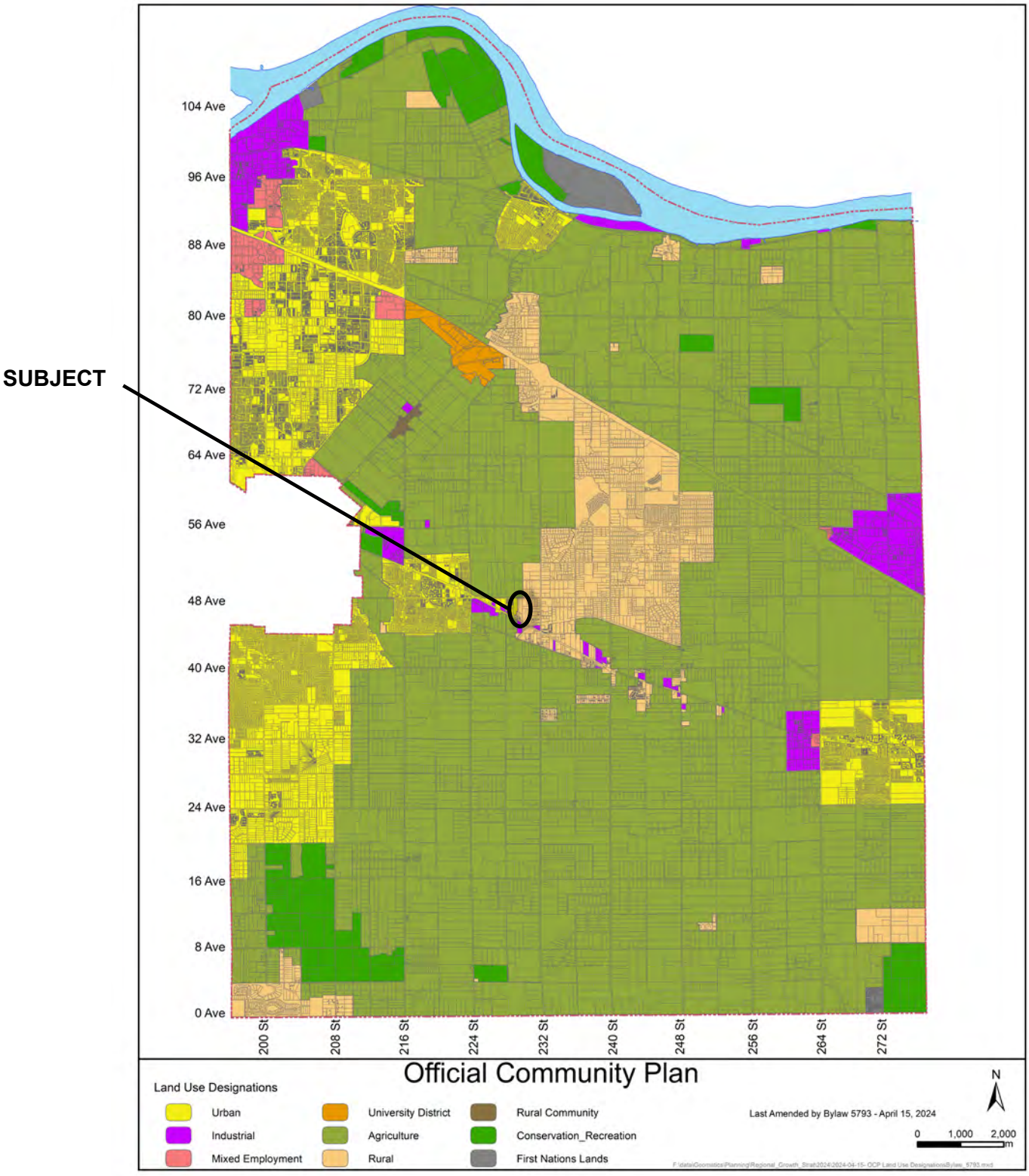
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

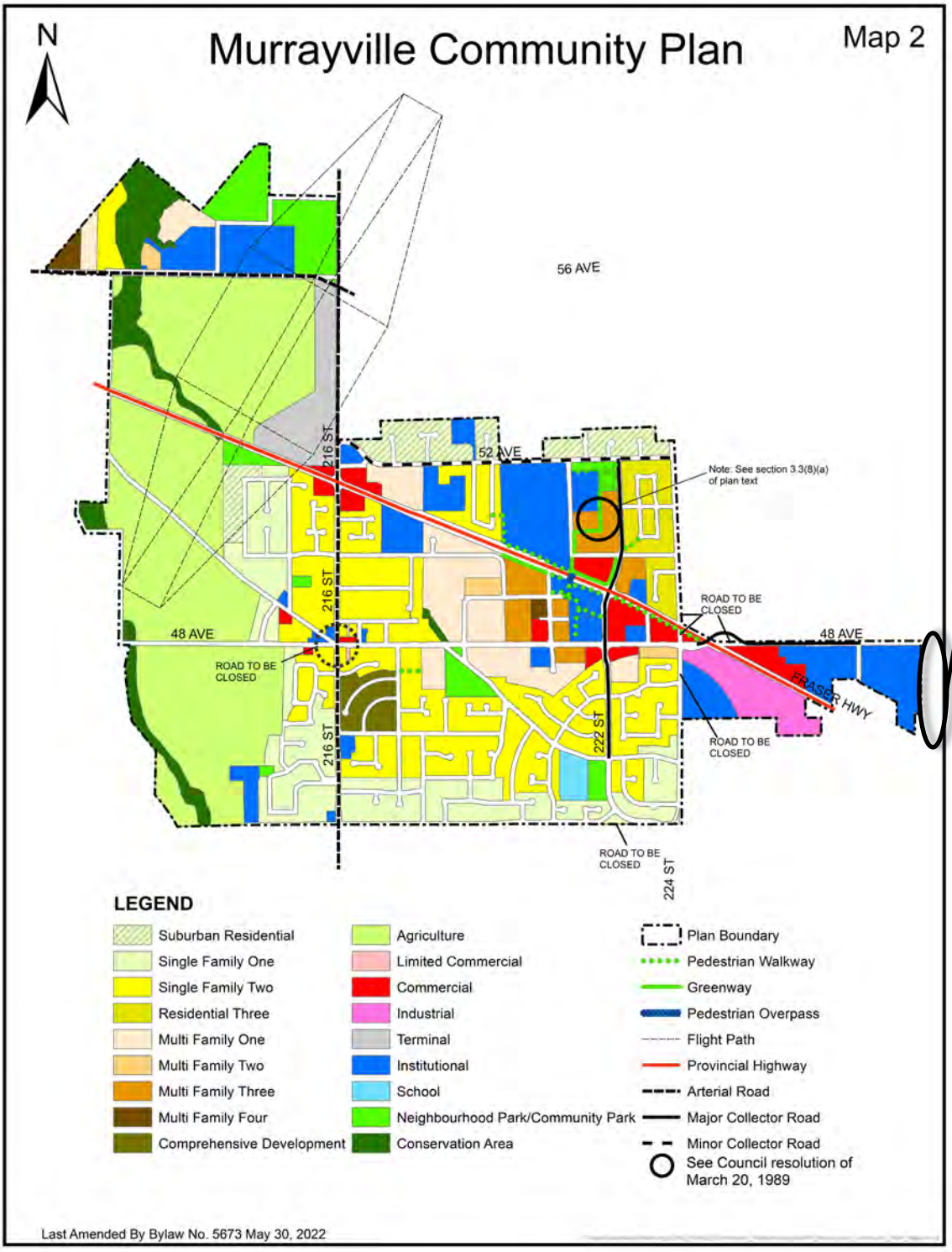
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Fraser Highway Employment Lands Area Map
ATTACHMENT C	Applicant Rationale

~~ATTACHMENT A~~

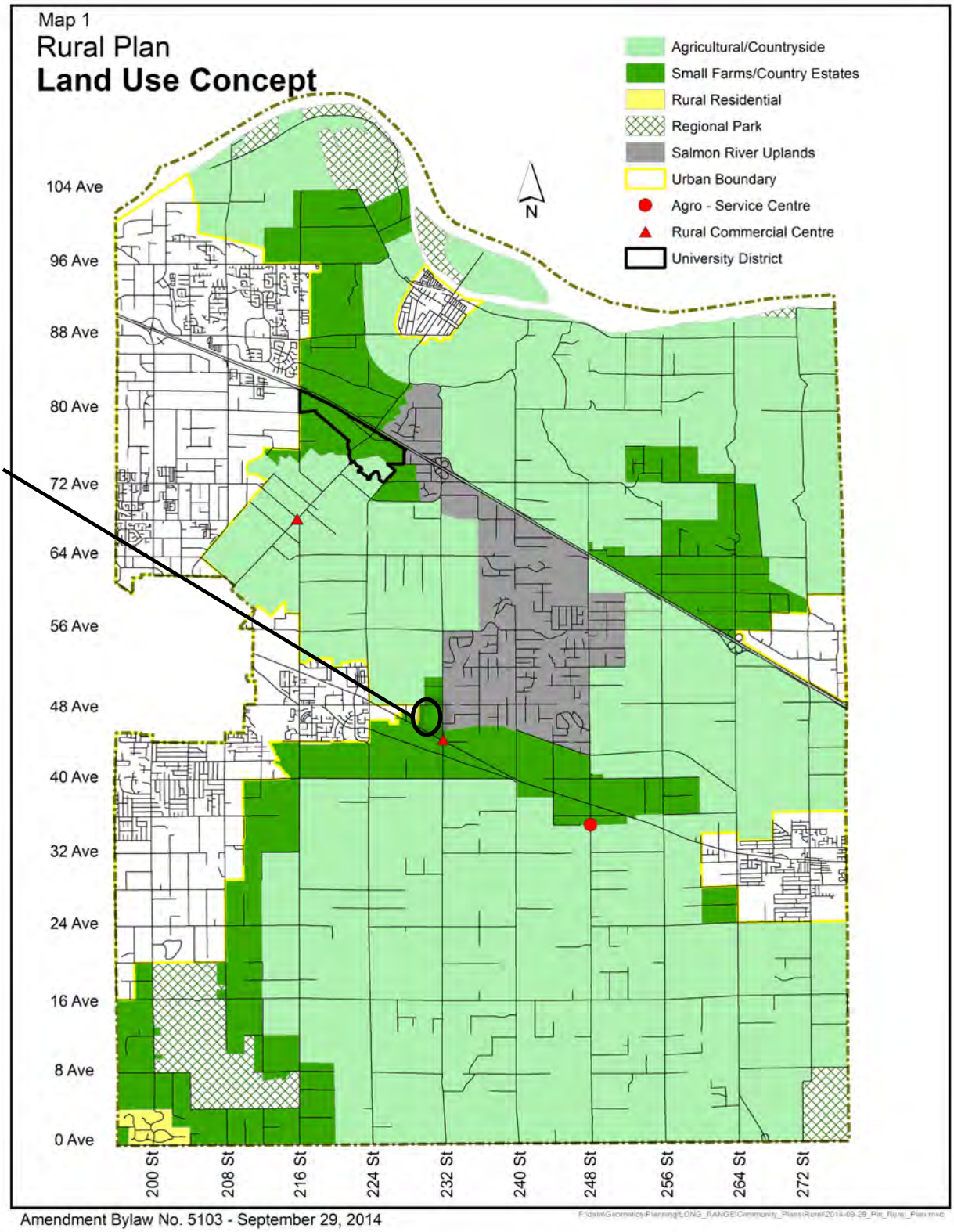


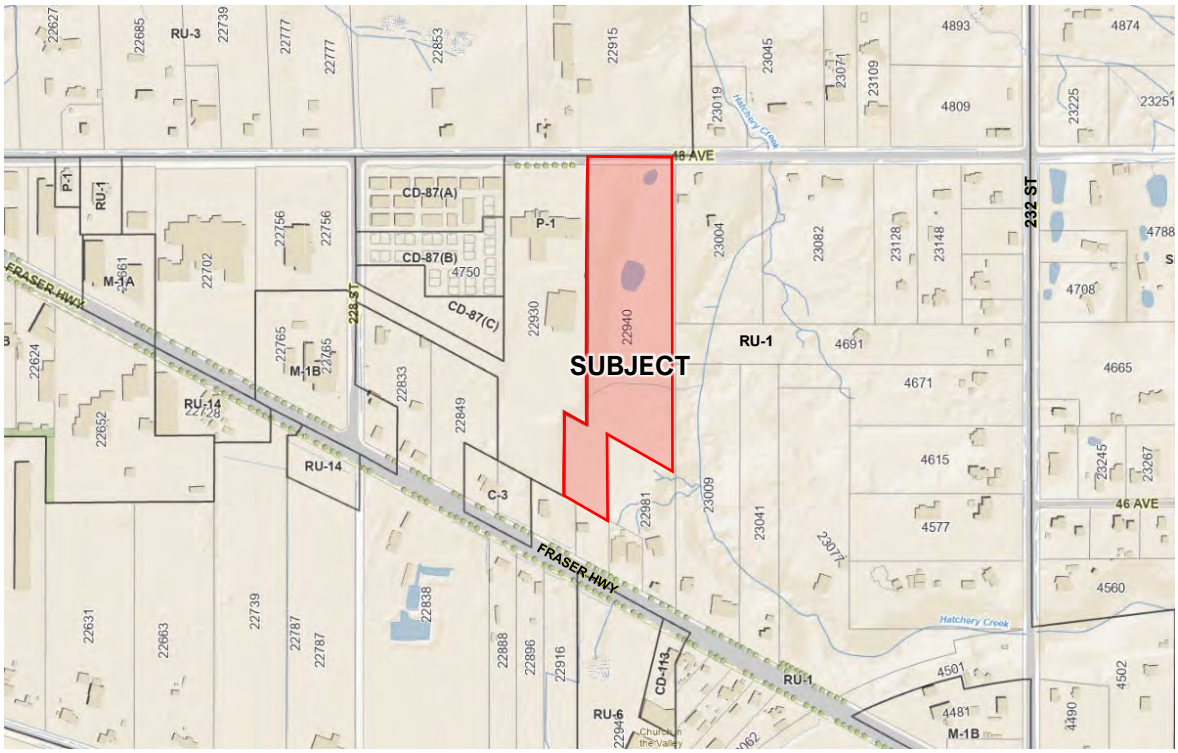
AERIAL CONTEXT MAP


SUBJECT
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
Official Community Plan
Land Use Designations
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Community
Conservation_Recreation
First Nations Lands
Last Amended by Bylaw 5793 - April 15, 2024
N
0 1,000 2,000
m


N
Murrayville Community Plan
Map 2
56 AVE
52 AVE
216 ST
48 AVE
ROAD TO BE CLOSED
Note: See section 3.3(8)(a) of plan text
222 ST
224 ST
FRASER HWY
LEGEND
Suburban Residential
Single Family One
Single Family Two
Residential Three
Multi Family One
Multi Family Two
Multi Family Three
Multi Family Four
Comprehensive Development
Agriculture
Limited Commercial
Commercial
Industrial
Terminal
Institutional
School
Neighbourhood Park/Community Park
Conservation Area
Plan Boundary
Pedestrian Walkway
Greenway
Pedestrian Overpass
Flight Path
Provincial Highway
Arterial Road
Major Collector Road
Minor Collector Road
See Council resolution of March 20, 1989
Last Amended By Bylaw No. 5673 May 30, 2022

SUBJECT

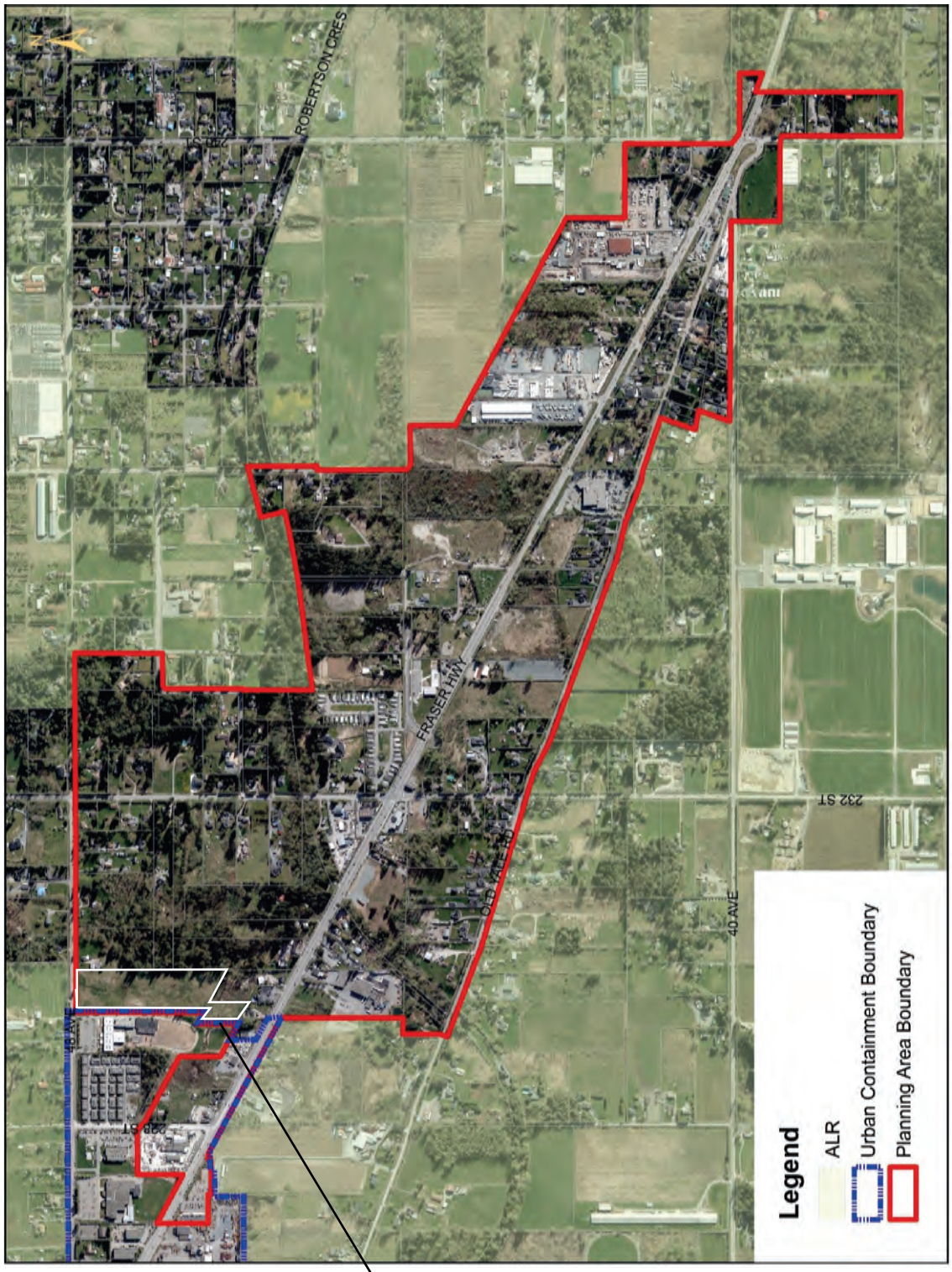

Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
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



ZONING BYLAW NO. 2500

~~ATTACHMENT B~~

Map 1: Fraser Highway Employment Lands (2023) Plan Area



SUBJECT

~~ATTACHMENT C~~

OTG DEVELOPMENTS LTD.
LAND USE CONSULTING & DEVELOPMENT

604.316.9405
Unit 201 - 45269 Keith Wilson Rd
Chilliwack, BC, V2R 5S1
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October 4th, 2023

Our File No. 23-337

Lukas Wykpis | Project Director | Principal
Architectural Technologist AIBC

KEYSTONE ARCHITECTURE & PLANNING LTD.
Abbotsford BC | 300 – 33131 South Fraser Way V2S 2B1

Re: 22940 48 Avenue, Township of Langley, BC – Official Community Plan Amendment

Please accept this letter as a supplemental report to the above noted Official Community Plan amendment application for the property located at 22940 48 Avenue in the Township of Langley, B.C. (the "Subject Property").

The Subject Property is approximately 10.17 acres (4.12 ha) in size and is currently a vacant site, consisting of an empty field with no buildings or structures present.

BACKGROUND

The Subject Property is owned by Grace Hanin Community Church. In May of 2023, an application was submitted to the Township of Langley to redesignate the Subject Property in the Official Community Plan to enable a 2-story multi-purpose church facility. It was understood that this would require several amendments, including to the Metro 2050 Regional Growth Strategy, the Rural Community Plan, and the Zoning Bylaw.

On August 28th, 2023, a letter was received from Township staff indicating that additional information including planning and land use rationale would be required for the application. Rationale is required to demonstrate the policy context for the proposal and how it fits in with existing development, as well as provide context for the proposed amendments and information on the proposed land use designation.

The purpose of this report is to provide the information requested in the letter dated August 28th, 2023.

PROPERTY & NEIGHBOURHOOD DESCRIPTION

The Subject Property is designated 'Rural' in the Official Community Plan (OCP) and "Small Farms/Country Estates" in the Rural Community Plan. The Subject Property is zoned RU-1 (Rural Zone) in the Zoning Bylaw and is not located within the Agricultural Land Reserve (ALR). The Subject Property is designated "Rural" in the Metro 2050 Regional Growth Strategy and is not within the Urban Boundary as defined by Metro 2050. The Subject Property is contiguous with the Urban Boundary, as it shares a boundary with it on the west side.

The Subject Property is surrounded by several different uses, both urban and rural in nature due to its location along the Urban Boundary. Properties to the north, south, and east share the same zoning and land use designations as the Subject Property. Properties to the west vary in size and are within the Urban Boundary as part of the "Murrayville Community Plan", hosting a range of industrial, institutional, and residential uses. The property to the north, 22915 48 Avenue, is the only neighbouring property within the ALR. Immediately to the west of the Subject Property is the Langley Christian Elementary School, beyond which is a new residential townhouse development.

The properties immediately to the east of the Subject Property are bisected by Hatchery Creek, a Class A watercourse which runs north-south through a densely wooded ravine as shown in Figure 1, below. Two tributaries flow from the Creek onto the Subject Property, classified as Class B watercourses. The characteristics of the surrounding properties are outlined in the table below.

Characteristics of the Surrounding Properties				
Relation to Subject Property	**Address**	**Land Use Type**	**Specific Land Use Activity**	**Lot Size (ha)**
North	22915 48 Ave	Agricultural	Dwelling and Active farm (ALR)	7.90
East	23004 48 Ave	Rural	Single Family Dwelling	2.05
	4691 232 St	Rural	Single Family Dwelling	2.02
	23009 Fraser Hwy	Rural	Single Family Dwelling	2.43
South	22981 Fraser Hwy	Rural	Single Family Dwelling	1.06
	22963 Fraser Hwy	Rural	Single Family Dwelling	0.25
	22937 Fraser Hwy	Rural	Single Family Dwelling	0.26
	22935 Fraser Hwy	Rural	Single Family Dwelling	0.34
West	22930 48 Ave	Institutional	Langley Christian Elementary School	4.12

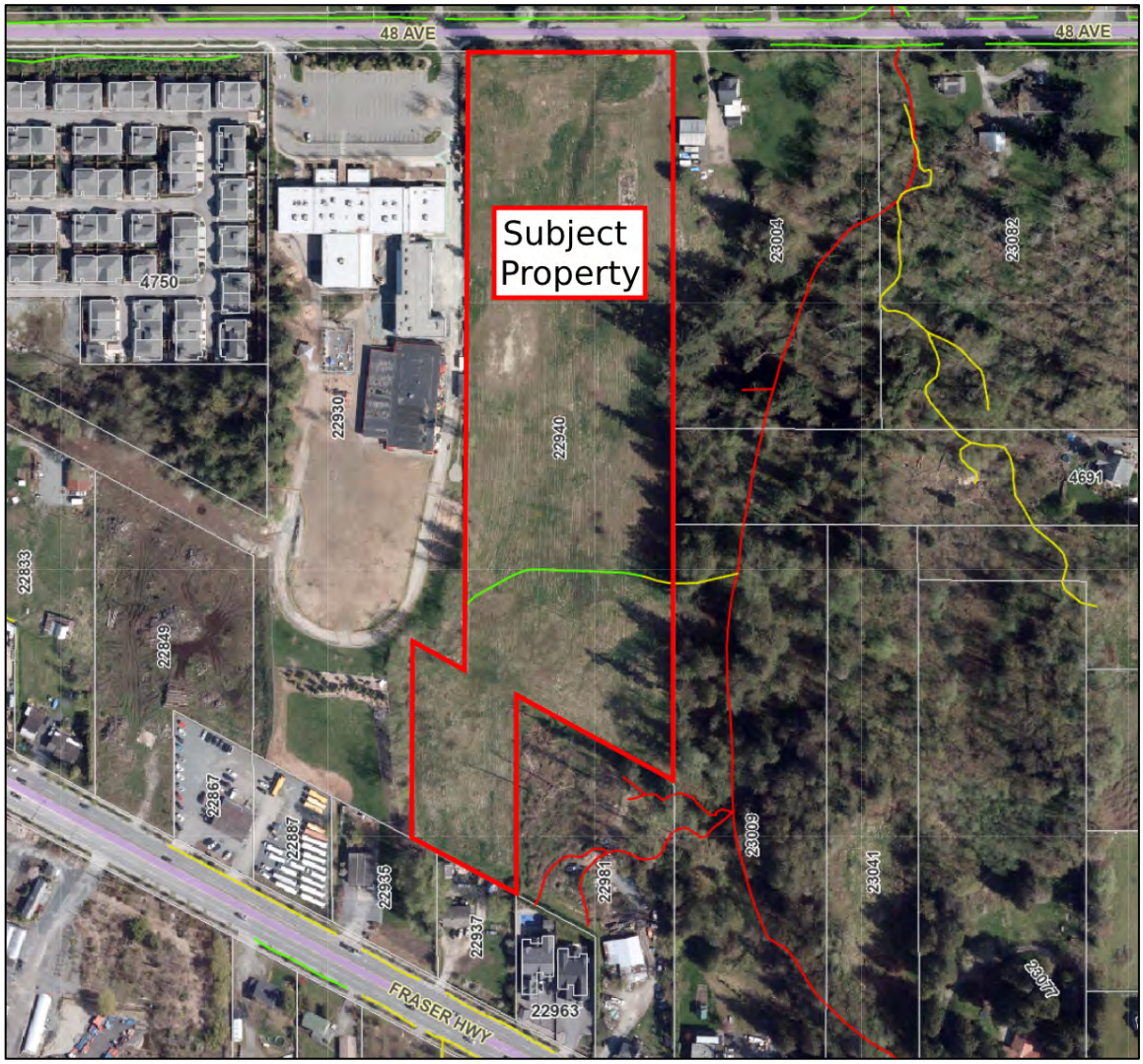


Figure 1: Aerial Map of Subject Property & Context

PROPOSAL

The proposal is to redesignate the Subject Property from “Rural” to “Institutional” in the Official Community Plan, and in doing so making the Subject Property a part of the Murrayville Community Plan. The proposal also requires an amendment to the Metro 2050 Regional Growth Strategy to redesignate the Subject Property from “Rural” to “General

Urban", and to redesignate it from "Small Farms/Country Estates" to being within the Urban Boundary in the Township of Langley Rural Community Plan.

It is understood that should this application be approved, a subsequent rezoning application will be required to rezone the Subject Property to a zone that permits institutional use, such as the Civic Institutional Zone (P-1) which would match the zone of the property to the west, 22930 48 Avenue.

It is further understood that should this application be approved, a Development Permit (DP) will be required for Streamside Protection and Enhancement. An environmental assessment has been prepared by HCR Environmental Consulting which will be utilized to facilitate the issuance of this DP.

The proposed amendments are to enable a two-story multi-use church facility for the Grace Hanin Community Church.

RATIONALE

The Subject Property is not located within the ALR and faces limitations on its agricultural capabilities. The ALC's Soil Classification map indicates that the Subject Property experiences soil moisture deficiency due to the characteristics of the soil, challenging topography, and excess free water, likely from the two tributaries of Hatchery Creek. As the Subject Property faces several challenges to its agricultural capabilities and is outside of the ALR, it is best suited to support low intensity uses that builds on the rural character and provides a new community space while maximizing efficient use of existing public utilities and services.

The property immediately to the west of the Subject Property at 22930 48 Avenue (Langley Christian Elementary School) has the same zoning and OCP designations as is being proposed within this application. The proposed multi-use church would integrate with the neighbouring school, sharing facilities and programs to create a cohesive site that functions in tandem as complementary spaces. This will maximize community benefit as there will now be a multi-use facility accessible within walking distance of the school. This will contribute to a more complete community by enabling younger kids, who cannot drive, to access community spaces and after school programs independently and on foot, improving local connectivity and sense of community.

Hatchery Creek, running north-south through the adjacent properties to the east, provides a significant vegetative buffer that naturally protects the surrounding rural lands from experiencing any adverse impacts from the proposed development. As noted, a preliminary environmental assessment was conducted by HCR Environmental Consulting which confirmed that Hatchery Creek is a Class A watercourse with its top of bank contained entirely within the adjacent parcels, except for a very small portion in the southeast corner of the Subject Property.

The environmental assessment confirms that Hatchery Creek is subject to a 30 metre setback, with a minimum allowable setback of 25 metres. This results in a significant and well-protected natural buffer between the Subject Property and surrounding rural parcels, given that tree removal within this setback area is largely prohibited, including the removal of trees with roots extending into the setback. The presence of this Class A riparian area and densely wooded ravine along the east side of the site create the ideal conditions for a buffer zone. Though no adverse impacts are anticipated due to the low intensity and site coverage of the proposed development, this vegetative buffer provides added assurance that activities on the Subject Properties are sufficiently isolated and undetectable by surrounding rural properties.

Metro 2050 Regional Growth Strategy

The Metro 2050 Regional Growth Strategy is a document designed to guide planning policy in municipalities across Metro Vancouver. The goal of this document is to help shape the long-term growth of the region in a sustainable manner.

The Grace Hanin Community Church proposal requires an amendment to redesignate the Subject Property from “Rural” to “General Urban” in the RGS, which in doing so would also involve amending the abutting Urban Containment Boundary to encapsulate the Subject Property. This proposed amendment reflects and supports the goals of the Regional Growth Strategy for the reasons outlined below.

The foremost goal of the Regional Growth Strategy is to create a compact urban area. To achieve this, the Urban Containment Boundary was established to support the efficient and cost-effective provision of public utilities, public transit and other services, and amenities such as community centres. The proposed expansion of the Urban Containment Boundary supports this goal as it contributes to the efficient use of public services in the locations where they currently exist.

The Subject Property is in immediate proximity to public infrastructure which would require minimal modifications in order to service the proposed development. A watermain is present along 48 Avenue up to the property line, which would be looped to provide water service to the proposed development. This watermain is already sufficiently extended to service the Subject Property, making the proposed development an efficient use of existing public utilities. The looping of the watermain is anticipated to improve the water quality of the existing system, benefitting users already connected to the system.

Sanitary sewer lines are present along 228 Street and Fraser Highway which is within close proximity of the Subject Property. The proposed church facility would connect to this system. The proposed development would not necessitate a significant expansion of the system to enable the connection, requiring only approximately 300 metres of extension. As Section 1.1.1 of the RGS states that no new sewerage connections should be made to lands with a “Rural” designation, the Subject Property would need to be successfully redesignated in order to enable a connection to the system. The proposed development represents a practical addition to the system, increasing the utility of existing infrastructure without requiring an inefficient extension of public services.

The Subject Property is also in close proximity to public transportation. The Translink 503 Bus Route runs along Fraser Highway, less than 100 metres south of the Subject Property, with headways as low as 10-minutes during peak periods and 15-minutes during off-peak periods. The nearest bus stop is a 15-minute walk from the Subject Property, making it conveniently accessible by frequent public transit that links Langley, Surrey, and beyond.

The proposal supports the guiding regional planning principles of the Regional Growth Strategy. The proposed development is strategically located to put this type of growth in the right place according to available public infrastructure and community needs. The proposal helps protect important rural lands by providing a more significant buffer between the urban area and the rural Township, in the form of the protected riparian area following Hatchery Creek. The proposal contributes to the development of complete communities by providing a public amenity space within a 5-minute walk of where intensive new residential development is ongoing at the corner of 48 Avenue and 228 Street. This will serve a burgeoning residential community and the adjacent rural community with a walkable public amenity, where the nearest community centre is currently over a 20-minute walk away. Finally, the proposal supports the efficient provision of infrastructure as the Subject Property is serviced by public water utilities and is located along a frequent public transit route and next to new residential development, enabling easy car-free access by foot or transit.

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Should the proposed development be approved, the frontage of the Subject Property would be improved to municipal standards with a sidewalk, street-lighting, and boulevard widening to enhance the pedestrian experience and promote walkability in the area.

For these reasons, the proposed development supports the goals of the Regional Growth Strategy by providing a multi-use community space in an urbanized area with existing public utilities and frequent transit connections. The proposal contributes to the development of complete communities by providing a use that is sensitive to and helps buffer both its rural and urban neighbours, while serving a relevant need for all surrounding communities.

Official Community Plan

Amendments to the Official Community Plan are guided by the Township of Langley's Regional Context Statement, which outlines the conditions that must be met to warrant an amendment. This proposal involves redesignating the Subject Property from "rural" to "institutional" in the OCP, which would result in the Subject Property becoming a part of the neighbouring Murrayville Community Plan area. Section 1.1.7 of the Regional Context Statement, shown below, outlines the conditions to redesignate a property from a "rural" designation to an urban designation, as is proposed for the Subject Property.

1.1.7 The following types of amendment to the Township of Langley's OCP are deemed to be consistent with its Regional Context Statement, subject to the satisfaction of the conditions set out below:

2) From an 'Agricultural' or a 'Rural' designation to an urban designation within the Township of Langley's OCP, where:

a) The proposed use is consistent with the general intent of an urban land use designation contained in the Township of Langley's OCP;
b) The subject site is no more than 2 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 proposed amendment to redesignate the Subject Property from a "rural" designation to an urban designation ("institutional") meets almost all of the conditions set out in Section 1.1.7 of the Regional Context Policy. The proposed institutional use is consistent with the general intent of an urban land use designation per the OCP and the Subject Property is

contiguous with the existing Urban Containment Boundary and is not contiguous with any site previously re-designated under this Section (Township Planning Staff to confirm).

The only condition for re-designation that the proposal does not meet is (b); *that the site not exceed 2 hectares in size*. At 4.12 hectares, the Subject Property does not meet this condition, however, if successfully redesignated, the Subject Property would be one of many properties within the Urban Boundary that exceeds 2 hectares. 22930 48 Avenue, abutting the Subject Property to the west, is the same size as the Subject Property at 4.12 hectares and is within the Urban Boundary. Other properties in the area also exceed 2.0 hectares despite being within the Urban Boundary, including 22702 48 Avenue (2.8 hectares) and 22652 Fraser Highway (3.0 hectares). Despite exceeding 2 hectares, the Subject Property is well suited for the proposed designation as it will uphold the Township's commitment to agriculture and pose no threat to agricultural viability or the ALR.

It is requested that the Township use appropriate flexibility to enable the proposed amendment as the proposal will address one of the Township's biggest planning challenges; managing the extensive urban-rural interface while minimizing negative externalities between uses. The proposal represents an enhancement of the urban-rural interface in accordance with the OCP which will protect the integrity of agricultural operations and maintain a significant buffer from the Urban Boundary while providing a use that is beneficial to the community and in conformity with the rural character.

Rural Community Plan

The Subject Property is currently included in the Rural Community Plan and is designated "small farms/country estates". The Rural Community Plan is meant to preserve and enhance the rural nature of the Township, one of its distinguishing features.

The Rural Community Plan was adopted in 1993, when the population of the Township was approximately 85,000. As the population has grown to nearly 150,000 today, the importance of urban containment is as paramount as ever, however, with the growing population, so grows the demand for community spaces and institutional facilities. The 1993 Plan did not foresee the intensive residential growth increasingly approaching the urban-rural interface. The changing development patterns provide an impetus for amending the 1993 Plan to improve the livelihood of residents in accordance with the planning priorities of today, which emphasize building complete communities that include a mix of uses within walking distance, enabling car-free accessibility and improving the

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local sense of community. The proposed development represents a tactful amendment that recognizes the changing needs of the neighbourhood and the changing planning principles since the Rural Community Plan was adopted. The proposed development will achieve this while reinforcing the Urban Boundary with a light institutional use that serves both sides of the Urban Boundary and is low intensity so as to maintain a healthy buffer.

As the Subject Property is not within the ALR, it does not serve the same agricultural necessity as other properties in the area. As a result, it could be redesignated to better serve the community without any detriment to the agricultural land base while still reflecting the form and character of the current “small farms/country estates” designation.

As the Subject Property directly abuts the Urban Boundary on its west side, it is considered an Urban/Rural Interface and Section 5.11 of the Rural Community Plan is applicable. The policies of Section 5.11 stipulate which uses provide the ideal transition and best bridge the rural-urban divide. Such ideal uses are those which preserve open space, reflect the rural character and provide a buffer zone, and host low intensity uses in order to minimize potential conflicts. Section 5.11.1 (d) states the following:

5.11.1 Development along the urban/rural interface shall be designed to minimize potential conflicts between incompatible uses. The following methods serve as examples of potential buffer treatments along the urban/rural interface:

(d) location of institutional or resort uses along the interface, that have low site coverage and a large open space component adjacent to the rural area;

The proposed two-story multi-use church facility would have low site coverage of approximately 15.5%, maintaining a large open space component. The proposal would provide a low intensity use that is sensitive to the needs of both sides of the urban/rural divide, minimizing conflicts with plenty of open space to serve as a buffer.

The proposed development represents the ideal urban/rural interface treatment per the policies of the Rural Community Plan. Providing an institutional use, as proposed, along the Urban Boundary helps to strike a balance and bridge the gap between compact urban development with high lot coverages, and the rural township with its vast open spaces, while providing a multi-use space for the community.
The proposed facility would enhance the current urban/rural interface and improve neighbourhood cohesion, replacing what is currently an empty field and a rather bleak and uninviting transition into the rural township. The proposal would provide a light use that

benefits the community while maintaining and complementing the neighbourhood character with a modest institutional building on an otherwise open parcel.

The Subject Property is situated approximately 700 metres from the intersection of Fraser Highway and 232 Street: an intersection designated as a “Rural Commercial Centre” in the Rural Community Plan. Section 5.15 of the Rural Community Plan addresses where institutional uses are appropriate in the plan area, and Section 5.15.1 states the following:

5.15.1 Institutional uses such as churches and community halls serving the rural population shall be encouraged to locate in the Agro-Service Centre and Rural Commercial Centres in locations with good access.

As the Subject Property is in close proximity to a Rural Commercial Centre, the proposed development is well suited to servicing the institutional space needs of the rural population without compromising the rural character of the neighbourhood. The proposed multi-use church facility compliments the current services and amenities available within this Rural Commercial Centre while respecting the low intensity of uses in the surrounding area.

Based on the Policies of the Rural Community Plan, the Subject Property is ideally situated for the proposed institutional use. The proposed two-story multi-use church facility is limited in scale in order to reflect the rural character of the area and is conveniently located near a Rural Commercial Centre for easy access. Finally, the proposal represents an ideal transitional land use that will improve the current urban/rural interface by providing a multi-use institutional church with a large open space component and low site coverage, to complement and enhance the area’s rural charm.

Murrayville Community Plan

If the proposed amendments are approved, the Subject Property would become a part of the Murrayville Community Plan Area. The Murrayville Community Plan was adopted in 1989, and given the population growth in the area, a reconsideration of the plan’s boundary would be reasonable to address the needs of the growing community and evolving planning principles. The Subject Property would become designated “institutional” and would support the following planning objectives of the Murrayville Community Plan:

2.2 Planning Objectives

(3) To provide for several fully serviced higher density residential areas.

(4) To reinforce the function of Murrayville as the principal institutional and administrative centre for the Township of Langley.

(6) To preserve the majority of lands designated as Agricultural Land Reserve from encroachment by or conflict with non-agricultural uses.

(9) To provide for the planned and orderly development of utility services at a reasonable cost.

(11) To recognize the need for protective measures in areas with physical and environmental constraints.

(12) To provide the community with recommended land uses and a rational and effective method of achieving the overall development objectives and policies contained in this plan.

Re-designating the Subject Property to “institutional” in the Murrayville Community Plan would provide needed amenity services in an area of Murrayville seeing increased residential densification, and helping to provide a more fully serviced residential area. Murrayville is also recognized in the Plan as the institutional heart of the Township, which this proposal would build upon.

As the Subject Property is not within the ALR, agricultural lands are not under threat from this application and all adjacent rural lands will be protected through a vegetative buffer. As the proposed use of the Subject Property remains relatively low intensity with minimal site coverage and a physical and environmentally protected buffer area, the neighbouring ALR lands will be sufficiently preserved from encroachment by or conflict with the proposed development.

With immediate access to public services, the proposal represents a planned and orderly expansion of public utilities in an efficient manner. Minimal modifications will be required to service the proposed development with many public utilities already accessible and currently underutilized by the lack of activity on the Subject Property. This proposal represents a rational and effective method of achieving the goals of the Murrayville Community Plan, and therefore represents a natural addition to the plan area.

The proposed development also supports the following policy of the Murrayville Community Plan, which specifically pertains to institutional areas:

3.9 Institutional Policies

(1) Murrayville's role as an institutional and administrative centre in the Township of Langley shall be enhanced and public institutional uses shall be encouraged to locate in Murrayville.

The foremost institutional policy of the Murrayville Community Plan indicates that institutional uses are encouraged to locate in Murrayville, adding to its present status as an institutional and administrative centre within the Township. The proposed development seeks to support this policy and reinforce the role of Murrayville as an institutional centre.

Conclusion

This proposal represents responsible development that responds to the growing community within the Urban Boundary, while respecting the need to contain urban development and uphold the rural character that embodies much of the Township.

The proposed development would result in a complementary facility to the existing Langley Christian Elementary School, broadening its reach by providing a multi-use space for all members of the community. The Subject Property is also sufficiently buffered from adjacent rural properties to the west, with Hatchery Creek forming a significant natural boundary that provides inherent protection to the surrounding rural community.

The proposal seeks to make the most efficient use possible of existing public services by locating a multi-use public amenity in an area already served by public water and sewer utilities, as well as frequent public transit. This proposal supports the policies of the Regional Growth Strategy and is representative of sustainable, compact development that does not involve a wasteful distribution of resources, but instead reinforces and empowers existing infrastructure. The proposal also represents an ideal use and lot coverage for a urban/rural interface location as per the Rural Community Plan, providing a site that minimizes conflicts and is mutually beneficial to both sides of the boundary.

The Subject Property meets the majority of the criteria for re-designation as set out in the Regional Context Statement and, despite exceeding the maximum lot size for re-designation, mirrors the size of neighbouring properties within the Urban Boundary.

The proposed development and required plan amendments are representative of efficient land use that is sensitive to the rural character of the neighbourhood without any sacrifice to agricultural capability or disruption to the adjacent low density rural lands. The proposal is supported by all applicable policies and will protect and enhance the rural character of

the area while capitalizing on existing infrastructure and providing a new multi-use space for the community.

CLOSING

Thank you for your time and consideration. If you have any questions, please do not hesitate to contact the undersigned.

Best regards,



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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (GRACE HANIN COMMUNITY CHURCH) BYLAW NO. 6025

EXPLANATORY NOTE

Bylaw No. 6025 amends the Official Community Plan, Murrayville Community Plan and Rural Plan by including land located at 22940 – 48 Avenue within the Urban designation and removing the lands from the Rural Plan and including them within the Murrayville Community Plan as Institutional.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (GRACE HANIN COMMUNITY CHURCH) BYLAW NO. 6025

A Bylaw to amend Langley Official Community Plan Bylaw 1979 No. 1842, Murrayville Community Plan Bylaw 1988 No. 2661 and Rural Plan Bylaw 1993 No. 3250

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 (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Grace Hanin Community Church) Bylaw No. 6025”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by:
    a) amending “Map 1 - Land Use” to change the land’s designation from “Rural” to “Urban”
    b) amending “Map A-1 RGS Land Use” to include the lands in the “Urban Containment Boundary” and redesignate them from “Rural” to “General Urban”

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661” as amended is further amended by:
    a) amending “Map 1 – Murrayville Community Plan Area” to include the lands
    b) amending “Map 2 – Murrayville Community Plan” to include the lands within the “Plan Boundary” and designate them as “Institutional”

4. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by amending “Map 1 Land Use Concept” to remove the lands from the Rural Plan for lands described as:

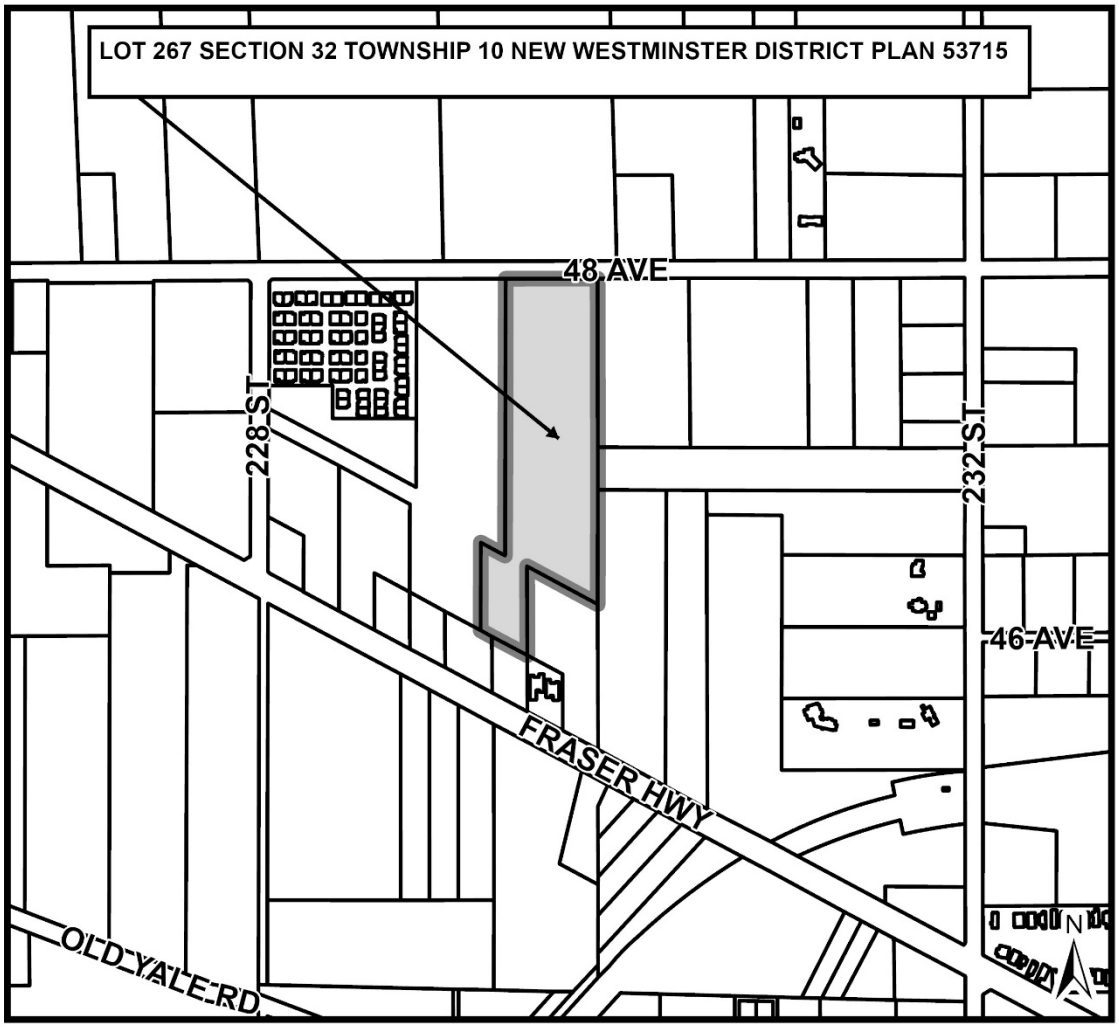
    Lot 267 Section 32 Township 10 NWD Plan 53715

    As shown delineated on Schedule “A” attached to and forming part of the Bylaw.

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
PUBLIC HEARING HELD the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6025



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382
AMENDMENT (GRACE HANIN COMMUNITY CHURCH) BYLAW NO. 6026

EXPLANATORY NOTE

Bylaw No. 6026 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 property located at 22940 – 48 Avenue to coincide with an Official Community Plan amendment from Rural to Urban.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT (GRACE HANIN COMMUNITY CHURCH) BYLAW NO. 6026

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 (Grace Hanin Community Church) Bylaw No. 6026”.

3. 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 267 Section 32 Township 10 NWD Plan 53715

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

READ A FIRST TIME the	day of	, 2025.
READ A SECOND TIME the	day of	, 2025.
READ A THIRD TIME the	day of	, 2025.
ADOPTED the	day of	, 2025.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6026

