

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101259

This Permit is issued this 15th day of December, 2025 to:

1. NAME: 161884 Canada Inc.

ADDRESS: 6051 Silver Drive, 3rd Flr
Burnaby, BC V5H 4L6

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: Parcel "A" (Reference Plan 5080) South West 1/4 Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 AND EPP38776

CIVIC ADDRESS: 27522 - 60 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. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- c. 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;
- d. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
- e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

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

This permit is not a building permit.

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

This permit shall have the force and effect of Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

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 15TH DAY OF DECEMBER, 2025.

Attachment:

SCHEDULE A

SPEA Development Permit Application



Ian Whyte Consulting Ltd.
ianwhyteconsulting@gmail.com

SCHEDULE A

July 4, 2025

Township of Langley
Development Planning Department
20338 – 65A Avenue
Langley, BC, V2Y 3J1

Attention: Ms. Ashliegh Gilbert, M.Sc., P.Ag., R.B. Tech.
Environmental Coordinator

Dear Ms. Gilbert,

RE: PROPOSED DEVELOPMENT AT PID: 012-972-622
Streamside Protection and Enhancement Development Permit Application

161884 Canada Inc. (the Applicant) is seeking a Streamside Protection and Enhancement Development Permit Application (DP) for works associated with the construction of an industrial building on the property identified by Parcel Identifier (PID) 012-972-622 (the Property).

The Property occurs within a Streamside Protection and Enhancement Development Permit Area as defined by Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842 (OCP Schedule 3). Required watercourse setbacks on the Property are established by OCP Schedule 3.

The Applicant is developing a property within the Gloucester Industrial Park of the Township of Langley and proposes to construct a light industrial building on the Property. The Property drains to both West Creek and Nathan Creek. A significant portion of the Property is already encompassed by restrictive covenant No. BB4050442 (registered in favour of Fisheries and Oceans Canada, DFO) that protects a large wetland that is tributary to West Creek. This covenant allows for two stormwater outfalls which are included among the proposed works. Additional stream features have been identified and include three isolated wetlands and two connected wetlands. The connected wetlands drain to Nathan Creek via a ditch that flows eastward along the south side of 60 Avenue into Abbotsford. Prescribed setbacks in accordance with the OCP Schedule 3 are 20 metres from top-of-bank for all connected wetlands. No setbacks are prescribed for isolated wetlands. All of the currently unprotected wetlands are located within the proposed development footprint and/or the widened dedication for 60 Avenue.

Reconfiguration of the required Streamside Protection and Enhancement Area (SPEA) on the Property is proposed. In order to accommodate construction of the proposed industrial building and the future widening of 60 Avenue, pending approval under the *Water Sustainability Act* (WSA), the wetlands are proposed to be reconstructed and enhanced within a dedicated SPEA on

the Property. A letter of advice for these works has been issued by Fisheries and Oceans Canada (DFO) under the *Fisheries Act*.

The following information is provided to satisfy Subsection 4.20 of the OCP Schedule 3.

1. **Development permit application and fee** – these will be submitted by the Applicant.
2. **Qualified professional** – Ian Whyte, P.Ag. is the lead agent in this review. Note that information related to this development project has been previously submitted by Envirowest Consultants Inc. while Mr. Whyte was a principal at that firm. The current report includes some information that was generated by other professional and technical staff at Envirowest, including some graphics.
3. **Supporting documentation:**
 - a) **Fish and fish habitat** – the Property includes one relatively large wetland that is tributary to West Creek. This large wetland is currently protected by a DFO covenant. Five small “pocket” wetlands occur on the Property. Three of these pocket wetlands are isolated (not connected by overland flow to any other stream feature). The other two are connected to each other by a small culvert and together drain eastward in a ditch along 60 Avenue into Abbotsford where they are tributary to Nathan Creek.

Fish are absent from the connected wetlands on the Property. Fish access to the Property from Nathan Creek is precluded by steep channel slopes downstream of the Property.

Fish presence in the onsite tributary of West Creek is not expected due obstructions, primarily beaver dams, downstream of the Property which are likely barriers to fish passage. Envirowest completed a fish salvage on the Property in relation to 60 Avenue culvert replacement works in 2012; no fish were captured as part of the salvage. Envirowest completed fish sampling at the Property on October 8 and December 7, 2021. Baited minnow traps were set in the tributary to West Creek on the Property as well as north of 60 Avenue (downstream of the Property). Fish were captured north of 60 Avenue, downstream of the Property; the only fish species captured was threespine stickleback (*Gasterosteus aculeatus*). No fish were captured on the Property.

Nathan Creek is classified by the Township of Langley’s online mapping system (Geosource) as a Class A watercourse based on documented presence of fish. Steep slopes preclude fish access to the Property from Nathan Creek. A tributary of West Creek occurs on the western portion of the Property and is classified by Geosource as a Class B watercourse, based on the absence of fish but is a source of nutrients and water to downstream fish populations. Flows in the tributary are conveyed beneath 60 Avenue to West Creek through two concrete culverts. The main channel of West

Creek, north of 60 Avenue, is classified by Geosource as a Class A watercourse. Fish presence on the Property via the tributary of West Creek is precluded by downstream obstacles to fish passage, primarily beaver dams.

Fish presence is documented in West Creek, northwest of the Property with documented species including chum salmon (*Oncorhynchus keta*), coho salmon (*O. kisutch*), cutthroat trout (*O. clarkii*), pink salmon (*O. gorbuscha*), chinook salmon (*O. tshawytscha*), rainbow trout (*O. mykiss*), as well as various non-salmonid species. Fish presence has also been documented in Nathan Creek, downstream of the Property; documented species include cutthroat trout, coho salmon, and rainbow trout.

- b) **Geotechnical slope stability and erosion control** – a geotechnical assessment of the Property was completed by Geopacific Consultants Ltd. (Geopacific). Soils on the Property were found to be characterized by a thin layer of topsoil overlying sandy silt underlain by glaciomarine silty clay with trace amounts of gravel.

The Property at the location of the proposed development is generally flat with a gentle grade to the southwest. The Property also slopes toward the southeast where the Nathan Creek ravine is located. An erosion and sediment control (ESC) plan will be developed by the project engineer and implemented prior to the commencement of works.

- c) **Flood protection** – Aplin & Martin Consultants Inc. (Aplin & Martin) will ensure that the minimum building elevations (MBE) are designed such that they are set above the 100-year storm event. The storm sewers will be designed to convey the 100-year storm event. The reconstructed wetland will receive only controlled and treated flow from the Property.
- d) **Wildlife habitat impact** – use of the wetlands on the Property by amphibians has been confirmed by sampling conducted by Envirowest. Pacific chorus frog (*Pseudacris regilla*), as well as non-native American bullfrog (*Lithobates catesbeianus*) and green frog (*L. clamitans*) have been observed in two of the five pocket wetlands. All of these species, as well as northwestern salamander (*Ambystoma gracile*) and common garter snake (*Thamnophis sirtalis*) were observed within the large, protected wetland.

Use of vegetated areas on the Property by various bird species for foraging and nesting is also expected. An active bird nest survey will be required prior to clearing works if clearing works are proposed to occur during the bird nesting window (generally March 1 through August 31 of any given year). A raptor nest survey will be required prior to works commencing (any given time of the year). Should any active nests be discovered, a nest management plan will be developed by a Qualified Environmental Professional (QEP).

Other species likely to be found on the Property would include small mammals such as squirrels, rabbits, voles, and shrews. Larger mammals such as raccoons (*Procyon*

litor), striped skunk (*Mephitis mephitis*), deer (*Odocoileus hemionus*), and coyotes (*Canis latrans*) may also occur on the Property.

For the purposes of this preliminary review, the assessment of species and ecosystems at risk within the Property was undertaken in two steps. First, a broad list of prospective species-at-risk, inclusive of red- and blue-listed species and species assessed by COSEWIC that occur specifically within the Chilliwack Forest District, Metro Vancouver, and Coastal Western Hemlock Biogeoclimatic Zone, was generated by using the BC Species and Ecosystem Explorer Database¹ within the CDC website of the MOE. Additionally, the CDC mapping service was queried for records of element occurrences within 2.0 kilometres (km) of the Proposed Development. Potential critical habitat for western painted turtle (*Chrysemys picta*) was identified within the 2.0 km radius search; occurrence of this species within the project site is not expected.

Second, the broad list was subsequently refined to a list of prospective species based on an assessment of habitat suitability found on the project site as determined through field reconnaissance. Scientific literature was used to further evaluate the ability of habitat features found within and adjacent to the project site to support critical life history functions for each species on the list. Examples of critical life history functions include breeding, nesting/denning, or hibernating for wildlife, or germination, flowering, and seed dispersal for plants.

Of the 13 species-at-risk listed for consideration, the following 4 were identified to have suitable habitat to support critical life history functions within or adjacent to the proposed project location.

1. Olive-sided flycatcher (*Contopus cooperi*);
2. Band-tailed pigeon (*Patagioenas fasciata*);
3. Northern red-legged frog (*Rana aurora*); and
4. Roell's brotherella (*Brotherella roellii*).

Impact mitigation for birds will include an active bird nest survey to be conducted in advance of the Proposed Works if these works are to occur within the bird nesting period generally occurring between March 1 and August 31. If northern red-legged frog occurs on the Property, individuals would be expected to be utilizing the Property for foraging activities and would be fully mobile. To avoid negative impacts to potential red-legged frog populations on the Property, an amphibian survey, and a salvage if required, will be conducted prior to the commencement of works. Roell's brotherella is not expected on the Proposed Development.

- e) **Vegetation impact** – canopy species on the Property, including in proximity to the existing wetlands, include red alder (*Alnus rubra*), black cottonwood (*Populus*

¹ B.C. Conservation Data Centre. 2019. BC Species and Ecosystems Explorer. B.C. Ministry of Environment, Victoria B.C. Available: <http://a100gov.bc.ca/pub/eswp/> (accessed April 8, 2021).

balsamifera ssp. *trichocarpa*), broadleaf maple (*Acer macrophyllum*), and paper birch (*Betula papyrifera*). Understory species throughout the Property include red elderberry (*Sambucus racemosa*), salmonberry (*Rubus spectabilis*), vine maple (*Acer circinatum*), trailing blackberry (*Rubus ursinus*), sword fern (*Polystichum munitum*), mosses, and minor amounts on non-native, invasive Himalayan blackberry (*Rubus armeniacus*); willow (*Salix* spp.) is also present on the Property in proximity to the wetlands.

A Tree Evaluation Report has been prepared by Mike Fadum and Associates Ltd. for the Property. The proposed wetland has been located to minimize tree removal and will be further field-fit at the time of construction to minimize impacts to all vegetation.

- f) **Groundwater impact** – groundwater impact has been considered as a component of the geotechnical assessment of the Property. Groundwater was not encountered during the geotechnical assessment of the Property however perched groundwater on the surface could be expected during the rainy season. Due to the low permeability of the sub-soils on the Property, a static groundwater table on the Property was not easily identified. GeoPacific advises that the static water level in wells located near the Property are approximately 48 metres below the ground surface.

A supplemental geotechnical investigation was undertaken by GeoPacific to assess potential groundwater interaction, in particular to assess the functionality of the proposed wetland. GeoPacific found that a shallow layer of silty topsoil is underlain by a clay sequence overtop of dense glacial till. The subsoils have very low rates of permeability/transmissivity. When assessed in August 2023 there was no soil moisture present in either the topsoil or in the subsoil. Subsurface layers/lens of permeable materials that could potentially act as conduits for lateral groundwater flow do not occur on the site. In effect, any overland runoff that collects in surface depressions will remain there until lost through evapotranspiration. There is no lateral movement of groundwater between the wetlands.

The water levels in the reconstructed wetland will be regulated by the elevations of the outlet channel. Any overland runoff that collects in surface depressions will remain there until lost through evapotranspiration. There is no lateral movement of groundwater between the wetlands.

- g) **Trail plan** – a public use trail is not proposed in association with the proposed development due to the challenging site topography and wetted features that exist and are proposed. However, a split rail wooden fence is proposed adjacent to the SPEA area that parallels 60 Avenue to create a visual observation area while restricting access to the protected habitat area.
- h) **Archaeological assessment** – the Archaeology Branch of the British Columbia Ministry of Forests (MoF) was contacted to assess archaeological records for the site. The Branch indicated that provincial records for known archaeological sites have not

been recorded for the Property; a copy of their email response is provided in Attachment C.

- i) **Utility and infrastructure impact** – Aplin & Martin has considered the potential impact of utilities and infrastructure. Existing flow regimes on the Property will be maintained through a flow control manhole that will direct a proportion of site discharge to West Creek through the reconstructed wetland and a second outfall channel extending from the south side of the proposed development. The balancing proportion will be directed to Nathan Creek through an on-site bioswale. The existing proportions of discharge from the Property to each receiving watercourse has been calculated by the project engineer. The flow control manholes will be designed to direct these same proportions of discharge to the respective receiving watercourses.

The proposed habitat wetland will not function as a stormwater management pond.

- j) **Riparian Areas Protection Regulation (RAPR) assessment** – RAPR setbacks have been determined based upon the detailed methodology and are summarized as:

Isolated wetlands – no setbacks

Connected wetlands – 15m (and 30m due south)

Reconstructed wetlands – 15m (and 30m due south)

- k) **Harmful Alteration, Disruption or Destruction (HADD) of fish habitat determination** – within the *Fisheries Act*, fish habitat is defined as “water frequented by fish and any other areas on which fish depend directly or indirectly in order to carry out their life processes including spawning grounds and nursery, rearing, food supply and migration areas.” A HADD is interpreted by Fisheries and Oceans Canada (DFO) as “any temporary or permanent change to fish habitat that directly or indirectly impairs the habitat’s capacity to support one or more life processes of fish.” The isolated wetlands are not considered fish habitat; however, the connected wetlands are considered fish habitat. We have concluded that the works as proposed will not result in any HADD. DFO issued a Letter of Advice in support of the proposed works on June 30, 2021. Following revisions to the originally proposed works, an updated proposal was sent to DFO to which an emailed response dated February 6, 2023 advised that DFO remained of the opinion that no harm to fish or fish habitat would occur.

Proposed Impacts

Aquatic Habitats

OCP Schedule 3 does not address aquatic habitats. This sub-section is provided for information purposes only.



The proposed infilling of the five pocket wetlands results in a loss of 1,110 m² of aquatic habitat. This loss is offset by the gains associated with the proposed wetland (1,110 m²) and the proposed swale (119 m²). A net gain of 119 m² of aquatic habitat is proposed. Wetland area losses and gains are depicted on Drawing No. 467-21-06 (Attachment D); values are presented in the Habitat Balance Summary Table (below).

The proposed wetland and its adjacent riparian area will be landscaped with appropriate native species of trees, shrubs, groundcover and emergent wetland plants. The proposed reconstructed wetland will provide habitat for various species of wildlife while also providing habitat for invertebrates which may travel downstream and serve as a food source for downstream fish populations. Baseflows to the reconstructed wetland will be supplied from the proposed on-site storm water infrastructure. Baseflows will pass through an oil and grit separator prior to discharging to the wetlands; the oil and grit separators will be maintained annually on an ongoing basis. The reconstructed wetlands will be constructed with variable water depths and will include two distinct zones, one with flow-through water from the development area and the other supplied only by direct precipitation and limited overland runoff. Flow from the proposed wetland will be discharged to the large, protected wetland that is tributary to West Creek. The proposed habitat wetland will not function as a stormwater management pond.

Existing flow regimes on the Property will be maintained through flow control manholes which will direct a portion of site discharge to West Creek through the reconstructed wetland, and a portion to Nathan Creek through an on-site bioswale and a drainage swale. The existing portion of discharge from the Property to each receiving watercourse has been calculated by the project engineer. The flow control manholes will be designed to direct this same proportion of discharge to the respective receiving watercourses.

Riparian Habitats

In order to comply with OCP Schedule 3, the setback from the large, currently protected wetland requires widening to 20 metres (from the currently protected setback that is 15 +/- metres). This adds 1,046 m² of protected streamside area. This habitat gain value is shown on the habitat balance plan (Attachment D) as “Additional OCP SPEA” but is not included in the habitat balance table (i.e. no credit is assigned to this increase in protected habitat).

Habitat Feature	Proposed Works	Instream Habitats (m ²)			Riparian Habitats (m ²)		
		Loss	Gain	Net	Loss	Gain	Net
Two connected wetlands	Infilling	-272	0	-272	-2,660	0	-2,660
Three isolated wetlands	Infilling	-838	0	-838	0	0	0

Constructed wetland	New habitat	0	1,110	1,078	0	2,020	2,022
Constructed swale & channel	New Habitat	0	119	119	0	777	777
Flex areas	Averaging	0	0	0	-870	1,002	132
Project Net		-1,110	1,229	119	-3,530	3,799	269

Riparian area lost to the proposed infilling of the connected wetlands is 2,660 m². Riparian area gains are associated with the proposed wetland (2,020 m²), an outlet channel to the south of the development (340 m²), and a swale along the east side of the development (437 m²). OCP Schedule 3 setbacks for these three features are 20 metres (Class B), 15 metres (Class B manmade <0.5 m wide) and 6 metres. Flexing of streamside area is proposed, with maximum reductions of 5 metres and maximum increases of 10 metres. Overall flex gains and losses are 1,002 m² and 870 m², respectively.

The habitat plans propose overall net gains of **119 m² of aquatic habitat** and **269 m² of riparian habitat**.

The proposed setbacks for the wetland and the swale are compliant with the Riparian Areas Protection Regulation (RAPR).

Proposed enhancements are detailed on Drawing Nos. 467-21-04, -05 and -11 included as Attachment E.

OCP Streamside Areas

Envirowest Drawing No. 467-21-09 depicts streamside protection areas required per the OCP, and Envirowest Drawing No. 467-21-10 depicts the proposed streamside protection area. These drawings are included in Attachment G. Excluding aquatic habitats and the area already protected by the DFO covenant, the currently unprotected area required to be protected to achieve OCP compliance is 4,457 m². The proposed area to be added is 4,990 m².

A Section 11 Change Approval Application has been submitted to the Ministry of Water, Lands and Resource Stewardship (WLRS) and is under review. DFO has issued a Letter of Advice for the proposed wetland infilling and reconstruction.

The entire boundary between the development and the protected streamside areas will be protected by a black vinyl-coated chain-link fence. Additionally, the boundary between the streamside area and 60 Avenue, west of the development, will be protected by a wood post and rail (TLP12) fence.

In accordance with requirements of the pending WSA Change Approval, a ten (10) year monitoring and maintenance program of the constructed habitat is proposed.

Year 1 of the 10-year monitoring and maintenance program should commence the calendar year following SPEA completion and installation of fencing and signage. An annual summary is to be submitted to the Township by December 31st for each year of the monitoring program. A cost estimate for the native landscaping, the 10-year monitoring and maintenance program is included as Attachment H.

A letter designating an Environmental Monitor to supervise all site works that have the potential to impact watercourses in proximity to the Property and the SPEA, and to be responsible for the monitoring program, is included as Attachment F.

Please contact the undersigned at 604-944-0502 or whyte@envirowest.ca should you have any questions regarding this correspondence.

Sincerely,
ENVIROWEST CONSULTANTS INC.



Ian Whyte, P.Ag.
Senior Project Manager

IWW/

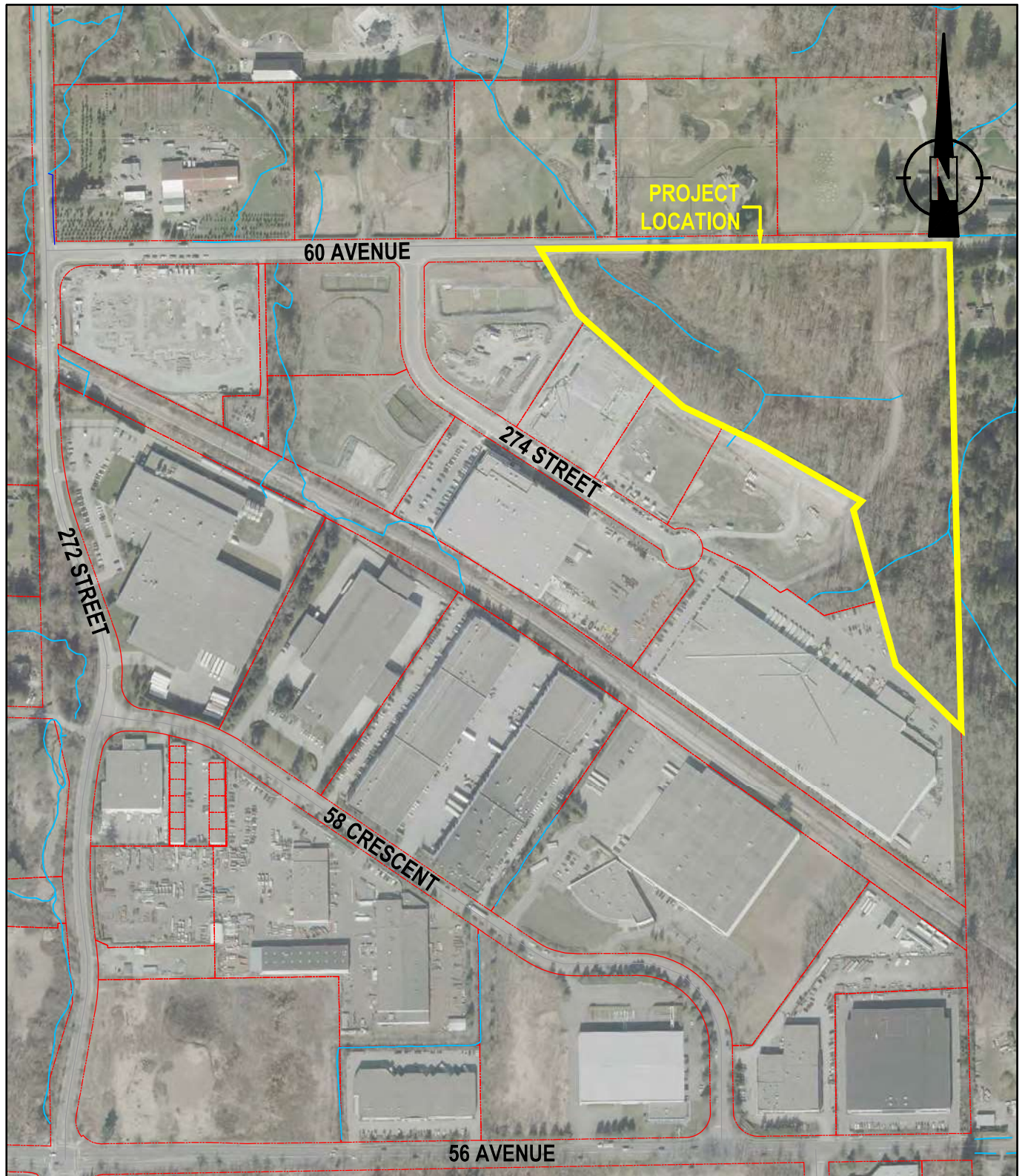
Attachment A:	Figure 1 – Property Location
Attachment B:	Site Photographs
Attachment C:	Response from the Archaeology Branch
Attachment D:	Drawing - “OCP Schedule 3 Habitat Balance”
Attachment E:	Drawings – Proposed Wetland
Attachment F:	Letter designating an Environmental Monitor
Attachment G:	Drawings – “Required SPEA” and “Proposed SPEA
Attachment H:	Cost Estimate



ATTACHMENT A

Figure 1 – Property Location

DATE: 2021-05-03 - 3:20pm
PATH: \\ENV-FSR\Projects\Langley\467-21\AutoCAD\Final\Figure 1 - Location.dwg
LAYOUT: FIGURE 1 - LOCATION



REFERENCE DRAWINGS

1. 2020 Legal Base and Watercourses from Township of Langley.
2. 2019 Ortho Photograph from Township of Langley.



161884 CANADA INC, INC No. A103821
Burnaby, BC

LOT REM A - 60 AVENUE
Langley, BC



PROJECT LOCATION

VERSION:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
	CEV	KJ	00	
SCALE:	As Shown			
DATE:	May 03, 2021			
DRAWING NUMBER:				FIGURE 1

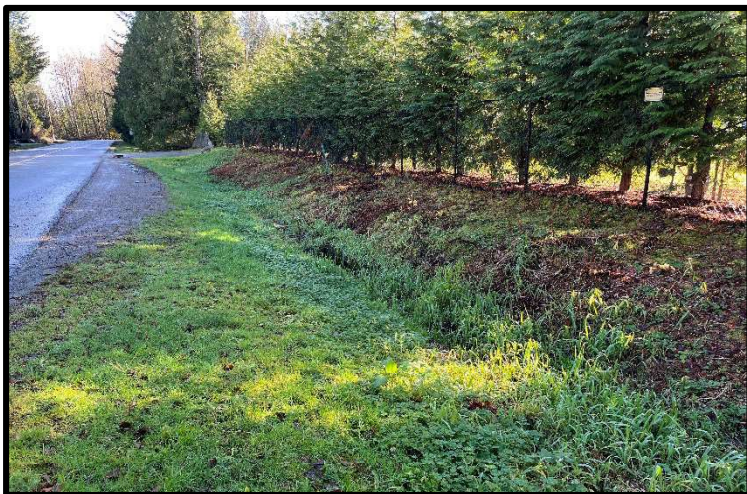
ATTACHMENT B
Site Photographs



Photograph 1. Southwest view across West Creek Headwater Wetland. Existing industrial development appears in the background (December 24, 2024).



Photograph 2. Looking southwestward across Wetland 1, with 60 Avenue to the right of the image and the access roadway in the background (December 24, 2024).



Photograph 3. Looking eastward at ditch along the south side of 60 Avenue in Abbotsford. This ditch drains wetlands 1 and 2 towards Nathan Creek (December 24, 2024).



Photograph 4. Westward view across Wetland 2. The piped outlet is within the access road seen in the foreground (December 24, 2024).



Photograph 5. Eastward view across the deeper northern end of Wetland 3 (December 24, 2024).



Photograph 6. Northeastward view across Wetland 4. This wetland is relatively shallow with abundant woody debris (December 24, 2024).



Photograph 7. Northwest view across Wetland 5 (December 24, 2024).



Photograph 8. Typical view of woodland adjacent to the wetlands (December 24, 2024).

ATTACHMENT C
Response from the Archaeology Branch

Kirsti Juurakko

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: Tuesday, April 27, 2021 4:18 PM
To: Kirsti Juurakko
Subject: RE: Data Request: Kirsti Juurakko - Envirowest Consultants Inc.

Hello Kirsti,

Thank you for the email. We are completely slammed – more information requests and referrals than I've seen in the last decade. If you have stuff you need in a hurry, please do what you did for this request and send an email asking for an expedited response. 😊

Thank you for your archaeological information request regarding the property legally described as PARCEL "A" (REFERENCE PLAN 5080) SOUTH WEST 1/4 SECTION 8 TOWNSHIP 14 NEW WESTMINSTER DISTRICT EXCEPT PARCEL ONE (REFERENCE PLAN 15620), PLANS LMP51701, BCP51227, BCP51594 AND EPP38776, PID 012972622. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your information request.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

Data is not currently available to the Province that describes the potential for previously unidentified archaeological sites to occur in the area.

Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this information request.

Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Please let me know if you have any questions regarding this information.

Kind regards,

Diana



Please note that subject lot boundaries (yellow) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.

Diana Cooper
Archaeologist/Archaeological Information Administrator



From:

juurakko@envirowest.ca <juurakko@envirowest.ca> **On Behalf Of** ArchDataRequest@gov.bc.ca

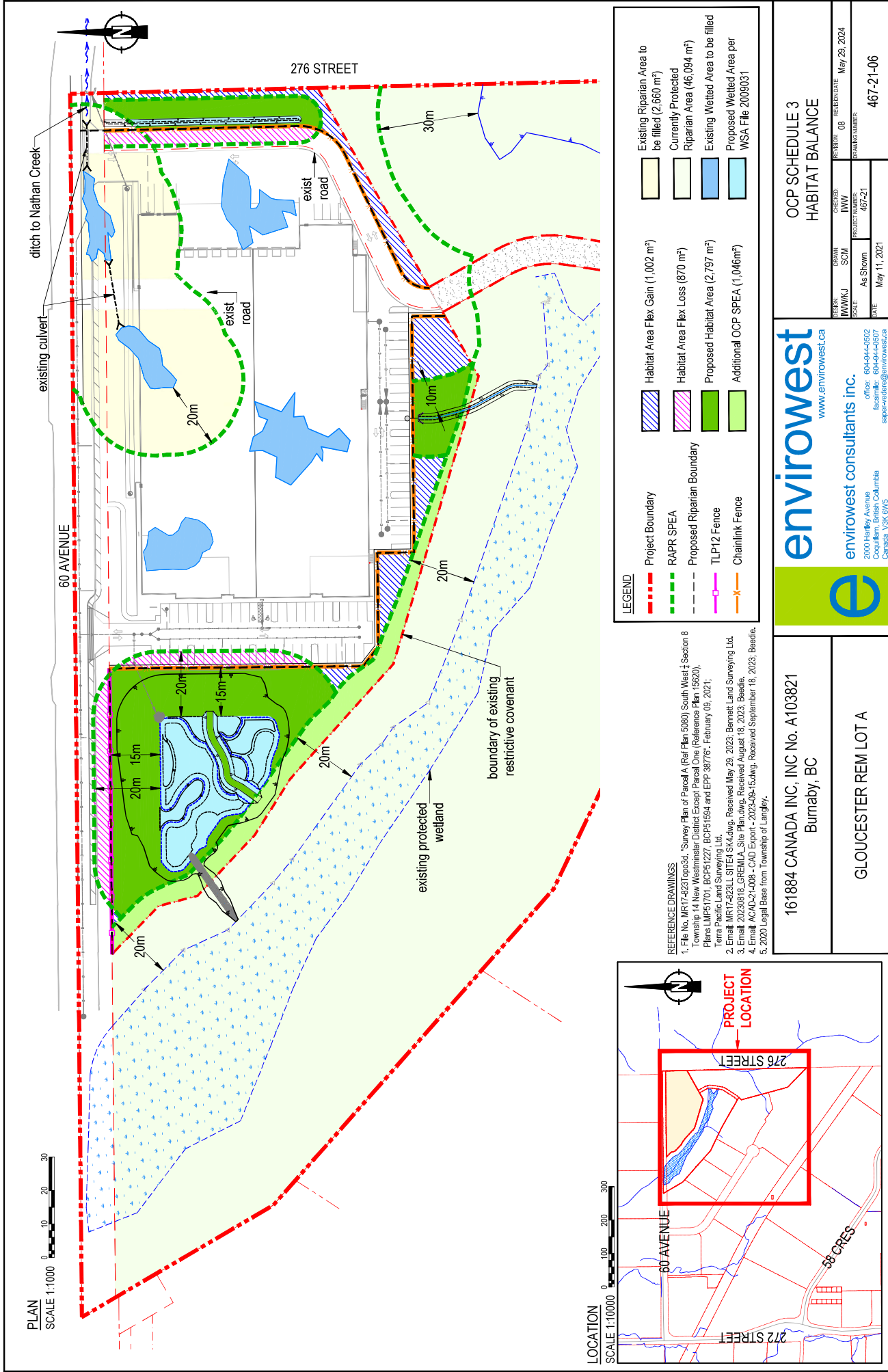
Sent: April 12, 2021 2:17 PM

To: Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>

Subject: Data Request: Kirsti Juurakko - Envirowest Consultants Inc.

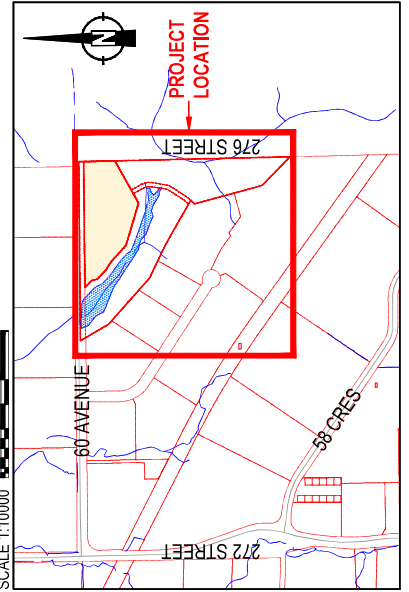
Terms and Conditions Accepted	Yes
Name	Kirsti Juurakko
Email	juurakko@envirowest.ca
I am a	Contractor for Private Property (e.g., engineer, architect)
Affiliation	Envirowest Consultants Inc.
Address	101 - 1515 Broadway Street
City	Port Coquitlam
Province	British Columbia
Postal Code	V3C 6M2
Phone Number	604-944-0502
Information Requested	I request information and advice about archaeological sites on the properties described below (In the text box below, include the Parcel Identifier (PID), street address, and the legal description if available. If you have maps, please upload them to the File Attachments section near the end of the form.): PID: 012-972-622 Section 8 Township 14 New Westminster District
Why Site Information is Required	Other (describe below): This information is required for inclusion as part of a Streamside Protection Development Permit application and a Water Sustainability Act Change Approval Application for proposed works on the property.
Third Party Access	The following person(s) may have access to this information (Include the person's full name and relationship to you below. If you would like them to be copied on our email reply containing property information, please also include their email address): Township of Langley (Rod Shead) FrontCounterBC Envirowest Consultants Inc. (Lisa Blanchard)
Format Required	PDF
Who Prompted	I am a regular business user of this information request service
File Attachment#1	
File Attachment#2	
File Attachment#3	
File Attachment#4	
File Attachment#5	

ATTACHMENT D
Envirowest Drawing “OCP Schedule 3 Habitat Balance”



PLAN
SCALE 1:1000

LOCATION
SCALE 1:10000



- REFERENCE DRAWINGS:
1. File No. MR17-2327 Topo3d, "Survey Plan of Parcel A (Real Plan 5080) South West 1/4 Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 and EPP 38775", February 09, 2021, Terra Pacific Land Surveying Ltd.
 2. Email: MR17-2327 SITE SK4.dwg, Received May 29, 2023, Bennett Land Surveying Ltd.
 3. Email: 20230818 GREMLA Site Plan.dwg, Received August 18, 2023, Beedie.
 4. Email: ACAD-24-008 - CAD Export - 2023-06-15.dwg, Received September 18, 2023, Beedie.
 5. 2020 Legal Base from Township of Langley.

LEGEND	
	Project Boundary
	RAPR SPEA
	Proposed Riparian Boundary
	TLP12 Fence
	Chainlink Fence
	Habitat Area Flex Gain (1,002 m²)
	Habitat Area Flex Loss (870 m²)
	Proposed Habitat Area (2,797 m²)
	Additional OCP SPEA (1,046m²)
	Existing Riparian Area to be filled (2,660 m²)
	Currently Protected Riparian Area (46,094 m²)
	Existing Wetted Area to be filled
	Proposed Wetted Area per WSA File 2009031



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envirowest consultants inc.
2000 Hanley Avenue
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Canada V3K 6W5
office: 604-944-6502
baseline: 604-944-6507
support: 604-944-6507

161884 CANADA INC, INC No. A103821
Burnaby, BC

GLOUCESTER REM LOT A

OCP SCHEDULE 3
HABITAT BALANCE

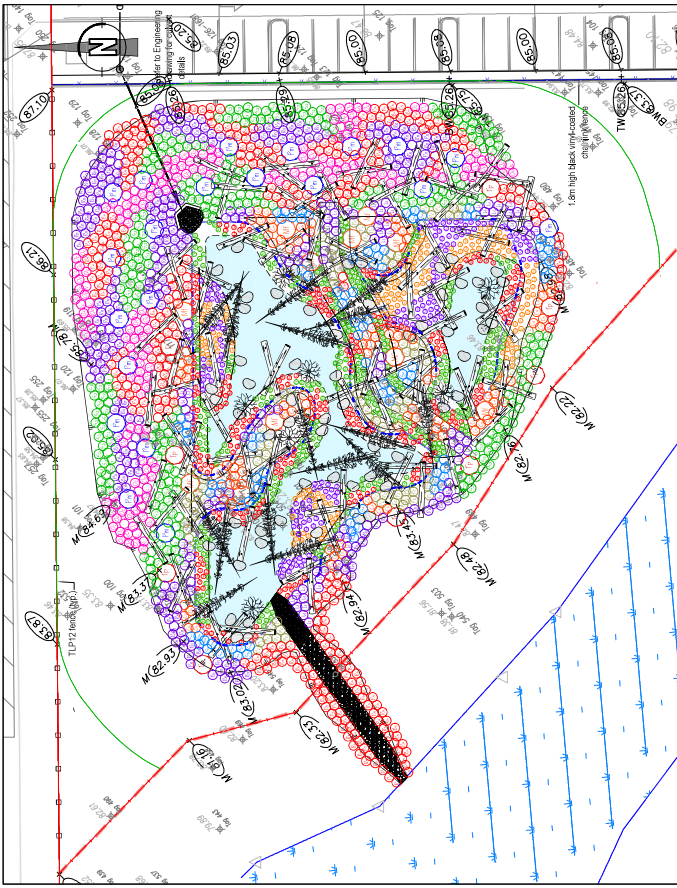
DESIGN	CHECKED	REVIEWED	DATE
IWW/KJ	IWW	IWW	May 29, 2024
SCALE	PROJECT NUMBER	DRAWING NUMBER	
As Shown	467-21	467-21-06	
DATE			May 11, 2021

ATTACHMENT E

Drawings – Proposed Wetland

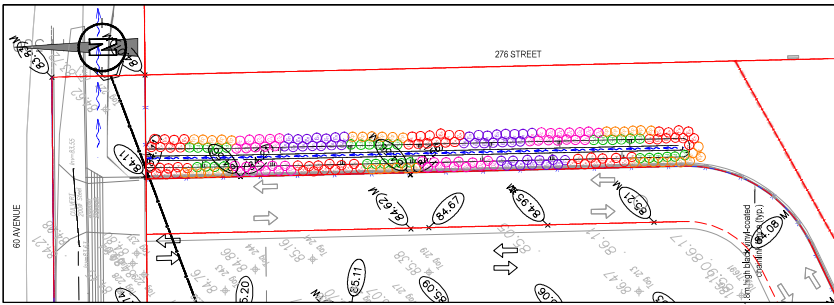
PLAN A

SCALE 1:250



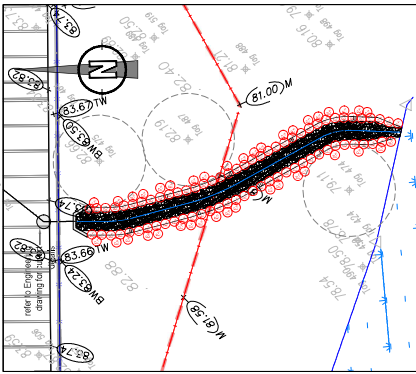
PLAN B

SCALE 1:250



PLAN C

SCALE 1:250



PLANTING NOTES

- All shrubs to be a minimum of 1.0m from road edge.
- All shrubs to be a minimum of 3.0m from existing trees.
- Struts to be a minimum of 1.0m apart.
- Trees minimum 3.0m apart.
- Plantings to be right-of-way existing vegetation.
- Apply to all areas of the site.
- SEP to be used for all plantings.
- All reports to be submitted to Parks.

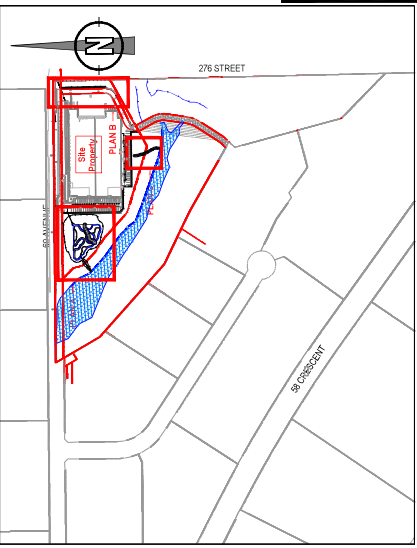
PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	PLAN A	PLAN B	PLAN C	COMMENTS
	Douglas fir	<i>Pseudotsuga menziesii</i>	21	0	0	2.0m container grown (mns. no. 7 pot); densely branched, well established
	western redcedar	<i>Thuja plicata</i>	9	0	0	2.0m container grown (mns. no. 7 pot); densely branched, well established
	Pacific crabapple	<i>Malus fusca</i>	12	0	0	no. 5 pot 2.0m mns. densely branched, well established
	black hawberry	<i>Lonicera involucrata</i>	98	0	0	well established
	Sparganium angustifolium	<i>Sparganium angustifolium</i>	0	33	0	well established
	Oxalis corniculatus	<i>Oxalis corniculatus</i>	175	46	0	well established
	Bear Gulch rose	<i>Rosa nutkana</i>	250	40	0	no. 2 pot multi-stemmed, well established
	Pacific redbud	<i>Physocarpus opulifolius</i>	87	0	0	no. 2 pot densely branched, well established
	red cedar dogwood	<i>Cornus sericea</i>	108	0	0	no. 2 pot densely branched, well established
	alfalfa berry	<i>Rubus spectabilis</i>	326	61	110	densely branched, well established
	Salix alba	<i>Salix alba</i>	94	0	0	densely branched, well established
	Symphoricarpos albus	<i>Symphoricarpos albus</i>	262	0	0	no. 2 pot densely branched, well established
	Rubus parviflorus	<i>Rubus parviflorus</i>	0	39	0	well established
	Schoenoplectus acutus	<i>Schoenoplectus acutus</i>	139	0	0	densely branched, well established
	Scirpus palustris	<i>Scirpus palustris</i>	124	0	0	no. 1 pot well established
	Eriophorum vaginatum	<i>Eriophorum vaginatum</i>	263	0	0	no. 1 pot well established
	Eleocharis palustris	<i>Eleocharis palustris</i>	337	0	0	no. 1 pot well established
	Phragmites australis	<i>Phragmites australis</i>	16	0	0	see detail
	Min. 15% composition of the following		7	0	0	mns. trunk & 500mm
	Phragmites australis	<i>Phragmites australis</i>	86	0	0	mns. trunk & 500mm
	Phragmites australis	<i>Phragmites australis</i>	59	0	0	3.0m - 5.0m length, 300mm Ø mns.
	Phragmites australis	<i>Phragmites australis</i>				mns. 500 to 800mm Ø

- REFERENCE DRAWINGS
1. Email: A040247-008 - CAD Export - 2023-09-15.dwg, Received September 18, 2023, Beedle.
 2. Email: L040247-008 - CAD Export - 2023-09-15.dwg, Received August 19, 2023, Blue Lines Environmental.
 3. Email: 20230816_GRENLA_Site Plan.dwg, Received August 16, 2023, Beedle.
 4. File No. MPT-4237 opod, "Survey Plan of Parcel A (Ref Plan 5080) South West 4 Section 87 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 and EPP 38716", February 05, 2021, Terra Pacific Land Surveying Ltd.
 5. 2020 Legal Base from Township of Langley.

KEY PLAN

SCALE 1:3000



161884 CANADA INC. INC No. A103821
Burnaby, BC

GLOUCESTER

lan whyte consulting Ltd.
2029 Palliser Avenue
Coquitlam, BC, V3K 1W8
lanwhyteconsulting@gmail.com

PROPOSED WETLAND STREAMSIDE ENHANCEMENT AND RESTORATION PLAN

DRAWN	WLS	INW	REVISION	07	RECEIVED DATE	JAN 20, 2025
CHECKED	WLS	INW	PROJECT NUMBER	467-21		
DATE	JANUARY 20, 2025					

467-21-04

SHEET 1 OF 2

N.T.S.

The diagram shows a cross-section of a container. On the left, a root ball is shown with roots extending into the surrounding soil. Labels point to the 'Top of Root Ball Level with Finish Grade' and 'Back Soil to Hold Water'. The container is filled with 'Growing Medium' and sits on a 'Subsoil' layer. Dimensions are indicated: '400mm Minimum' for the growing medium depth and '200mm Minimum' for the subsoil depth.

[illegible]

Figure 1.15 consists of two vertical diagrams illustrating the use of a log to determine soil depth. Both diagrams show a log being lowered into a body of water, with a scale on the right indicating depth from 0 to 150 cm. The top diagram shows a 'top log' and a 'bottom log' with a 'log turned until soil to depth equal to 20-30 percent of its diameter' label. The bottom diagram shows a 'top log' and a 'bottom log' with a 'depth of water equal' label.

FIG. 1.20.

Technical drawing of a cross-section of a bridge deck and abutment. The drawing shows a 300mm max. O.C. top horizontal rail, a 1.2m dimension, a 40° bent angle, and a 1200mm footing. The footing is 25 MPa concrete. The drawing is labeled 'FIG. 1.20.' and includes a 'NOTES' section.

NOTES:

Construct to specification Section 02051, supply

Contractor's length.

[illegible]

PROPOSED WETLAND STREAMSIDE ENHANCEMENT AND RESTORATION DETAILS AND SPECIFICATIONS				SHEET 2 OF 2	
DESIGN IWW	DRAWN IWSL	CHECKED IWW	APPROVED 04	DATE Jan 20, 2025	467-21-05
PROJECT NUMBER 467-21			DRAWING NUMBER		
SCALE AS SHOWN				DATE JANUARY 20, 2025	

ATTACHMENT F

Letter designating an Environmental Monitor



July 4, 2025

Attn: Mr. Rob Nordrum
Township of Langley
20338 – 65 Avenue,
Langley, BC V2Y 3J1

RE: Gloucester REM Lot A – 14-08-0055 – Proposed Redevelopment

PID: 012-972-622, Township of Langley, British Columbia

Dear Rob,

As the owner of the above referenced property, I hereby designate Ian Whyte Consulting Ltd. (IWC) as the environmental monitor (EM) to supervise all site works that have potential to impact on the SPEA. I further acknowledge IWC has the authority to stop any work(s) that, in their opinion, has potential to impact on the SPEA. The frequency of site visits will be up to IWC and reporting to Township is not required.

I understand for due diligence purposes, it is recommended IWC prepare routine environmental monitoring reports for the proponent, and further that the Township may require copies of environmental monitoring reports as needed. IWC will also be responsible for the monitoring program of SPEA plantings.

Please contact me at conner.oleary@beedie.ca or **604-436-7867** if you require further information -

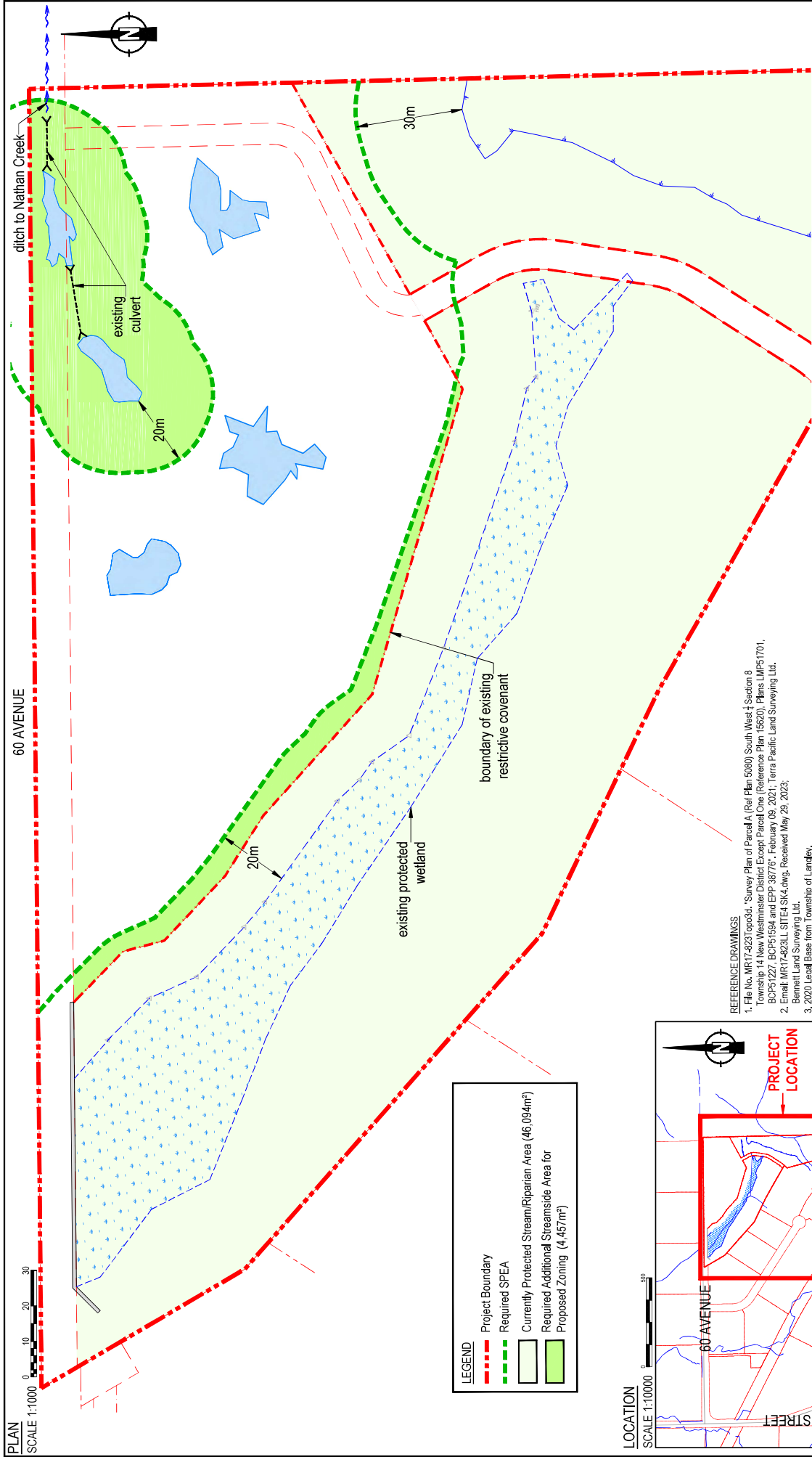
Sincerely,

161884 Canada Inc., Inc. No. A103821

c/o

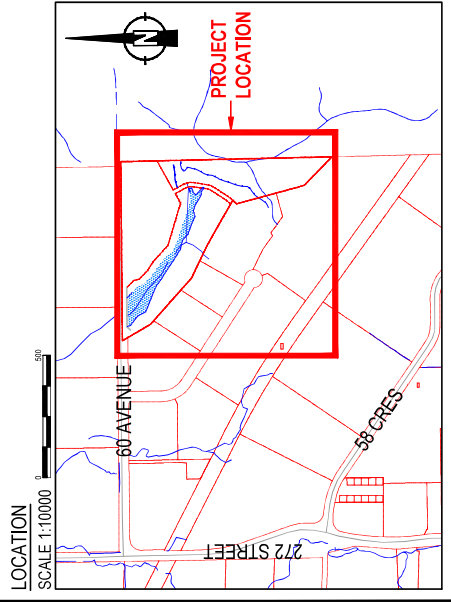
Conner O'Leary
Director, Industrial Development
[D604.436.7867](tel:604.436.7867) [C778.836.7582](tel:778.836.7582)
conner.oleary@beedie.ca

ATTACHMENT G
Envirowest Drawings – “Required SPEA” and “Proposed SPEA”



REFERENCE DRAWINGS

1. File No. MR17-4221 topo3d, "Survey Plan of Parcel A (Ref Plan 5080) South West 1/4 Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 16520), Plans LMP51701, BCP51227, BCP51584 and EPP 38776", February 09, 2021, Terra Pacific Land Surveying Ltd.
2. Email: MR17-423LL SITE4 SK4.dwg, Received May 29, 2023, Bennett Land Surveying Ltd.
3. 2020 Legal Base from Township of Langley.



envirowest
www.envirowest.ca

envirowest consultants inc.
office: 604-944-5602
basinlink: 604-944-5607
sapprod@envirowest.ca

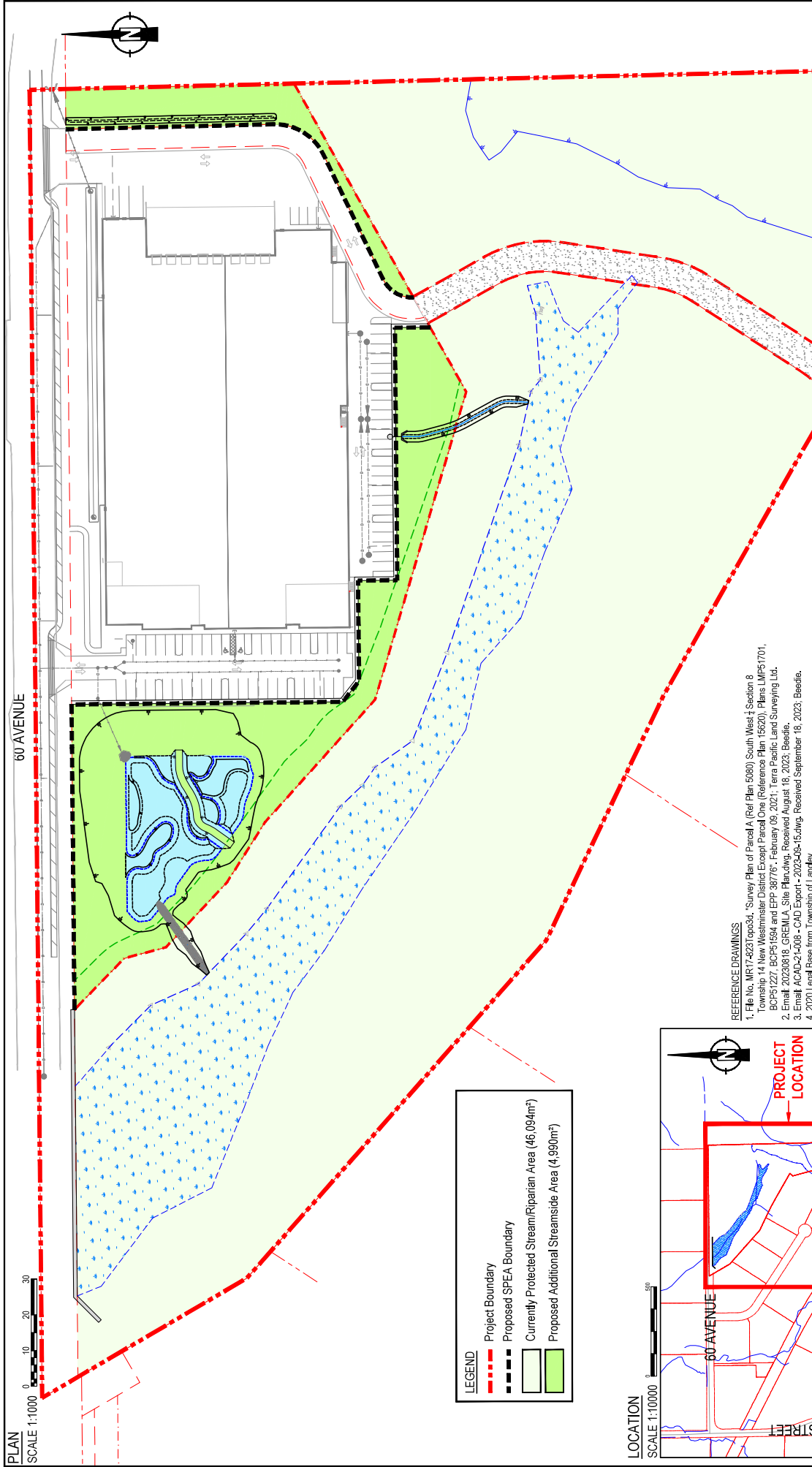
2000 Hanley Avenue
Coquitlam, British Columbia
Canada V3K 6W5

161884 CANADA INC. INC No. A103821
Burnaby, BC

GLOUCESTER

REQUIRED SPEA

DESIGN	CHKD	REVISED	DATE
IWW/KJ	IWW	02	Mar 29, 2024
SCALE	PROJECT NUMBER	DRAWING NUMBER	
As Shown	467-21	467-21-09	
DATE	June 24, 2021		

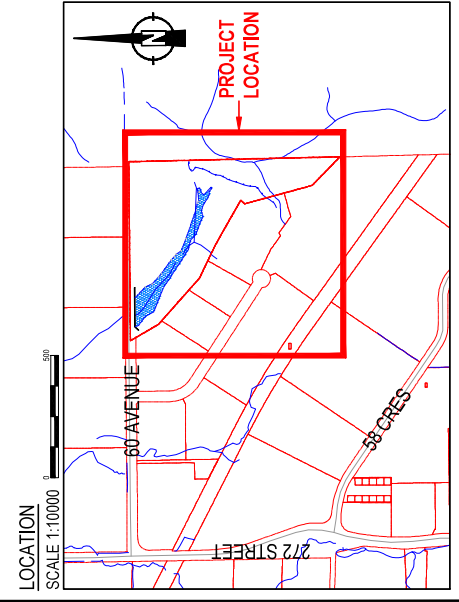


REFERENCE DRAWINGS

1. File No. M17-5221 opod3, "Survey Plan of Parcel A (Ref Plan 5080) South West 1/4 Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 19520), Plans LMP51701, BCP51227, BCP51594 and EPP 38776" - February 09, 2021, Terra Pacific Land Surveying Ltd.
2. Email: 20230818_GREMLA_Site Plan.dwg, Received August 18, 2023, Beedie.
3. Email: ACAD-21-008 - CAD Export - 2023-08-15.dwg, Received September 18, 2023, Beedie.
4. 2020 Legal Base from Township of Langley.

LEGEND

- Project Boundary
- Proposed SPEA Boundary
- Currently Protected Stream/Riparian Area (46,094m²)
- Proposed Additional Streamside Area (4,990m²)



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basinlink: 604-944-5607
support@envirowest.ca

161884 CANADA INC, INC No. A103821
Burnaby, BC

GLOUCESTER

PROPOSED SPEA

DESIGN	CHECKED	REVISION	DATE
IWW/KJ	IWW	02	Mar 29, 2024
SCALE	PROJECT NUMBER	DRAWING NUMBER	
As Shown	467-21	467-21-10	
DATE	JUNE 24, 2021		

PLAN
SCALE 1:1000

LOCATION
SCALE 1:10000

ATTACHMENT H

Cost Estimate



Streamside Security Deposit Worksheet

Date: June 30, 2025
 Address: REM A

Project No.: 14-08-0055
 Folder No.:

Qualified Environmental Professional (QEP) to complete **shaded** cells

Item	Description	Unit	Qty	Unit Cost	Amount
Streamside Fencing	TLP7, Black Chainlink	per m.	325.0	\$85.00	\$27,625.00
	TLP9, Paige Wire	per m.	0.0	\$70.00	\$0.00
	TLP10, Low Flow Channel	per m.	0.0	\$80.00	\$0.00
	TLP12, Streamside	per m.	120.0	\$80.00	\$9,600.00
Coniferous Trees	No. 2 container	each	0	\$22.00	\$0.00
	No. 5 container	each	0	\$50.00	\$0.00
	2.5 metre height	each	30	\$305.00	\$9,150.00
	3.0 metre height	each	0	\$350.00	\$0.00
	Other Conifer (specify in notes)	each	0	\$0.00	\$0.00
Deciduous Trees	No. 2 container	each	0	\$22.00	\$0.00
	No. 5 container	each	12	\$50.00	\$600.00
	6 cm caliper diameter	each	0	\$305.00	\$0.00
	3.5 metre height	each	0	\$350.00	\$0.00
	Other Deciduous (specify in notes)	each	0	\$0.00	\$0.00
Shrubs & Groundcover	No. 1 container	each	863	\$12.50	\$10,787.50
	No. 2 container	each	1,729	\$22.00	\$38,038.00
	No. 3 container	each	0	\$32.00	\$0.00
	No. 5 container	each	0	\$50.00	\$0.00
	Other Shrub/Groundcover (specify in notes)	each	0	\$0.00	\$0.00
Signage	Sensitive Environmental Area	each	10	\$20.00	\$200.00
Soil	600mm thickness	per m ²	0.0	\$30.00	\$0.00
Mulch	composted	per m ²	0.0	\$30.00	\$0.00
Hydroseed	short grass mixture	per m ²	0.0	\$15.00	\$0.00
Gravel	as per enhancement plan	per m ²	0.0	\$0.00	\$0.00
Cobble	as per enhancement plan	per m ²	0.0	\$0.00	\$0.00
Boulder	as per enhancement plan	per m ²	60.0	\$0.00	\$0.00
Woody Debris	as per enhancement plan	each	109	\$0.00	\$0.00
Other 1 (specify in notes)	as per enhancement plan	each	1.0	\$72,000.00	\$72,000.00
Other 2 (specify in notes)	as per enhancement plan	each	0.0	\$0.00	\$0.00
Other 3 (specify in notes)	as per enhancement plan	each	0.0	\$0.00	\$0.00
Environmental monitoring	as per enhancement plan	per year	1	\$115,000.00	\$115,000.00
				Subtotal	\$283,000.50
				10% maintenance bond	\$28,300.05
				Security Deposit Total	\$311,300.55

QEP Notes

other 1 = 10 years maintenance

Ian Whyte

QEP Name (Print)

P.Ag.

Professional Organization

Signature

2820

Member No.