



REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 23, 2026 - REGULAR MEETING	REPORT:	26-13
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	07-26-0131
SUBJECT:	REZONING APPLICATION NO. 100777 (4250079 CANADA INC. / JIM PATTISON DEVELOPMENTS / 3228 AND 3258 – 200 STREET)		

PROPOSAL:

Application to rezone approximately 3.67 ha (9.08 ac) of land located at 3228 and 3258 – 200 Street to Comprehensive Development Zone CD-184 to facilitate development of approximately 452 apartments and 12,476.88 m² (134,300 ft²) of commercial and office space.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6185 subject to 11 development prerequisites being satisfied prior to final reading.

RATIONALE:

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

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (4250079 Canada Inc.) Bylaw No. 6185 rezoning 3.67 ha (9.08 ac) of land located at 3228 and 3258 – 200 Street to Comprehensive Development Zone CD-184 to facilitate the development of approximately 452 apartments and 12,476.88 m² (134,300 ft²) of commercial and office space, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. In accordance with the Booth Neighbourhood Plan requirements:
 - a. provision of confirmation from the School District that there is sufficient school capacity for the Booth Neighbourhood or at least the Brookwood-Fernridge community
 - b. secure a community stormwater detention site to serve the storm catchment area
 - c. accommodate one local-serving grocery store in the Commercial Village designation with a maximum size of 4,500 m² within a mixed-use commercial/residential building, provided that at least half of the minimum total floor area for office uses are built in advance of or in conjunction with the grocery store use
 - d. provide a “shell” space for a satellite Recreation Centre to the acceptance of the Township of Langley, subject to other provisions of this Plan, along with the rezoning of any lands designated as Commercial Village, before any development may occur in this Phasing Area

- e. provide a public square of a minimum size of 4,050 m² (43,593.84 ft²) that is central to the Commercial Village at the northeast corner of the new intersection at 201 Street and the new “Main Street” road.
2. A Servicing Agreement being entered into with the Township to secure required road, greenway, utility upgrades and extensions, pedestrian connections and tie-ins extended to the nearest road intersection(s) or road improvement and groundwater protection and management information in accordance with the Township’s Subdivision and Development Servicing Bylaw, Brookwood-Fernridge Community Plan, Booth Neighbourhood Plan and Brookwood-Fernridge Engineering Services Plan.
3. Completion of a subdivision to create the lots.
4. Provision of road dedications, widenings and necessary traffic improvements including dedication along 200 Street (including greenway), 201 Street, 32 Avenue (including greenway) and internal “Main Street” in accordance with the Township’s Master Transportation Plan, Subdivision and Development Servicing Bylaw and Booth Neighbourhood Plan.
5. Dedication and construction of a 4.5 metre wide street greenway on the east side of 200 Street and north side of 32 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
6. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
7. 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).
8. Registration of restrictive covenants acceptable to the Township:
 - a. restricting development and subdivision until a Development Permit is issued for development Permit Areas ‘B’ – Commercial and Mixed Use and ‘D’ – Neighbourhood Forest Fire Hazard Conditions and policies for the Booth Town Centre included in the Booth Neighbourhood Plan have been satisfied
 - b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) is accepted by the Township
 - c. identifying the units (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township’s Official Community Plan
 - d. restricting construction of the grocery store until 2,115 m² (22,765.67 ft²) of office space is constructed or is developed in conjunction with the grocery store.
9. Compliance with the requirements of the Brookwood-Fernridge Greenway Amenity Policy, Brookwood-Fernridge Arterial Road Completion Policy and the Township’s 5% Neighbourhood Park Land Acquisition Policy.
10. As per the applicant’s proposal in support of the proposed rezoning application, provision of \$4,721,798 as a voluntary amenity contribution.
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.

REZONING APPLICATION NO. 100777 (4250079 CANADA
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EXECUTIVE SUMMARY:

Jim Pattison Developments has applied to rezone 3.67 ha (9.08 ac) of land located at 3228 and 3258 – 200 Street to Comprehensive Development Zone CD-184 to facilitate the development of approximately 452 apartments and 134,300 ft² (12,476.88 m²) of commercial and office space.

The site is located in Development Permit Areas ‘B’ – Commercial and Mixed Use and ‘D’ – Neighbourhood Forest Fire Hazard Conditions. Should the subject rezoning be granted approval by Council, prior to construction, development permits are required to be submitted for Council’s consideration.

The proposal is the first development in the Booth Town Centre to advance for Council consideration and includes development prerequisites specific to the Booth Town Centre as indicated in the Booth Neighbourhood Plan.

As the proposed development complies with the Brookswood-Fernridge Community Plan and Booth Neighbourhood Plan, staff recommend Council consider the rezoning bylaw, subject to the completion of 11 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 6185.

REZONING APPLICATION NO. 100777 (4250079 CANADA
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3258 – 200 STREET)
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REFERENCE:

Agent:	Jim Pattison Developments 200, 879 Marine Drive North Vancouver, BC V7P 1R7
Owner:	4250079 Canada Inc. 200, 879 Marine Drive North Vancouver, BC V7P 1R7
Legal Description:	North Half of the West Half of the South Half of the South West Quarter of the South West Quarter Section 26 Township 7 New Westminster District South Half of the West Half of the South Half of the South West Quarter of the South West Quarter Section 26 Township 7 New Westminster District Except: Part Road On Plan BCP2960
Location:	3228 and 3258 – 200 Street
Area:	3.67 ha (9.08 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-184
Brookwood-Fernridge Community Plan:	Commercial Village
Booth Neighbourhood Plan:	Commercial Village

BACKGROUND/HISTORY:

- The site is zoned Suburban Residential Zone SR-2 and designated Commercial Village in the Brookwood-Fernridge Community Plan and Booth Neighbourhood Plan.
- The site is located in Development Permit Areas 'B' – Commercial and Mixed Use and 'D' – Neighbourhood Forest Fire Hazard Conditions in the Brookwood-Fernridge Community Plan.
- The site consists of two properties, both of which are currently vacant.

DISCUSSION/ANALYSIS:

- Jim Pattison Developments has applied to rezone approximately 3.67 ha (9.08 ac) of land located at 3228 and 3258 – 200 Street to Comprehensive Development Zone CD-184 to facilitate development of approximately 452 apartments and 12,476.88 m² (134,300 ft²) of commercial and office space.
- The site is designated Commercial Village and is the first development application in the 'Booth Town Centre' to advance for Council consideration and includes an overall illustrative plan for the Town Centre (Attachment B).
- The overall illustrative plan includes mixed use buildings including commercial, office and residential uses, a new "main street", a public square, community police office space and a municipal recreation/cultural facility.

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- The Booth Neighbourhood Plan indicates a street greenway on 200 Street and 32 Avenue.

Adjacent Uses:

	Existing Use	Booth Neighbourhood Plan Designation	Existing Zoning
North:	Vacant and residential properties	Commercial Village	Suburban Residential Zone SR-2
South:	32 Avenue, beyond which are residential properties	Rowhouse/Townhouse	Suburban Residential Zone SR-2
East:	Residential properties, one of which is currently under application (ToL Project No. 07-26-0161)	Commercial Village	Suburban Residential Zone SR-2
West:	200 Street, beyond which are residential properties, some of which are under development application (ToL Projects No. 07-27-0081 and 07-27-0083)	Apartment and SSMUH 3 (Minimum 5,000 ft ²)	Suburban Residential Zone SR-2

General Development Prerequisites:

- The subject development application is one of the first developments in the Booth Neighbourhood. Section 9.1 of the Booth Neighbourhood Plan includes General Prerequisites, the status of each provided below:

Prerequisite	Status
Provide a School/Park site on each side of 200 Street before any development may occur. For example, a School/Park site east of 200 Street must be provided before any development east of 200 Street may occur. This prerequisite does not apply to lands designated Employment.	A School/Park Site has been designated south of 32 Avenue. Consistent with Council's resolution of July 21, 2025, <i>"Be it resolved that Council hereby confirms that the open designation of the School and Park sites in the Neighborhood Plans constitutes the securing of these sites for the purposes of development..."</i> Accordingly, this constitutes the securing of this site for the purposes of development. Consistent with the Booth Neighbourhood Plan (Section 4.8.2), a condition of rezoning is to receive confirmation from the Langley School District <i>"that there is sufficient school capacity, preferably in the neighbourhood or at least in the Brookwood-Fernridge community before final reading of the zoning amendment bylaw."</i>
Construct community stormwater or rainwater detention sites and facilities for an entire	A community stormwater detention site and facility has not been secured for the subject

drainage catchment area, to the acceptance of the Township of Langley, in advance of any development. Drainage catchment areas are defined in the Engineering Services Plan (ESP). While options for long-term on-site detention are being explored for the ESP, interim on-site detention will not be permitted.	drainage catchment area and has been included as a prerequisite to be completed prior to final reading of the rezoning bylaw.
Require all development applications adjacent to a designated Arterial Road as delineated on Map 5, including the 32 Avenue Extension from 204 to 208 Street, to dedicate land measuring a minimum of 100 metres for road widening. The required works and services for the construction of the Arterial Road, as defined by this Plan, the associated Engineering Services Plan, the Subdivision and Development Servicing Bylaw and other relevant bylaws, must be completed as part of the development or as part of the first phase of any multi-phased development, except for the 32 Avenue Arterial Road Extension (east of 204 Street). Non-Arterial fronting development applications could proceed at that time.	The subject site is adjacent to two arterial roads (200 Street and 32 Avenue per Map 5) and includes frontages of approximately 190 m on each.
Prioritize development applications, as guided by Policy #7, Section 9.1 in Brookswood-Fernridge Community Plan, on lands within approximately 800 metres of the northern plan boundary (see Development Prioritization Area 1 in Figure 9.1). Continue this until one-half of the developable land has completed construction, is in the process of construction, or is approved for construction; then the prioritization area can be expanded by an additional 800 metres as shown in Figure 9.1. This prerequisite does not apply to lands designated Employment.	The subject site is located within 800 m of the northern plan boundary
Provide temporary transportation infrastructure connections and “tie-ins” for all modes of travel between new and existing transportation infrastructure. Pedestrian “connections” and “tie-ins” will need to be extended to the nearest road intersection(s) or road improvement.	The subject application proposes vehicular and pedestrian connections to the nearest road intersection (200 Street and 32 Avenue) to be secured via a servicing agreement to be completed prior to final reading of the rezoning bylaw.
Provide major roads and extend engineering services (at no cost to the Township) to accommodate the proposed development.	Provision of major roads and extension of engineering services to be secured via a

Various means of recovering servicing costs, such as Latecomer Agreements, Development Works Agreements (DWA), DCC rebates/credits and Development Cost Charges Front End Agreements (DCCFA) may be considered, where applicable.	servicing agreement to be completed prior to final reading of the rezoning bylaw.
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- The Booth Neighbourhood Plan (adopted June 10, 2024) currently includes (Appendix A) the submission of development approval information related to groundwater protection and management to be submitted with a rezoning application. Subsequent to this provision, the Brookswood–Fernridge Engineering Services Plan (ESP), completed on June 30, 2025, provides additional stormwater management information for the Township to inform development application reviews. Staff currently anticipate advancing updating amendments to the Plan in Q1 2026 to reflect this and other information updates.

Booth Town Centre Development Prerequisites:

- The subject development application is the first in the Booth Town Centre. In accordance with the Booth Neighbourhood Plan, the following items have been included as development prerequisites that must be satisfied prior to the adoption of the rezoning bylaw the status of each provided below:

Prerequisite	Status
Prepare a Comprehensive Development Plan including an illustrative plan detailing the spatial structure and design features of the Booth Town Centre.	A Comprehensive Development Plan for the Booth Town Centre is included as Attachment B.
Provide a “shell” space for a satellite Recreation Centre in the West Commercial Village Phasing Area in accordance with Section 4.7 Policy #8 of this Plan, to the acceptance of the Township of Langley, subject to other provisions of this Plan, along with the rezoning of any lands designated as Commercial Village, before any development may occur in this Phasing Area.	The proponent indicates a “shell” space for a satellite Recreation Centre to be included in the subject application (currently indicated on “Site 2”) in the Comprehensive Development Plan.
Provide a site of 4,050 m ² (~43,590 ft ²) for a public square, in accordance with Section 4.7 Policy #7 of this Plan, to the acceptance of the Township of Langley. The location of this site should be in the proximity of the proposed new intersection at 201 Street and the new Main Street. The site should be provided to the acceptance of the Township of Langley before any development in the Booth Town Centre.	The proponent indicates a public square located at the proposed new intersection at 201 Street and the new Main Street consistent with the Booth Neighbourhood Plan on an adjacent site.

Zoning Amendment:

- Bylaw No. 6185 proposes to rezone the site to new Comprehensive Development Zone CD-184 to facilitate development of approximately 452 apartments and 12,476.88 m² (134,300 ft²) of commercial and office space.
- Proposed Comprehensive Development Zone CD-184 permits apartments, commercial and office space with a density of up to 2.3 FSR and maximum height of 6-storeys.
- The preliminary site plan currently indicates compliance with the provisions of the proposed zone in terms of siting, lot coverage, parking, height, use and density which will be confirmed at time of future development permit applications.

Development Permits:

- The site is located in Development Permit Areas 'B' – Commercial and Mixed Use and 'D' – Neighbourhood Forest Fire Hazard Conditions.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, provisions of the site's proposed CD-184 zoning, grading, landscaping, tree retention, age-friendly amenity area requirements, fire truck turning radius requirements and alignment with Development Permit Area 'B' – Commercial and Mixed Use and 'D' – Neighbourhood Forest Fire Hazard Conditions guidelines.
- Staff note the current site plan is conceptual and resolution of the above-mentioned items may result in changes to the site layout and proposed number of units.

Voluntary Amenity Contributions:

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

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

The applicant has proposed a \$4,721,798 voluntary amenity contribution in support of the proposed rezoning application.

Tree Protection / Replacement:

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

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
20	2	266	266	60	328

Detailed Tree Management and Landscape plans will be provided in conjunction with a future development permit application.

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Policy Considerations:

The proposed rezoning application facilitates the development of approximately 452 apartments and 12,476.88 m² (134,300 ft²) of commercial and office space. Prior to any future development of the site, development permits for Development Permit Areas 'B' – Commercial and Mixed Use and 'D' – Neighbourhood Forest Fire Hazard Conditions must be issued.

Staff recommend that Council give first, second and third reading to Bylaw No. 6185 (subject to 11 development prerequisites).

Respectfully submitted,

Joel Nagtegaal
MAJOR PROJECT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

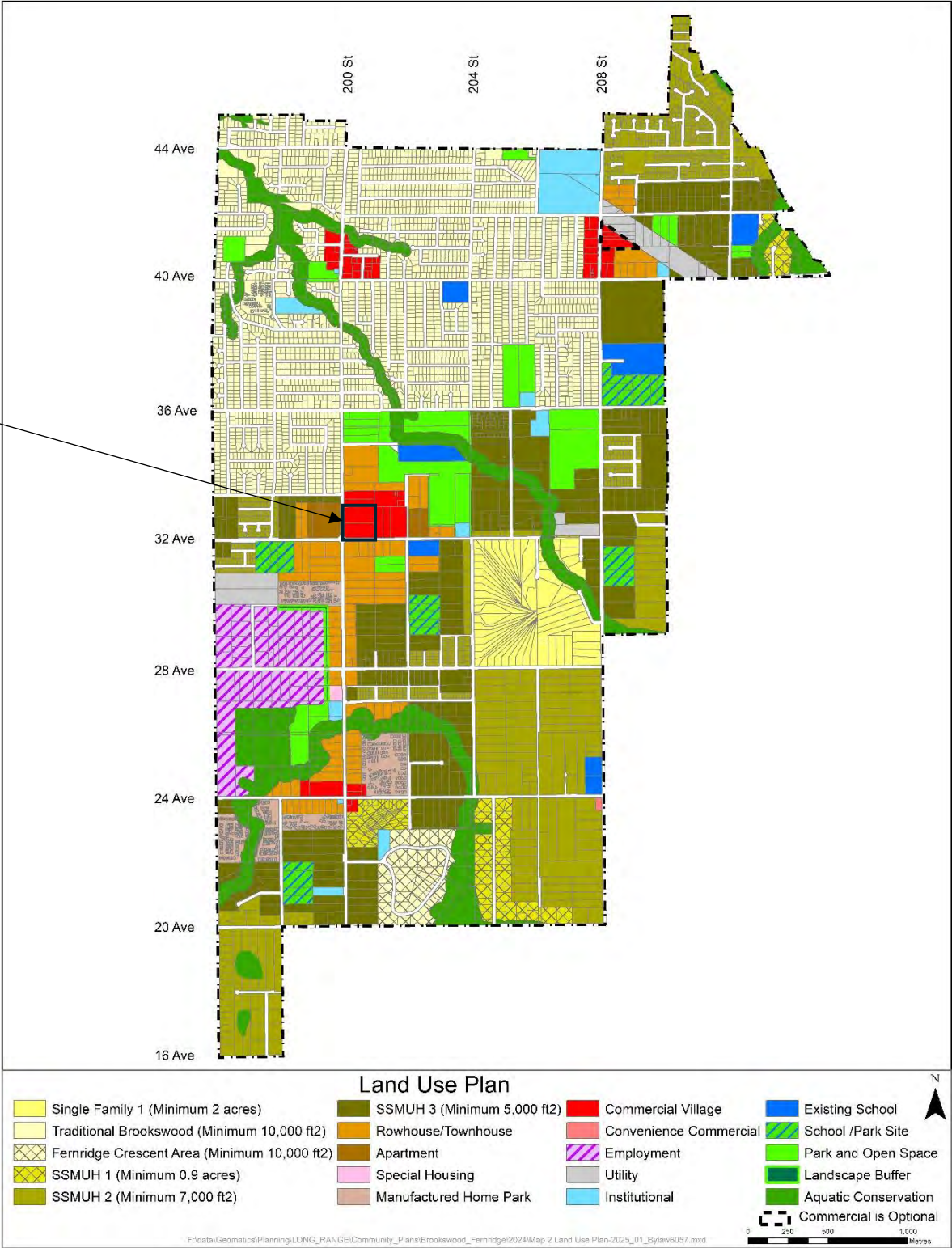
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Overall Concept Plan for Booth Town Centre

ATTACHMENT A



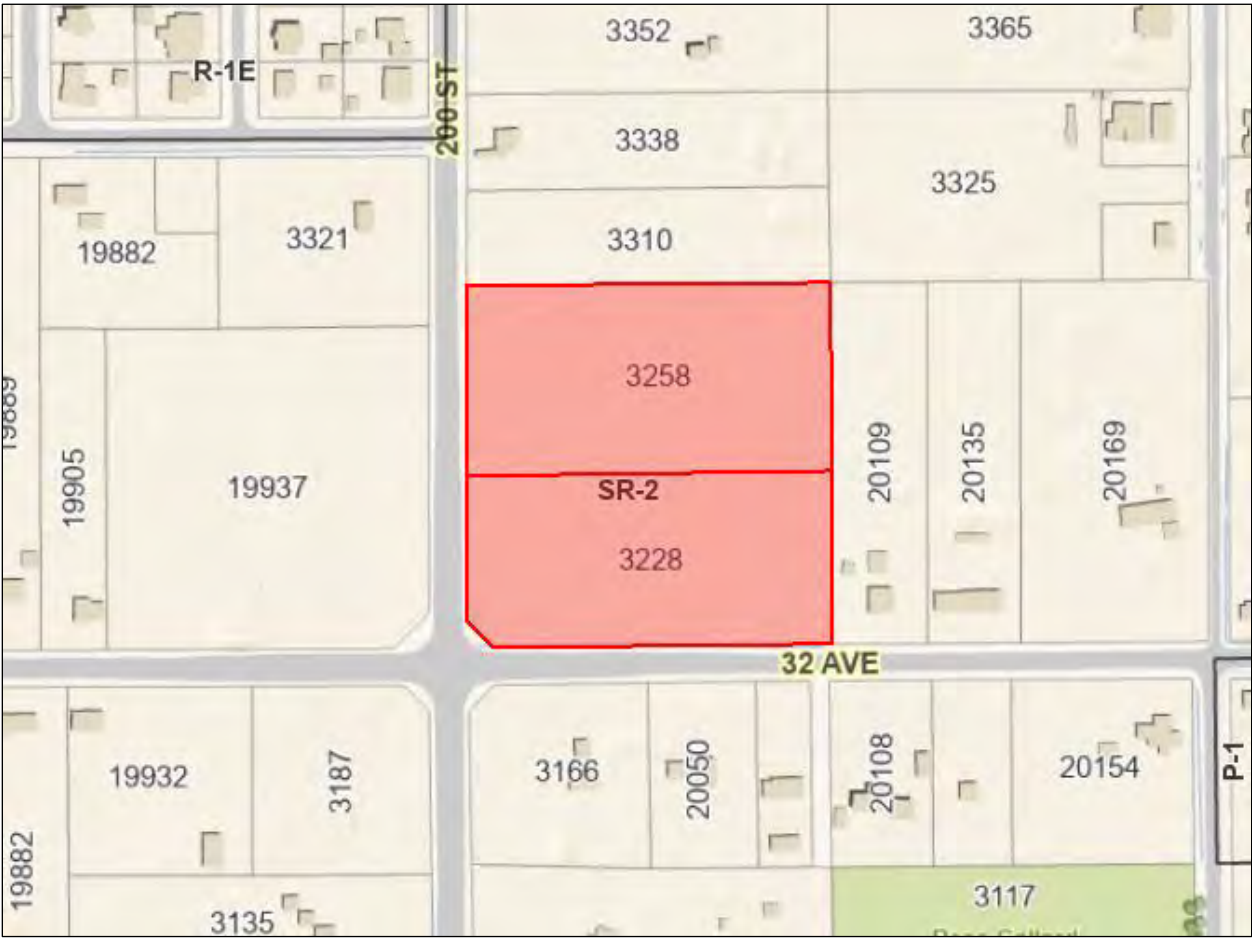
AERIAL CONTEXT MAP

SUBJECT

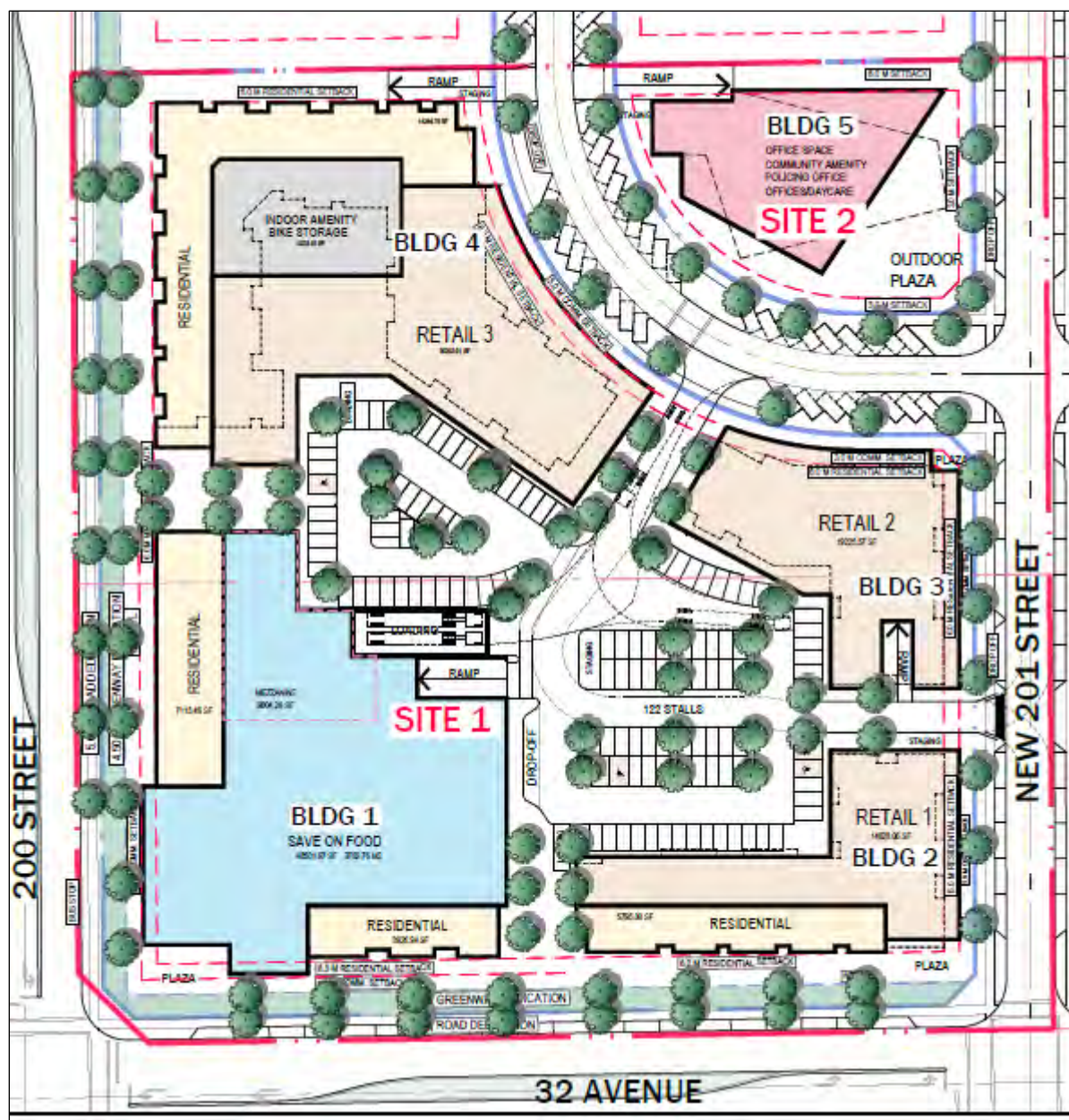


SUBJECT

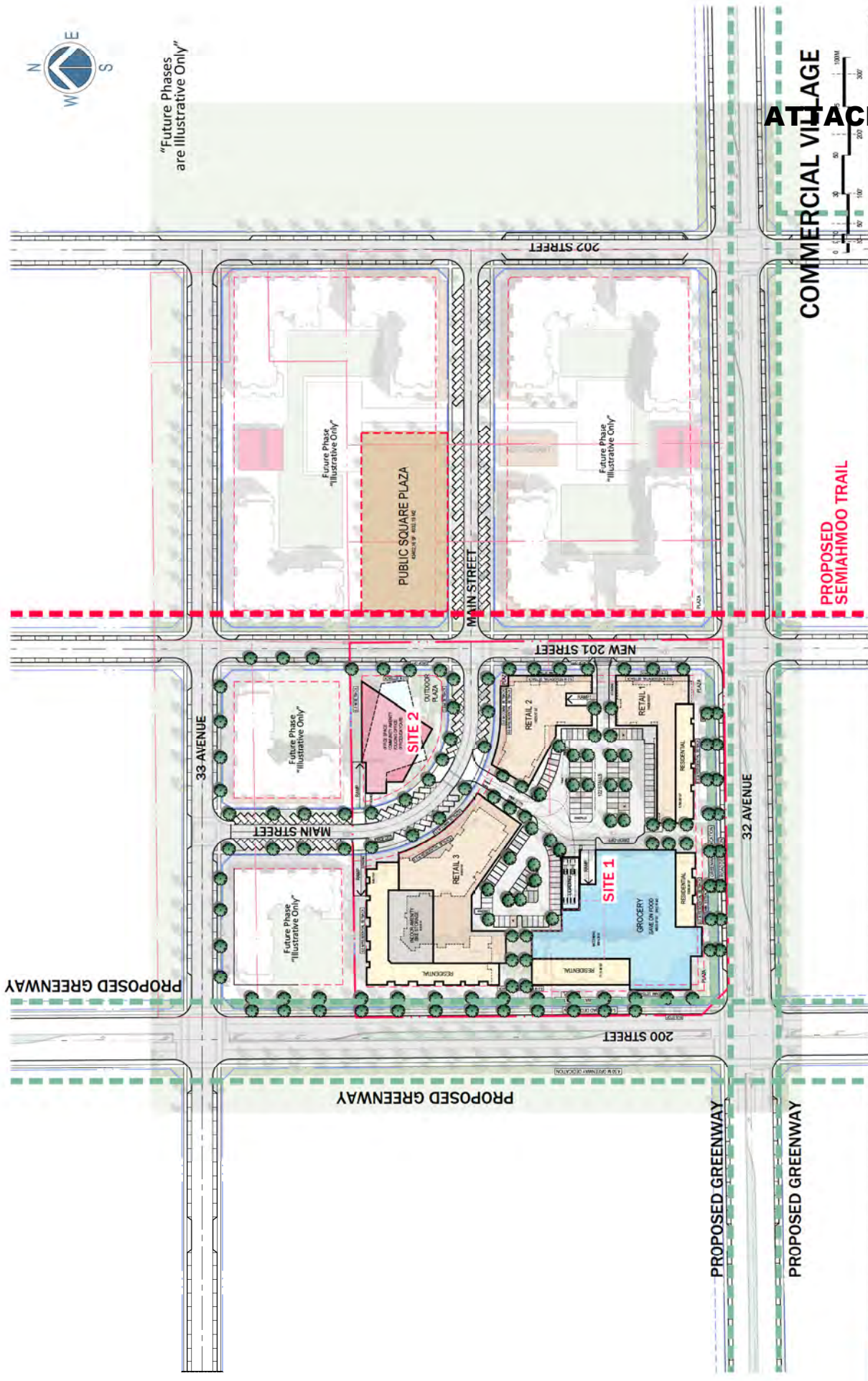




ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – PROVIDED BY APPLICANT



"Future Phases
are Illustrative Only"

COMMERCIAL VILLAGE

PROPOSED
SEMAHMOO TRAIL

G.1
7

DATABASE: 2315
PROJECT NO: 2319
DATE: 06/1/2025
SCALE: 1" = 800' M



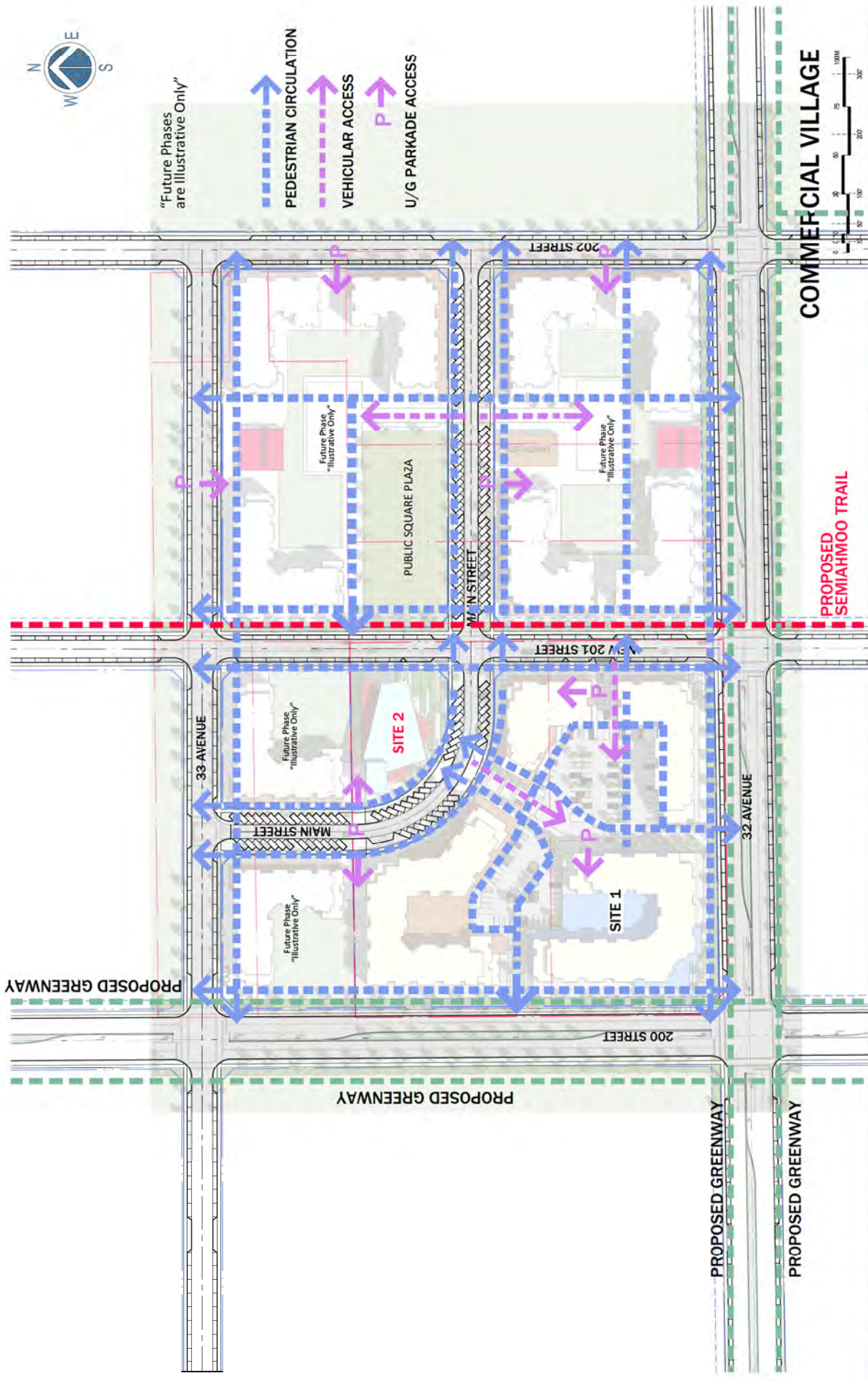
PROJECT: **MIXED-USE RESIDENTIAL**
200th St & 32nd Ave, Township of Langley

DRAWING TITLE: **SITEPLAN LEVEL 1**

RH Architects Inc.
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
T 604.669.6002 F 604.669.1091 www.rharchitects.ca



OVERALL ILLUSTRATIVE PLAN



G.1
8

DATABASE: 2319 SITEPLAN
PROJECT NO: 2319
DATE: 04 NOV 2025
SCALE: 1:1800 M

JIM PATTISON
DEVELOPMENTS

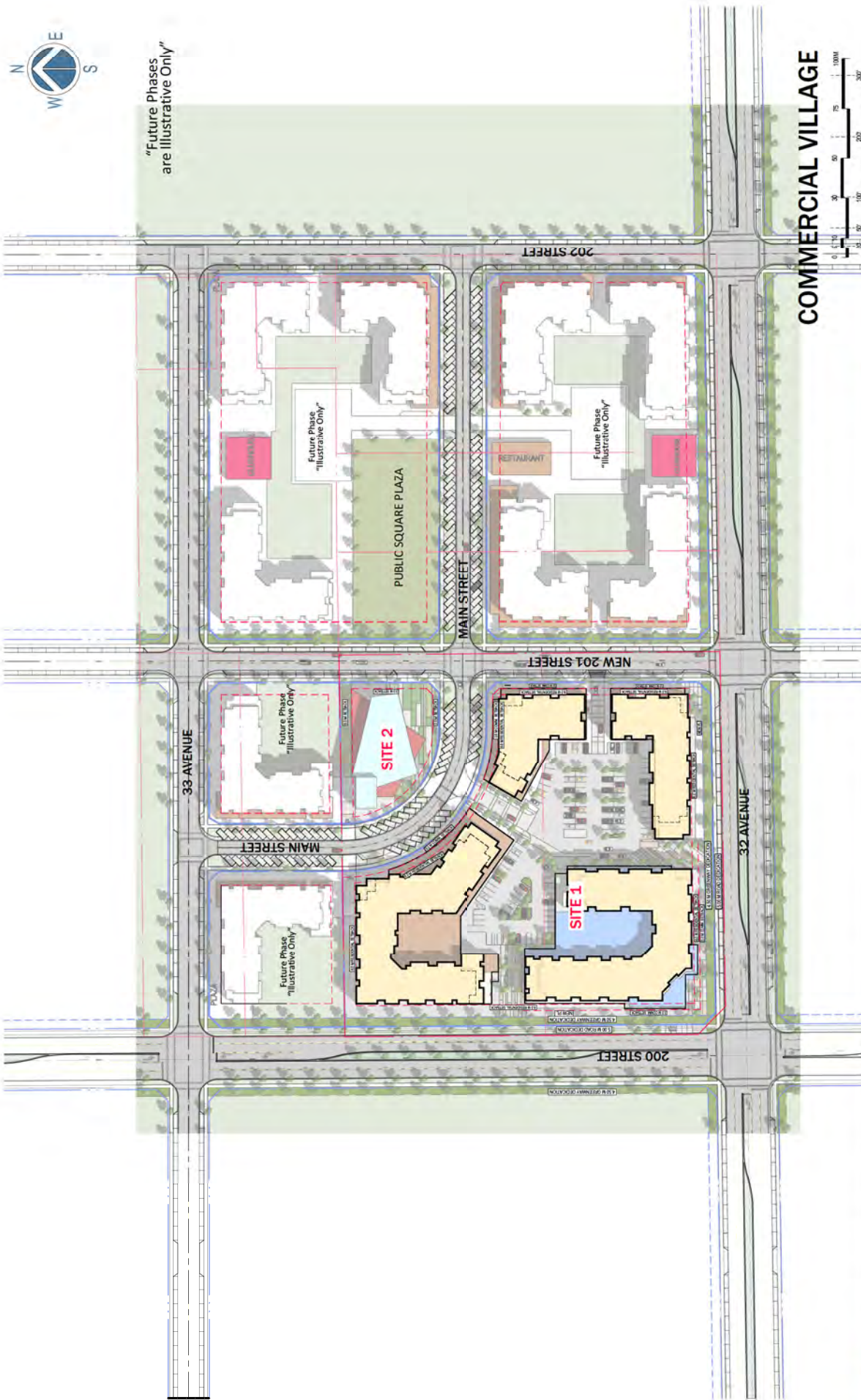
DRAWING TITLE :
ACCESS AND MOVEMENT

PROJECT:
MIXED-USE RESIDENTIAL
200th St & 32nd Ave, Township of Langley

RH Architects Inc.
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
T 604.669.6002 F 604.669.1091 www.rharchitects.ca

RH-A

OVERALL ILLUSTRATIVE PLAN



"Future Phases
are Illustrative Only"

G.1
9

JIM PATTISON DEVELOPMENTS
 DATABASE: 2319 SITEPLAN
 PROJECT NO: 2319
 DATE: 04 NOV 2025
 SCALE: 1:1800 M

PROJECT:
MIXED-USE RESIDENTIAL
 200th St & 32nd Ave, Township of Langley

DRAWING TITLE:
SITEPLAN LEVEL 2

RH Architects Inc.
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 T 604.669.6002 F 604.669.1091 www.rharchitects.ca

OVERALL ILLUSTRATIVE PLAN



RH Architects Inc.
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
T 604.669.6002 F 604.669.1091 www.rharchitects.ca

PROJECT: **MIXED-USE RESIDENTIAL**
200th St & 32nd Ave, Township of Langley

DRAWING TITLE: **JPD SITE - 3D MASSING**

JIM PATTISON DEVELOPMENTS

DATABASE: 2319 SITEPLAN
PROJECT NO: 2319
DATE: 04 NOV 2025
SCALE:

G.1
15.1

OVERALL ILLUSTRATIVE PLAN



AERIAL NW CORNER



AERIAL SW CORNER

"Future Phases
are Illustrative Only"

"Future Phases
are Illustrative Only"



AERIAL NE CORNER



AERIAL SE CORNER

"Future Phases
are Illustrative Only"



AERIAL VIEW - LOOKING NORTH

G.1-17.1

DATABASE: 2215 SITEPLAN
PROJECT NO: 2319
DATE: 04 NOV 2025
SCALE:



DRAWING TITLE :
MIXED-USE RESIDENTIAL JPD SITE - 3D MASSING
200th St & 32nd Ave, Township of Langley

RH Architects Inc.
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
T 604.669.6002 F 604.669.1091 www.rharchitects.ca



OVERALL ILLUSTRATIVE PLAN



STREETVIEW - MAIN STREET LOOKING WEST



STREETVIEW - SW CORNER PLAZA (200 ST & 32 AVE.)

CONCEPTUAL 3D MASSING



RH Architects Inc.
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:

MIXED-USE RESIDENTIAL
200th St & 32nd Ave, Township of Langley

DRAWING TITLE :

JPD SITE - 3D MASSING



JIM PATTISON DEVELOPMENTS

DATABASE: 2215 SITEPLAN

PROJECT NO: 2319

DATE: 04 NOV 2025

SCALE:

G.18.4

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (4250079 CANADA INC.) BYLAW NO. 6185**

EXPLANATORY NOTE

Bylaw No. 6185 rezones land located at 3228 and 3258 – 200 Street to Comprehensive Development Zone CD-184 to facilitate development of apartments and commercial space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (4250079 CANADA INC.) BYLAW NO. 6185

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 (4250079 Canada Inc.) Bylaw No. 6185".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:
 - (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-184" after the words "Comprehensive Development Zone CD-183"
 - (2) Adding to Section 110.1 after the words "CD-183" the words "CD-184 – In accordance with Section 1084.8"
 - (3) Adding after Section 1083 "Comprehensive Development Zone CD-183" the following as Section 1084 "Comprehensive Development Zone CD-184"

1084 **COMPREHENSIVE DEVELOPMENT ZONE CD-184**

Uses Permitted

- 1084.1 In the CD-184 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *apartments* subject to Section 1084.3
 - 4) *group children's day care*
 - 5) *commercial uses* subject to Section 1084.4
 - 6) *offices* subject to 1084.4
 - 7) *licensee retail store* subject to Section 1084.4

Density

- 1084.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-184 shall not exceed 2.3 FSR.

Residential Uses

- 1084.3 *Apartment* units are only permitted in the upper five (5) *storeys* of mixed-use *buildings* except where indicated on the ground floor in Section 1084.13

Commercial / Office Uses

- 1084.4 1) *Commercial uses* and *licensee retail store uses* are only permitted on the ground floor subject to 1084.4(2). Drive-thru *uses* are not permitted.

- 2) Business, medical, dental and professional offices are only permitted to be located on the second *storey* of mixed-use *buildings* or in standalone commercial / office *buildings*.
- 3) With the exception of office *uses*, a pharmacy and a fitness centre, individual *commercial uses* may not exceed 1,000 m² of *gross floor area*.
- 4) A total of one (1) grocery store with a maximum size of 4,500 m² *gross floor area* is permitted on lands zoned CD-184 and must be located within a mixed-use commercial / residential *building*.

Lot Coverage

- 1084.5 *Buildings* and *structures* shall not cover more than 50% of the *lot area*, except where the following applies:

Maximum <i>Lot Coverage</i>	Requirement
60%	a minimum 75% of the off-street vehicle parking associated with retail and service <i>commercial</i> and recreational <i>uses</i> is concealed parking
80%	100% of the off-street vehicle parking (including visitor), is concealed parking

Siting of Buildings and Structures

- 1084.6 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit. *Buildings* shall be separated from other *buildings* by a minimum distance of 12 metres.

Height of Buildings and Structures

- 1084.7 The *height* of *buildings* and *structures* shall be a minimum of four (4) *storeys* and shall not exceed a maximum of six (6) *storeys*, plus a roof-top enclosure to access rooftop amenity. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

- 1084.8 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 and the following:

Parcel ⁽¹⁾	Minimum <i>Lot Area</i>
Parcel 1	1.5 ha
Parcel 2	0.2 ha

⁽¹⁾ As indicated in Section 1084.13

Landscaping, Screening and Fencing

- 1084.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

- 1084.10 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

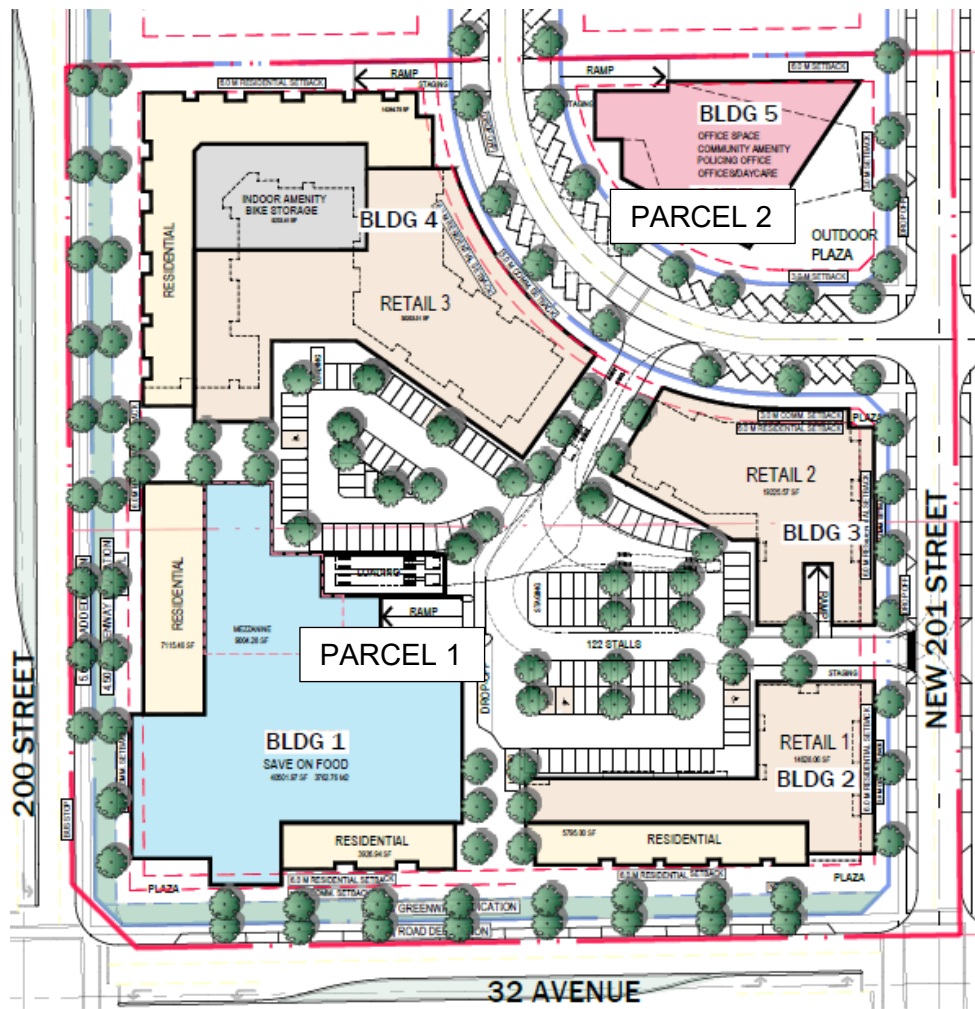
- 1084.11 *Age-Friendly Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1084.12 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Site Plan

- 1084.13 Development in this zone shall conform substantially with the site plan as shown below:



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

North Half of the West Half of the South Half of the South West Quarter of the South West Quarter Section 26 Township 7 New Westminster District; and

South Half of the West Half of the South Half of the South West Quarter of the South West Quarter Section 26 Township 7 New Westminster District Except: Part Road On Plan BCP2960

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-184.

NOTICE WAS ADVERTISED THE	13	day of	February	, 2026
READ A FIRST TIME the		day of		, 2026
READ A SECOND TIME the		day of		, 2026
READ A THIRD TIME the		day of		, 2026
ADOPTED the		day of		, 2026

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 6185

