

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 26, 2025 - REGULAR MEETING	REPORT:	25-77
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	07-22-0033
SUBJECT:	REZONING APPLICATION NO. 100783 AND DEVELOPMENT PERMIT NO. 101490 (TOWNSHIP OF LANGLEY / 19600 – 20000 BLOCK OF 24 TO 27A AVENUE (HORNE PIT))		

PROPOSAL:

Application to rezone approximately 14.1 ha (34.9 ac) of land located in the 19600 – 20000 Block of 24 to 27A Avenue (Horne Pit) to Civic Institutional Zone P-1, Brookwood Employment Zone M-14 and Comprehensive Development Zone CD-213 and issue Development Permit No. 101490 (Forest Fire Hazard and Sensitive Environment Protection Area) to facilitate subdivision for a firehall, municipal park / community detention pond, two future employment lots, sensitive environment protection areas, one future special housing development and new greenways / trails.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6129 subject to 11 development prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 6129) of Development Permit No. 101490.

RATIONALE:

The proposed development complies with the overall objectives of the Brookwood-Fernridge Community Plan and Fernridge Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Horne Pit) Bylaw No. 6129 rezoning approximately 14.1 ha (34.9 ac) of land located in the 19600 – 20000 Block of 24 to 27A Avenue Civic Institutional Zone P-1, Brookwood Employment Zone M-14 and Comprehensive Development Zone CD-213, 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, community detention pond and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Engineering Services Plan.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedications for 196 and 200 Streets and 24 and 27 Avenues in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Fernridge Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

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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. Registration of a 4.5 m wide statutory right-of-way for pedestrian access between employment lots 1 and 2.
6. Registration of a restrictive covenant prohibiting development of the lands designated Development Permit Areas 'A' – Residential and 'F' – Employment Area until a Development Permit is issued for these areas.
7. Dedication, construction and registration of a restrictive covenant over proposed Lot 3 for a landscape buffer.
8. Dedication and construction of:
 - a. a street greenway 6.0 m in width on the east side of 196 Street; 4.5 m wide on the west side of 200 Street, north side of 24 Avenue and south side of 27 Avenue to the acceptance of the Township including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security
 - b. a creek greenway consistent with Section 6.2.3 and Map 2 of the Fernridge Neighbourhood Plan.
9. Finalization of a subdivision plan of the lands consistent with Attachment B.
10. Compliance with the Community Amenity Contributions Policy and the requirements of the Brookwood-Fernridge Greenway Amenity Policy.
11. Payment of applicable Neighbourhood Planning Administration fees, 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 time of final reading of Rezoning Bylaw No. 6129 authorize issuance of Development Permit No. 101490 subject to the following conditions:

- a. Forest Fire Reduction Development Permit Areas design consistent with Schedule "A" and Section 10.5.4 of the Brookwood Community Plan as amended.
- b. Sensitive Environment Protection Area as shown on Schedule "A" to the acceptance of the Township of Langley and consistent with Section 10.6.2 of the Brookwood Community Plan as amended.
- c. Township of Langley acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
- 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.

EXECUTIVE SUMMARY:

McElhanney Ltd. has applied on behalf of the Township of Langley to rezone approximately 14.1 ha (34.9 ac) of land (of the overall 30.7 ha (75.9 ac) 'Horn Pit' site) located in the 19600 – 20000 Block of 24 to 27A Avenue, commonly known as the Horne Pit, to Civic Institutional Zone P-1, Brookwood Employment Zone M-14 and Comprehensive Development Zone CD-213 to accommodate subdivision of lands for a firehall, municipal park, two future employment lots, sensitive environment protection areas, and one future special housing development and new greenways / trails. The development application complies with the Brookwood-Fernridge

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Community Plan and Fernridge Neighbourhood Plan. Final reading of the rezoning bylaw is contingent upon completion of 11 development prerequisites outlined in this report.

The application also includes a development permit for Brookwood-Fernridge Community Plan Neighbourhood Forest Fire Hazard Reduction DP Area D and Sensitive Environment Protection Area E.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 6129 and Development Permit No. 101490.

REZONING APPLICATION NO. 100783 AND DEVELOPMENT
 PERMIT NO. 101490 (TOWNSHIP OF LANGLEY /
 19600 – 20000 BLOCK OF 24 TO 27A AVENUE (HORNE PIT))
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REFERENCE:

Owner:	The Corporation of the Township of Langley 20338 – 65 Avenue Langley, BC V2Y 3J1
Legal Description:	Lots 2, 3, 4, 11, 15, 16, 17, 18, 19, 20, 21, 22, and 23 Section 22 Township 7 NWP1148
Location:	19600 – 20000 Block of 24 to 27A Avenue (Horne Pit)
Area:	30.7 ha (75.9 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Civic Institutional Zone P-1, Brookwood Employment Zone M-14 and Comprehensive Development Zone CD-213
Brookwood-Fernridge Community Plan:	Development Permit Area 'A' Residential, 'D' Neighbourhood Forest Fire Hazard Conditions, 'E' Sensitive Environment Protection Area and Development Permit Area 'F' Employment
Fernridge Neighbourhood Plan:	Employment, Park and Open Space, Aquatic Conservation, Landscape Buffer, Special Housing, Institutional

BACKGROUND/HISTORY:

- The central portion of the subject site was historically used as a gravel pit, commonly known as the Horne Pit. Gravel extraction on the site ceased approximately 50 years ago.
- Following the gravel extraction operations, the lands were acquired by the Township and used as a storage location for Township materials.
- The subject site is currently zoned Suburban Residential Zone SR-2 and designated Employment, Park and Open Space, Aquatic Conservation, Landscape Buffer, Special Housing, Institutional in the Fernridge Neighbourhood Plan.

DISCUSSION/ANALYSIS:

- The site is proposed to be rezoned and subdivided as applicable into:
 - o One lot for a fire hall (currently under construction) adjacent to 200 Street (0.83 ha / 2.05 ac)
 - o One lot for a new municipal park (and community detention pond) (4.7 ha / 11.7 ac)
 - o Two lots for future employment development (6.7 ha / 16.56 ac)
 - o Two lots for environmental protection (16.6 ha / 41 ac)
 - o One lot for a future special housing development (0.74 ha / 1.82 ac)
 - o One lot for a landscape buffer between the future employment and special housing lots (0.21 ha / 0.53 ac)
- Upgrades and dedications are required to be completed as part of the development for 196 and 200 Street and 24 and 27 Avenue and are listed as conditions of development. Greenways are also required to be provided along each street, as well as off-street trail connections adjacent to the environmental areas and around the perimeter of the new municipal park space.

- The Aquatic Conservation land use designation includes uses consistent with Township of Langley Zoning Bylaw Sec 104.10 (uses permitted all zones) and therefore lands subject to the Aquatic Conservation land use designation are not required to be rezoned. The lands are also identified as a Development Permit area and will be protected as a Sensitive Environmental Protection Area as indicated in Attachment B.
- Staff are supportive of the proposal as the proposed uses and zones are consistent with the Fernridge Neighbourhood Plan Growth and Change Management Sections 9.0 and 9.1, noting the school / park site is designated in the Fernridge Neighbourhood Land Use Plan for the purposes of the subject development.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	10 properties	Booth Neighbourhood Plan - Employment	Suburban Residential SR-2
South:	24 Avenue, beyond which is a mobile home park	Manufactured Home Park	Residential Mobile Home Park MH-1
East:	200 Street, beyond which are three properties	Aquatic Conservation and Rowhouse / Townhouse	Suburban Residential SR-2 and Residential Zone R-1D
West	196 Street, beyond which is the City of Surrey	City of Surrey	N/A

Zoning Amendment:

- Bylaw No. 6129 proposes to rezone 14.1 ha (34.9 ac) of land (of the overall 30.7 ha (75.9 ac) 'Horne Pit' site) to Civic Institutional Zone P-1, Brookwood Employment Zone M-14 and Comprehensive Development Zone CD-213 consistent with the proposed subdivision.
 - o Civic Institutional Zone P-1 will accommodate uses for the firehall, municipal park and a landscape buffer lot.
 - o Brookwood Employment Zone M-14 is a new zone proposed to accommodate uses intended for the future employment lots.
 - o Comprehensive Development Zone CD-213 is a new zone proposed to accommodate uses intended for the future special housing lot.
- The project complies with the provisions of the site's proposed zones in alignment with the Fernridge Neighbourhood Plan.

Development Permit:

- The subject site is located in Development Permit Areas:
 - o 'A' – Residential
 - o 'D' – Neighbourhood Forest Fire Hazard Conditions
 - o 'E' – Sensitive Environmental Protection Area
 - o 'F' – Employment Area
- Proposed Development Permit No. 101490 is attached to this report and includes the site plan for the development. The Development Permit addresses requirements for DP Areas D – Neighbourhood Forest Fire Hazard Conditions and 'E' – Sensitive Environmental Protection Area.

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- The portions of the site that are designated Development Permit Area 'A' – Residential, and 'F' Employment are not proposed to be developed at this time. Included as a condition of rezoning in this report is a requirement for a covenant to be registered over the Area 'A' - Residential and Area 'F' - Employment areas of the site to prohibit development until a development permit for these areas has been considered and issued by Council to ensure alignment with applicable Development Permit Area guidelines.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

Brookwood- Fernridge NP Area (Table 3)	Count	Rate	Total
Employment	16.56 acres	\$500,000 / ac	\$8,280,000
Total			\$8,280,000

Tree Protection / Replacement:

The applicant has submitted 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
632	530	0	0	0	530

- Finalization of landscape plans has been included as a development prerequisite. Detailed Tree Management and Landscape plans for onsite areas will be provided in conjunction with future development permit applications.

Policy Considerations:

The proposed rezoning and development permit applications facilitates subdivision of the site to accommodate a firehall, municipal park/community detention pond, two future employment lots, sensitive environment protection area and enhancement areas, one future special housing development and new greenways / trails. Prior to future development of the special housing lot, an Area 'A' – Residential development permit will be required to be submitted and considered by Council.

Staff recommend that Council give first, second and third reading to Bylaw No. 6129 (subject to 11 development prerequisites); and authorize issuance (at time of final reading of Bylaw No. 6129) of accompanying Development Permit No. 1001490.

Respectfully submitted,

Colin Moore
 SENIOR PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

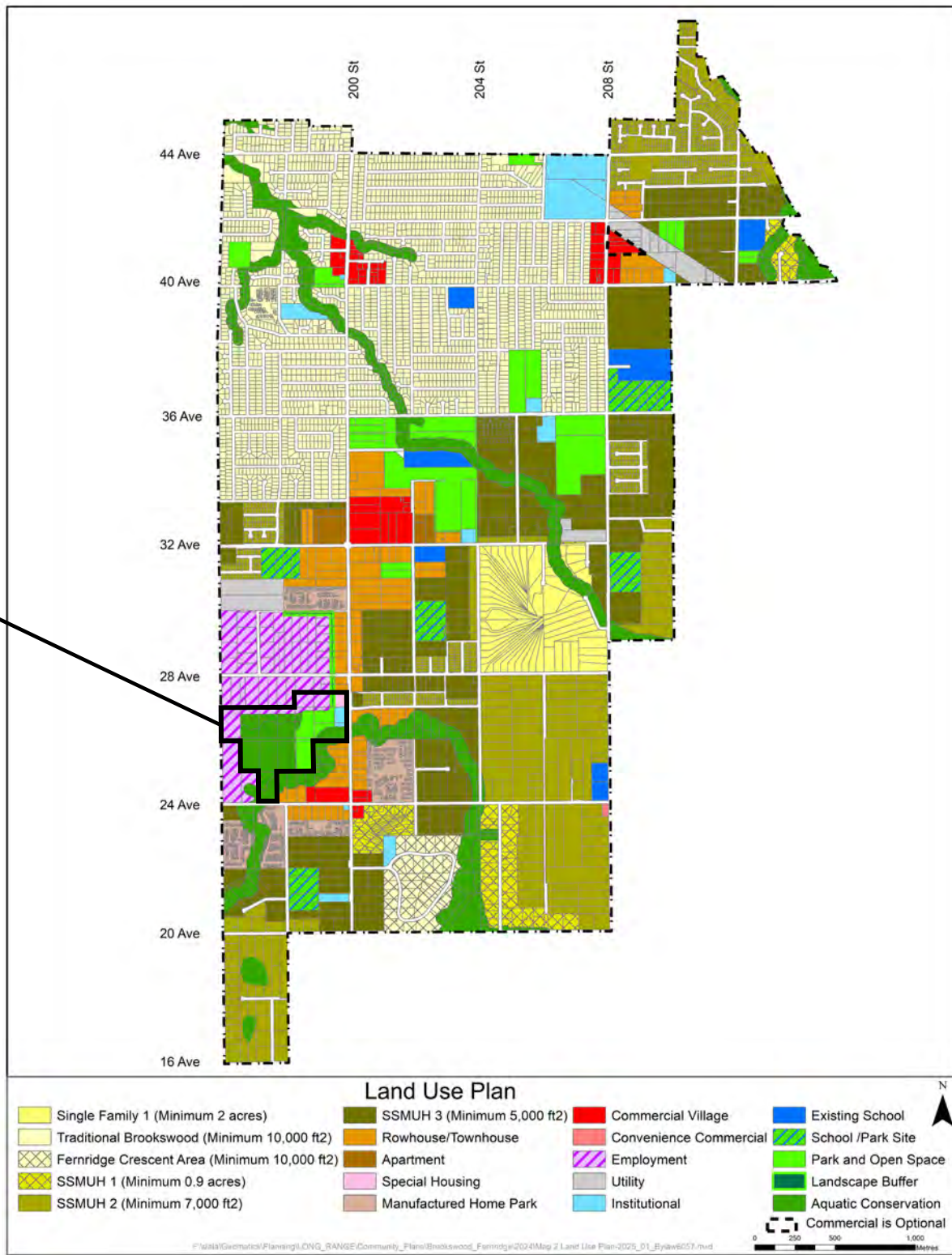
ATTACHMENT A Maps and Graphics
 ATTACHMENT B Development Permit No. 101490

ATTACHMENT A

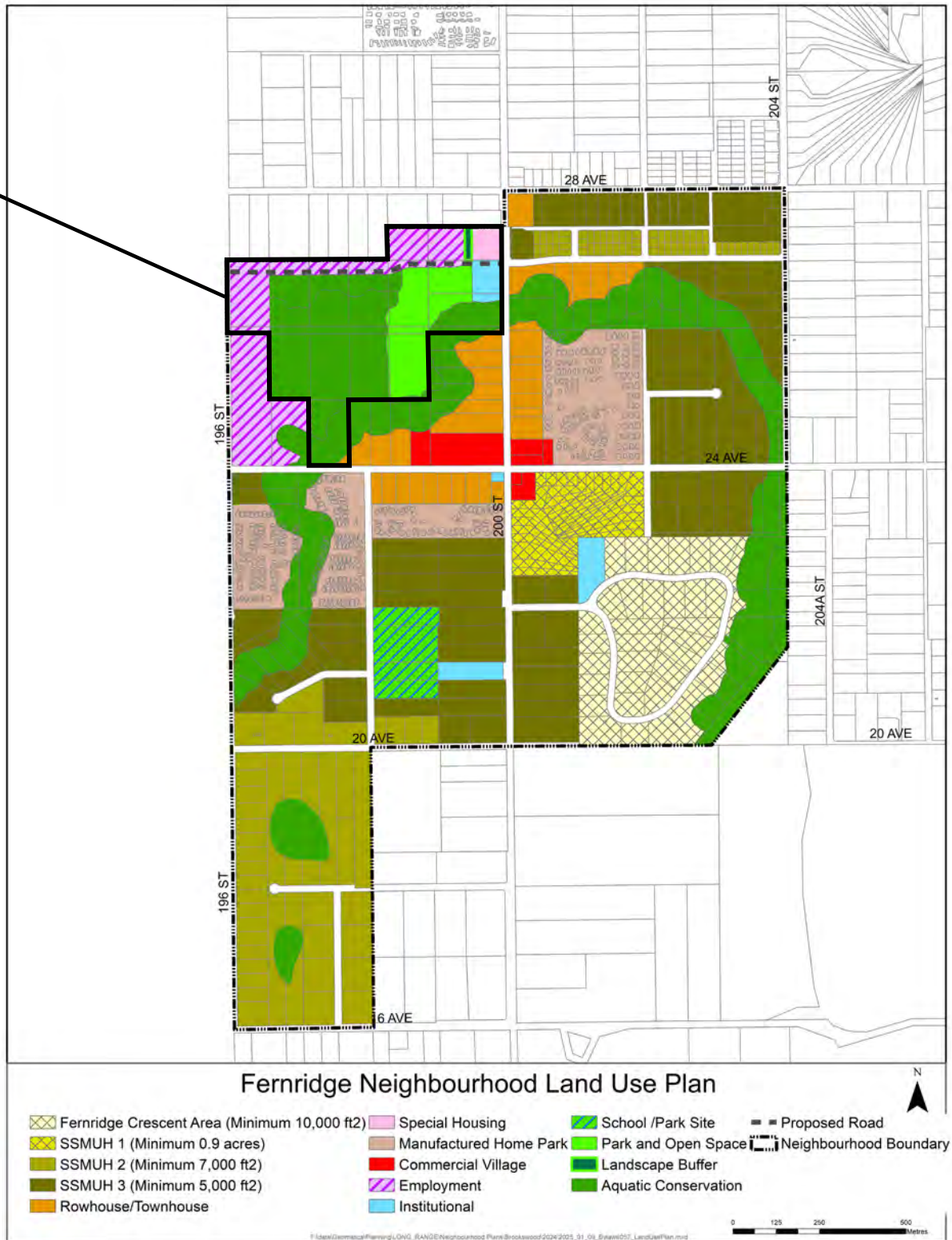


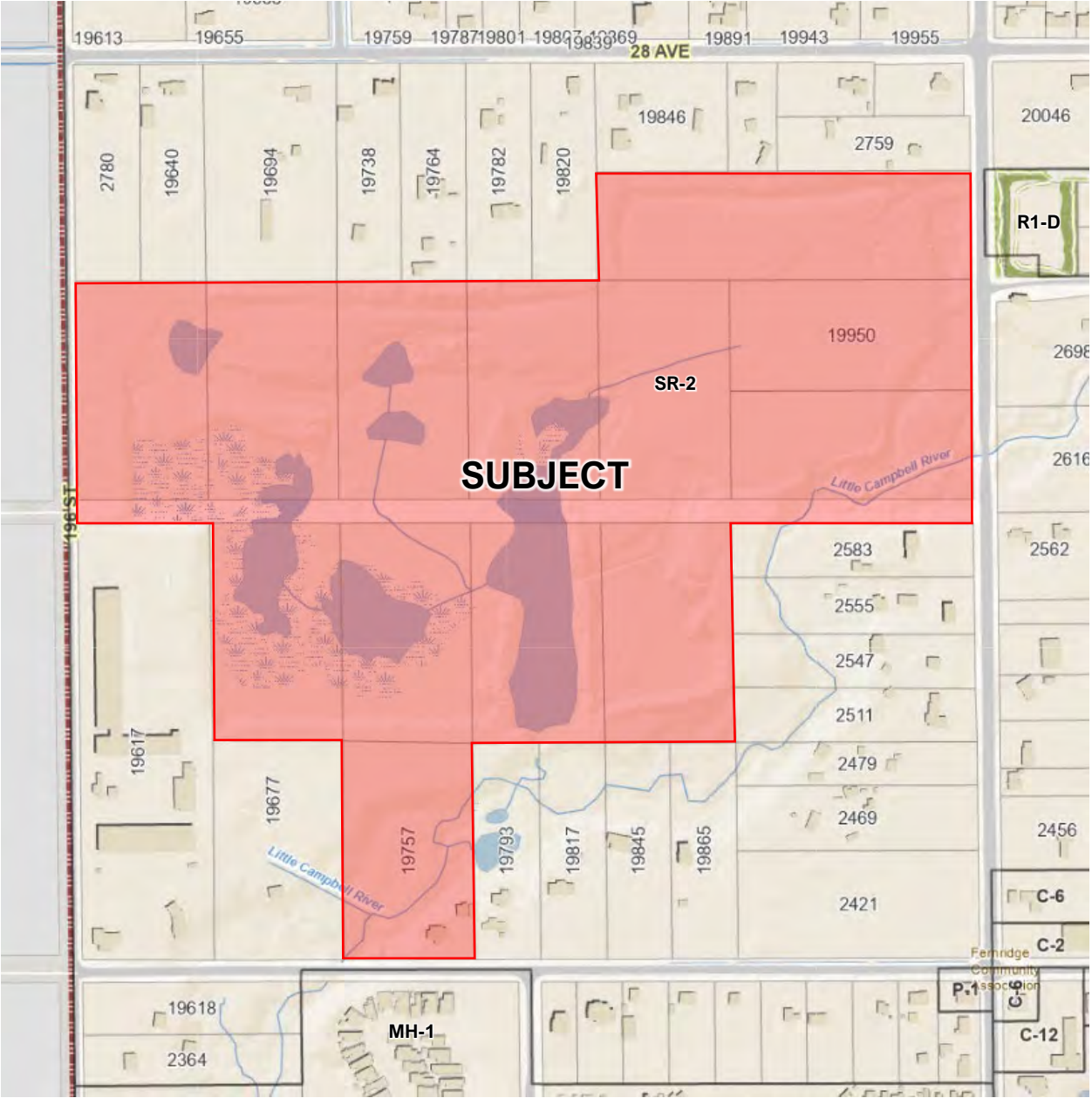
AERIAL CONTEXT MAP

SUBJECT

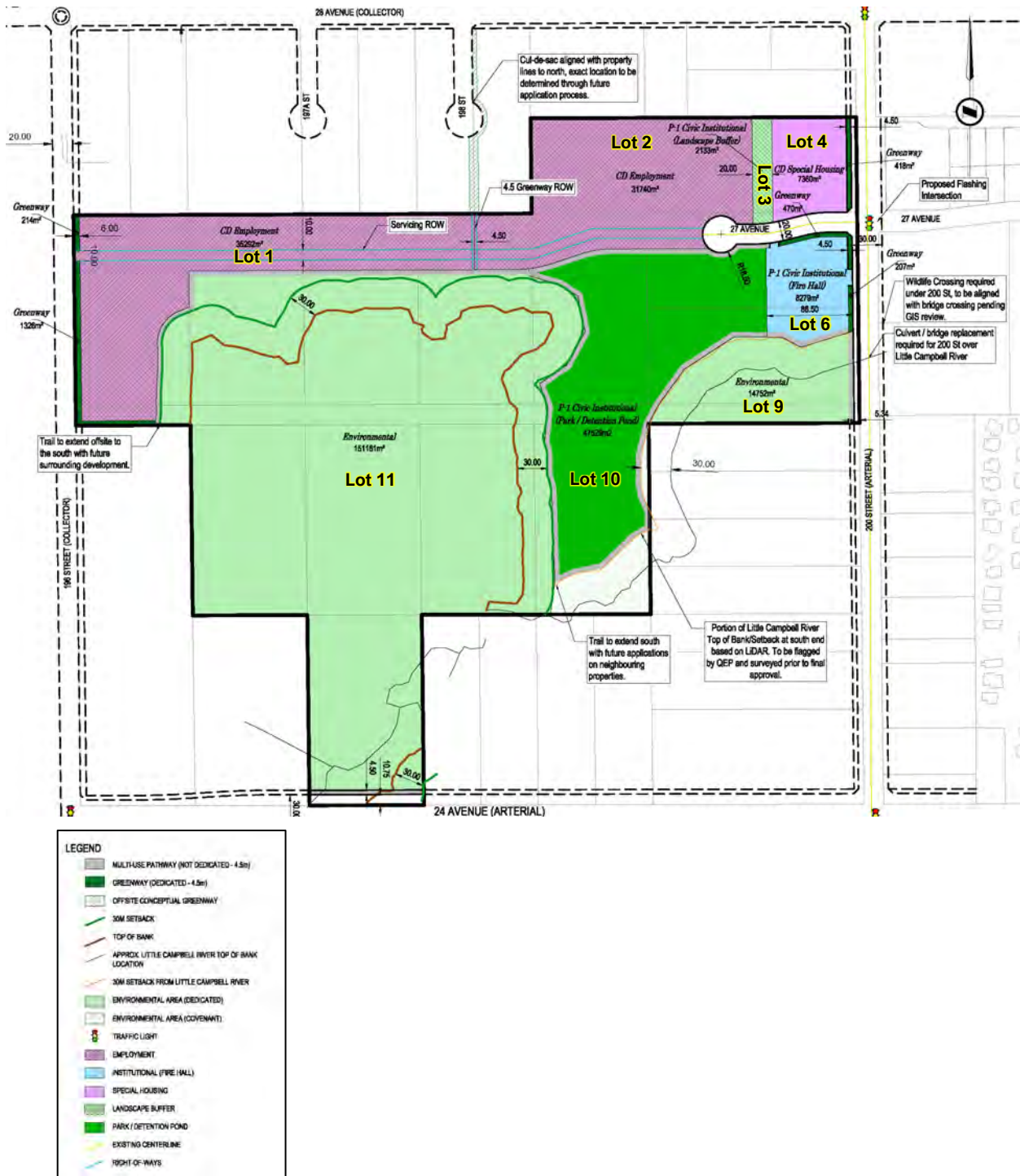


SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101490

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

1. NAME: The Corporation of the Township of Langley

ADDRESS: 20338 – 65 Avenue
Langley BC V2Y 3J1

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: Future Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Section 22
Township 7 EPP129098

CIVIC ADDRESS: 19600 – 20000 Block of 24 to 27A Avenue

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

- a. Forest Fire Reduction Development Permit Areas design consistent with Schedule “A” and Section 10.5.4 of the Brookwood Community Plan as amended.
- b. Sensitive Environment Protection Area as shown on Schedule “A” to the acceptance of the Township of Langley and consistent with Section 10.6.2 of the Brookwood Community Plan as amended.
- c. Township of Langley acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
- 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.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

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

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

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.

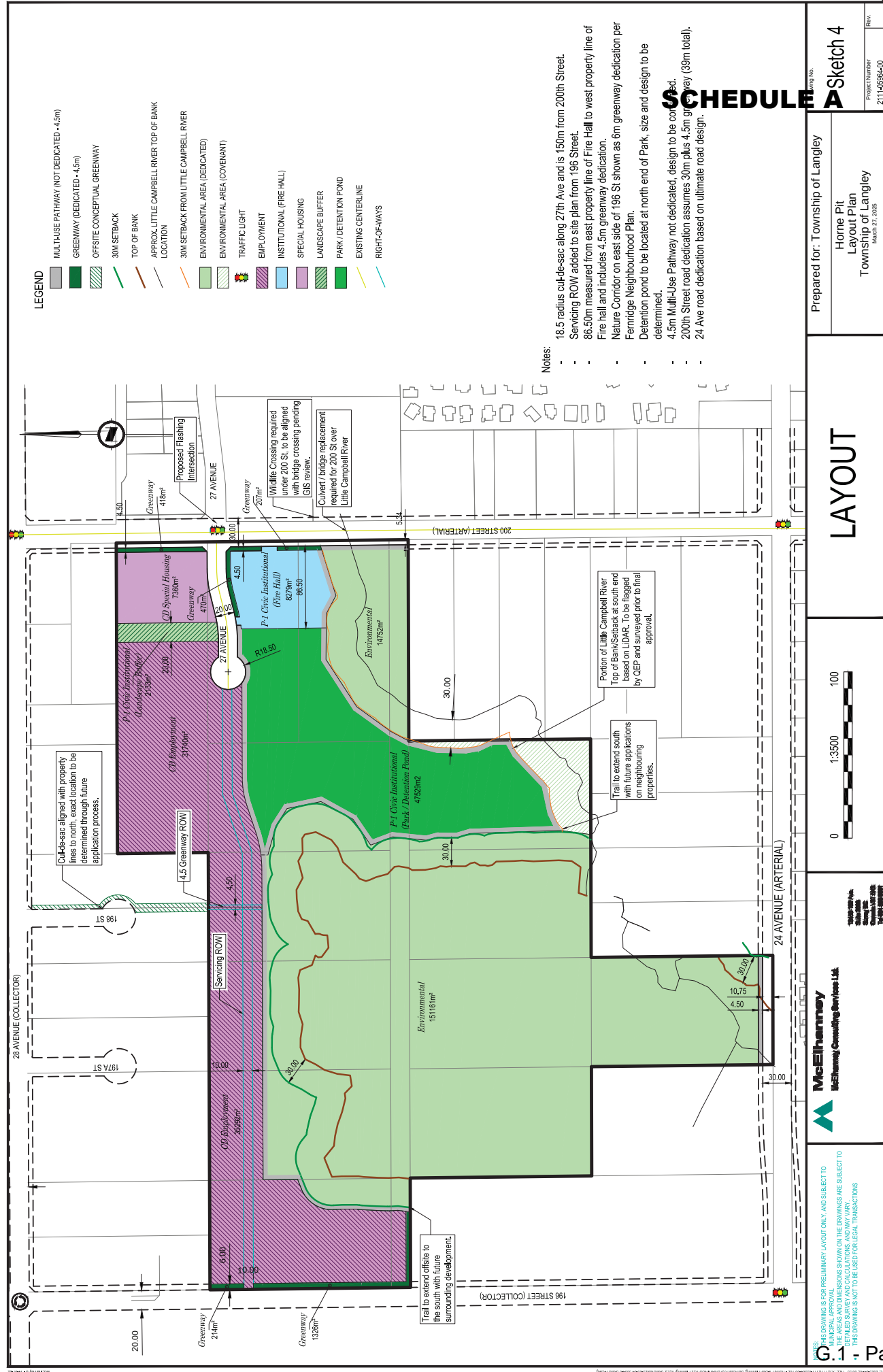
DEVELOPMENT PERMIT NO. 101490 (THE CORPORATION OF THE TOWNSHIP OF LANGLEY / 19600 –
20000 BLOCK OF 24 TO 27A AVENUE)
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This permit shall enure to the benefit of and be binding upon the parties hereto and their
respective heirs, executors, administrators, successors and assigns.

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

Attachments:

SCHEDULE A Site Plan



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (TOWNSHIP OF LANGLEY / HORNE PIT) BYLAW NO. 6129

EXPLANATORY NOTE

Bylaw No. 6129 rezones land located in the 19600 – 20000 Block of 24 to 27A Avenue from Suburban Residential Zone SR-2 to Civic Institutional Zone P-1, Brookwood Employment Zone M-14 and Comprehensive Development Zone CD-213 to facilitate subdivision of the land for a firehall, municipal park, two future employment lots, sensitive environment protection areas and a future special housing development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (TOWNSHIP OF LANGLEY / HORNE PIT) BYLAW NO. 6129

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 (Township of Langley / Horne Pit) Bylaw No. 6129".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Brookwood Employment Zone M-14" after the words "Heavy Industrial Zone M-13"
 - (2) Adding to Section 110.1 after the words "M-13" the words "M-14 – 1,858 m²"
 - (3) Adding after Section 713 "Heavy Industrial Zone M-13" the following as Section 714 "Brookwood Employment Zone M-14"

714 **BROOKSWOOD EMPLOYMENT ZONE M-14**

Uses Permitted

- 714.1 In the M-14 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory open storage*
 - 3) *brewery or distillery*
 - 4) *scientific and technical research*
 - 5) *information technology*
 - 6) *offices accessory to permitted uses*
 - 7) *residential uses* accessory to permitted *uses* and subject to Section 714.3
 - 8) *restaurants*
 - 9) *retail sales* accessory to permitted *uses*
 - 10) *public works yards, maintenance and storage facilities*
 - 11) *warehousing, wholesaling and storage facilities* excluding bulk energy storage facilities and the bulk storage of industrial chemicals, by-products and allied products

Storage Areas

- 714.2 No material stored in a permitted accessory open storage area shall exceed a *height* of 2m where stored within 10m of a parcel zoned SR, R, RM, MH-1, C or P. No storage areas shall be located in any required front yard setback.

Residential Use

- 714.3 *Residential use* is limited to one (1) *dwelling unit* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker and immediate family.

Lot Coverage

- 714.4 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

- 714.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 10.0m from a front lot line;
 - b) 5.0m from a rear lot line;
 - c) no setback is required from an interior rear or interior side lot line abutting an M or C zone;
 - d) 5.0m where the side lot line abuts a flanking street; and
 - e) 10.0m from a lot line abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

- 714.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 12m.

Parking and Loading

- 714.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 714.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 714.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Development Permit Requirements

- 714.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.
- (4) Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-213” after the words “Comprehensive Development Zone CD-212”
 - (5) Adding to Section 110.1 after the words “CD-212” the words “CD-213 – 0.5 ha”
 - (6) Adding after Section 1112 “Comprehensive Development Zone CD-212” the following as Section 1113 “Comprehensive Development Zone CD-213”

1113 COMPREHENSIVE DEVELOPMENT ZONE CD-213**Uses Permitted**

1113.1 In the CD-213 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings and uses*
- 2) *accessory home occupation* subject to Section 104.3
- 3) *apartments*
- 4) *community care facility*
- 5) *commercial uses* subject to Section 1113.3
- 6) *group children's day care*
- 7) *assembly uses*
- 8) *seniors housing*
- 9) *adult day care*

Density

1113.2 The maximum *floor space ratio* for all *buildings* located on lands zoned CD-213 shall not exceed 1.4 FSR.

Location of Uses

1113.3 *Commercial uses* are only permitted to be located on the ground floor of a *building*.

Lot Coverage

1113.4 *Buildings and structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

1113.5 Siting of *buildings and structures* shall be in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1113.6 The *height* of *buildings and structures* shall not exceed four (4) *storeys*.

Parking and Loading

1113.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1113.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1113.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Age-Friendly Amenity Area

- 1113.10 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with a Development Permit.

Development Permit Requirements

- 1113.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

Parcel “A” (Explanatory Plan 25242) Lot 2 and of the South Half Lot 28 Section 22 Township 7 New Westminster District Plan 1148

Lot 3 Section 22 Township 7 New Westminster District Plan 1148

Portions of 4, 18, 19, 20, 21, 22 and 23 Section 22 Township 7 New Westminster District Plan 1148

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
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SCHEDULE 'A' BYLAW NO. 6129

