

Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

<b>PRESENTED:</b>	JANUARY 27, 2025 - REGULAR MEETING	<b>REPORT:</b>	25-06
<b>FROM:</b>	COMMUNITY DEVELOPMENT DIVISION	<b>FILE:</b>	10-31-0178
<b>SUBJECT:</b>	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100236 AND AGRICULTURAL LAND COMMISSION APPLICATION NO. 100463 (1413264 BC LTD. / 21952 - 44A AVENUE)		

### PROPOSAL:

Application to amend the Murrayville Community Plan and rezone to Residential Zone R-1D the northern 0.45 ha (1.1ac) portion of the site to facilitate development of four (4) single family lots. The proposal also includes subdivision to dedicate 44 Avenue and create a lot to the south in the Agricultural Land Reserve (ALR).

### RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6097 and 6098 subject to eight (8) development prerequisites being satisfied prior to final reading; that staff be authorized to schedule the required Public Hearing; and that Council advise the Agricultural Land Commission (ALC) that the proposed subdivision (including road dedications) complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

### RATIONALE:

The proposed development of four (4) single family lots complies with the overall objectives of the Murrayville Community Plan. The proposed subdivision in the ALR complies with the provisions of the Township's Zoning Bylaw.

### RECOMMENDATIONS:

**That** Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (1413264 BC Ltd.) Bylaw No. 6097 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1413264 BC Ltd.) Bylaw No. 6098, amending the density on a site specific basis and rezoning to Residential Zone R-1D the northern 0.45 ha (1.1ac) portion of the site at 21952 - 44A Avenue to facilitate development of four (4) single family lots, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, construction and necessary traffic improvements for 44 Avenue in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.

3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of a restrictive covenant acceptable to the Township:
  - a. securing an exterior design control agreement (informed by a neighbourhood character study) at the subdivision stage.
6. Agricultural Land Commission (ALC) approval of the proposed subdivision, shown conceptually on the site layout dated December 2024.
7. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
8. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

**That** Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (1413264 BC Ltd.) Bylaw No. 6097 is consistent with the Township's Five Year Financial Plan, as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

**That** Council authorize staff to schedule the required Public Hearing for Bylaws No. 6097 and 6098.

**That** Council advise the Agricultural Land Commission that the subdivision application and road dedications submitted on behalf of the owners of the property located at 21952 – 44A Avenue complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

#### **EXECUTIVE SUMMARY:**

Gursimer Design and Management has applied on behalf of the property owners to develop the northern portion of the site located at 21952 - 44A Avenue to facilitate development of four (4) single family lots ranging in size from 788 m<sup>2</sup> (8,482 ft<sup>2</sup>) to 846 m<sup>2</sup> (9,106 ft<sup>2</sup>). The proposed rezoning and subdivision require dedication of 44 Avenue, partially located in the ALR, as per the site layout (Attachment A).

The applicant, pursuant to Section 21(2) of the ALC Act, has submitted the subdivision application with road dedication for the portion of the site located in the ALR to the Agricultural Land Commission.

#### **PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Murrayville Community Plan Amendment Bylaw No. 6097, Rezoning Bylaw No. 6098 and to provide Council with information and a recommendation with respect to an ALR subdivision application submitted under Section 21(2) of the ALC Act.

**REFERENCE:**

<b>Owner:</b>	1413264 BC Ltd. 21070 - 76A Avenue Langley, BC V2Y 2G1
<b>Agent:</b>	Gursimer Design and Management 8686 – 166 Street Surrey, BC V4N 5B2
<b>Legal Description:</b>	Lot “C”, Section 31 Township 10 New Westminster District Plan 15317
<b>Location:</b>	21952 - 44A Avenue
<b>Area:</b>	3.4 ha (8.4 ac)
<b>Existing Zoning:</b>	Suburban Residential Zone SR-1 (northern 0.45 ha / 1.1 ac portion of the site) Rural Zone RU-1 (southern 2.95 ha / 7.3 ac portion of the site in the ALR)
<b>Proposed Zoning: (north of future 44 Avenue)</b>	Residential Zone R-1D
<b>Murrayville Community Plan:</b>	Northern portion of the site: Single Family One (maximum density 4 UPA and minimum lot area 930 m <sup>2</sup> )
<b>Rural Plan</b>	Southern portion of the site: Small Farm / Country Estates (min lot size 1.7 ha)
<b>Agricultural Land Reserve:</b>	Southern (2.95 ha / 7.3 ac) portion of the property

**BACKGROUND/HISTORY:**

- The subject 3.4 ha (8.4 ac) lot is 608 m (1,955 ft) in depth and 57 m (187 ft) in width with the northern 0.45 ha (1.1 ac) portion designated “Single Family One” in the Murrayville Community Plan and zoned Suburban Residential Zone SR-1.
- The Murrayville Community Plan “Single Family One” land use designation allows a minimum lot area of 930 m<sup>2</sup> / 10,010 ft<sup>2</sup> and a maximum permitted density of 10 units per ha / 4 units per ac.
- The southern (2.95 ha / 7.3 ac) portion of the site is located in the ALR and designated “Small Farm / Country Estates” in the Rural Plan and Zoned Rural Zone RU-1.

**DISCUSSION/ANALYSIS:**

- Gursimer Design and Management has applied to amend the Murrayville Community Plan (CP) to increase the maximum permitted density on a site specific basis from 4 upa

to 5 upa and to reduce the minimum permitted lot area from 930 m<sup>2</sup> (10,010 ft<sup>2</sup>) to 788 m<sup>2</sup> (8,482 ft<sup>2</sup>) representing a 15% difference.

- The proposal also includes rezoning of the northern portion of the site to Residential R-1D Zone.
- The applicant, pursuant to Section 21(2) of the ALC Act, has submitted a subdivision application with road dedication for the portion of the site located in the ALR to the Agricultural Land Commission.

**Adjacent Uses:**

	Existing Use	Community Plan (CP) Designations	Existing Zoning
<b>North:</b>	44A Avenue and single family lots	Murrayville CP: Single Family One	Residential Zone R-1E
<b>South:</b>	Rural lot located in ALR	Rural CP: Small Farms / Country Estates	Rural Zone RU-1
<b>East:</b>	Single family lots, 44 Avenue and lot in ALR	Murrayville CP: Single Family One Rural CP: Small Farms / Country Estates	Residential Zone R-1E Rural Zone RU-1
<b>West:</b>	Single family lots, 44 Avenue, single family lots south of 44 Avenue, and land in ALR	Murrayville CP: Single Family One Rural CP: Rural Residential Small Farms / Country Estates	Residential Zone R-1E Comprehensive Development Zone CD-86 Rural Zone RU-1

**Community Plan Amendment:**

- The northern portion of the site is designated “Single Family One” in the Murrayville Community Plan.
- Bylaw No. 6097 proposes to amend the Murrayville Community Plan on a site specific basis to increase the maximum permitted density to 5 upa to accommodate the four (4) proposed single family lots.
- An amendment to the Murrayville Community Plan is also required to reduce the minimum lot size of 930 m<sup>2</sup> (10,010.8 ft<sup>2</sup>) required by the “Single Family One” designation. The proposed lot areas range from 788 m<sup>2</sup> (8,482 ft<sup>2</sup>) to 846 m<sup>2</sup> (9,106 ft<sup>2</sup>)
- The applicant indicates that:

*“The Murrayville Community Plan was developed and adopted in 1989, around 34 years back. In the last 20 years, the market demand and affordability have changed dramatically to what it was when the CP was conceived. The land value has appreciated well and economics of house building on larger lots have changed and the market demand have shifted towards smaller lots. The developer feels the required lot sizes of the lots (930m<sup>2</sup>) by the CP does not meet the current market demand...”*

- Staff note that the adjacent lots in the area comply with the minimum lot area requirements of the “Single Family One” land use designation. Five lots to the east range in size from 940 m<sup>2</sup> (10,118 ft<sup>2</sup>) to 1,221 m<sup>2</sup> (13,143 ft<sup>2</sup>). Lots to the west (between the

subject site and 218A Street) range in size from 930m<sup>2</sup> (10,014 ft<sup>2</sup>) to 1,100 m<sup>2</sup> (11,840 ft<sup>2</sup>).

- Staff do not object to the proposed CP amendment as it is consistent with the overall objectives of the Murrayville Community Plan and completes the road network in the area.

**Zoning Amendment:**

- Bylaw No. 6098 proposes to rezone the northern portion of the site to Residential Zone R-1D.

**Subdivision in ALR:**

- A subdivision application with road dedication has been submitted pursuant to Section 21(2) of the ALC Act to subdivide the portion of the site located in the ALR (2.95 ha / 7.3 ac) and allow for dedication and construction of 44 Avenue.
- The proposed lot in the ALR must meet the Rural Zone RU-1 minimum lot size requirements of 1.7 ha / 4.2 ac after road dedications, should ALC approval be granted.
- ALC approval is a condition of final reading for the proposed CP amendment and rezoning.

**Community Amenity Contributions:**

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

As a result of the proposed Community Plan amendment, the number of permitted lots on the site has increased from 3 to 4. As such, the proponent has volunteered to provide additional CACs for the additional unit.

Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	Rate per Unit	Total
Single family	4	\$16,900	\$67,600
Units exceeding the maximum permitted density (single family)	1	\$25,000	\$25,000
<b>Total</b>			<b>\$92,600</b>

**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
25	6	11	11	4	21

OFFICIAL COMMUNITY PLAN AMENDMENT AND  
REZONING APPLICATION NO. 100236 AND  
AGRICULTURAL LAND COMMISSION APPLICATION  
NO. 100463 (1413264 BC LTD. / 21952 - 44A AVENUE)  
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**Policy Considerations:**

The proposed Murrayville Community Plan amendment and rezoning will facilitate the development of four (4) single family lots. The proposal is consistent with the overall goals and objectives of the Murrayville Community Plan. Staff recommend that Council give first and second reading to Bylaws No. No.6097 and 6098 (subject to eight (8) development prerequisites) and authorize staff to schedule the required Public Hearing.

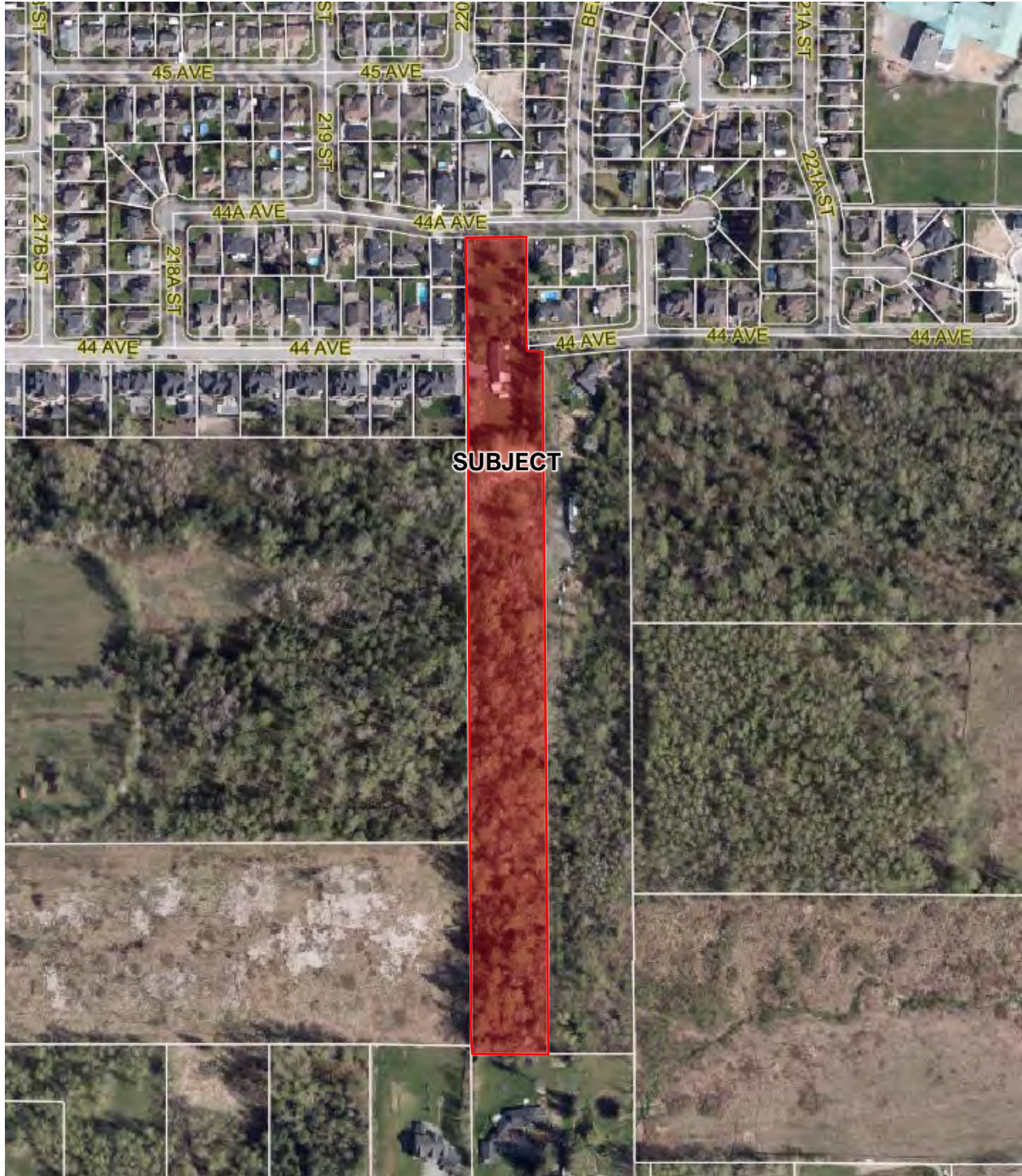
Staff also recommend that Council advise the ALC that the subdivision proposal complies with the Township's Zoning Bylaw and meets the minimum lot size requirements of the Rural Zone RU-1. Details of the proposed subdivision (including road dedication) will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

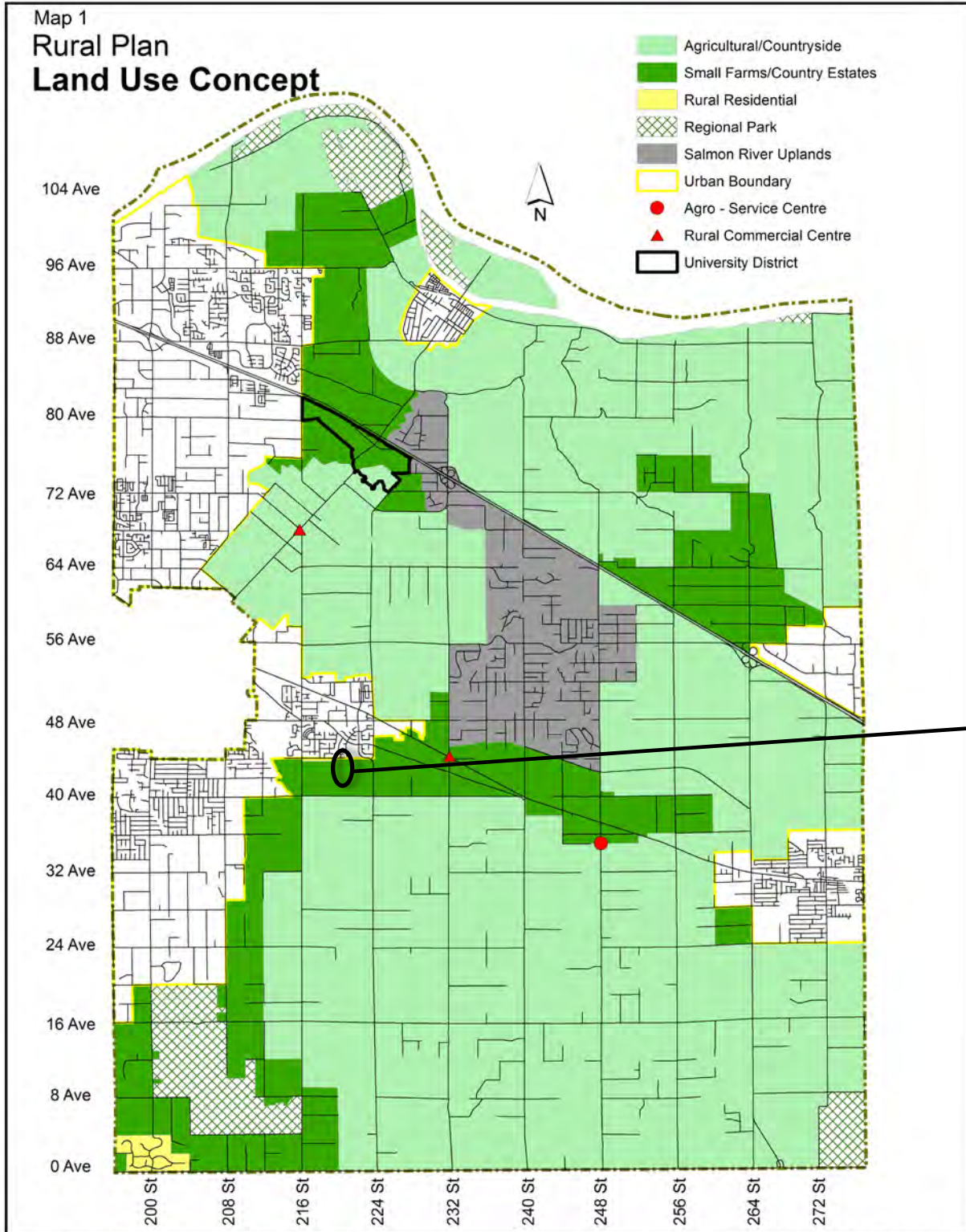
Zorica Andjelic  
DEVELOPMENT PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A      Maps and Graphics



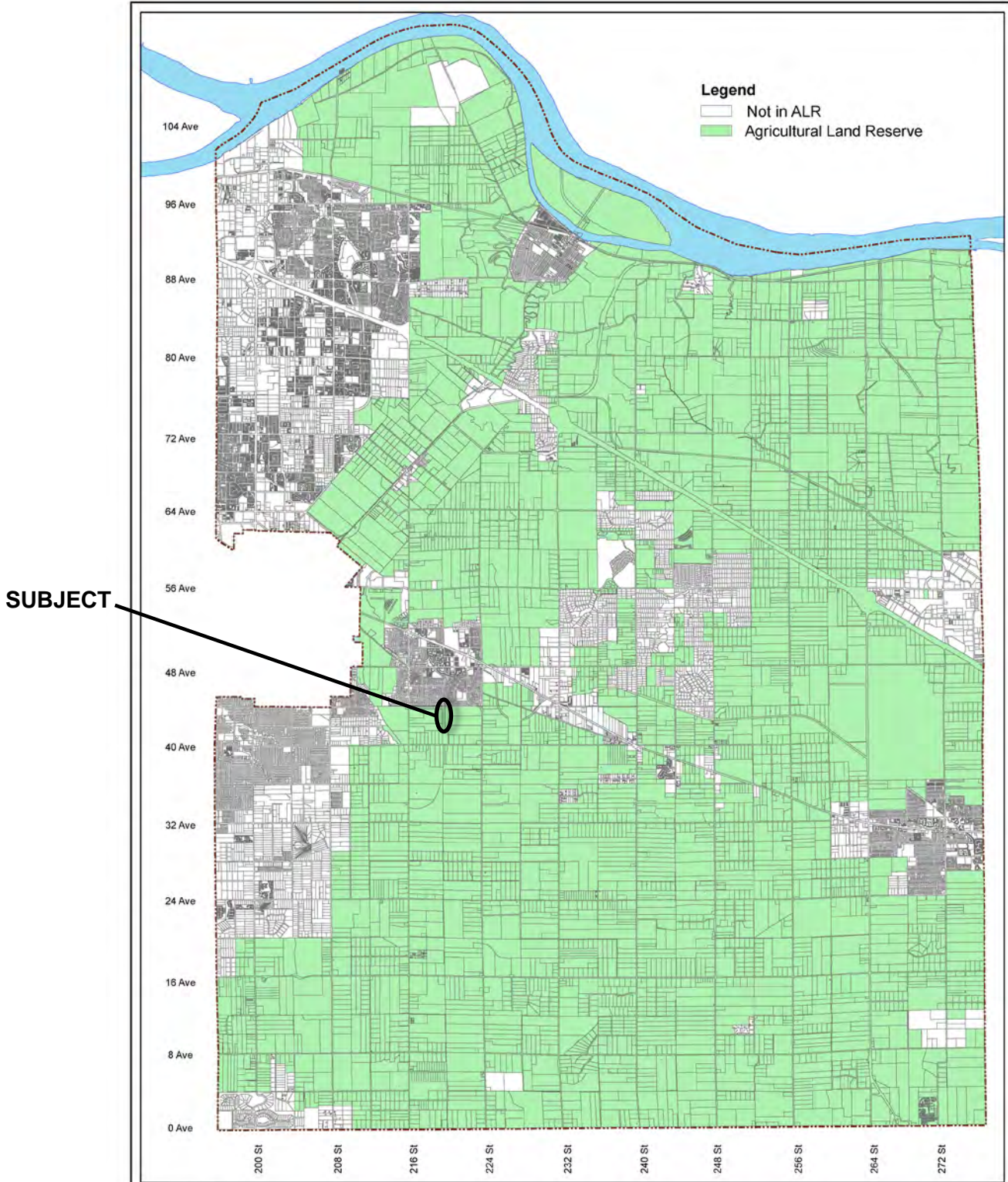
AERIAL CONTEXT MAP





Amendment Bylaw No. 5103 - September 29, 2014

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SUBJECT



### Agricultural Land Reserve

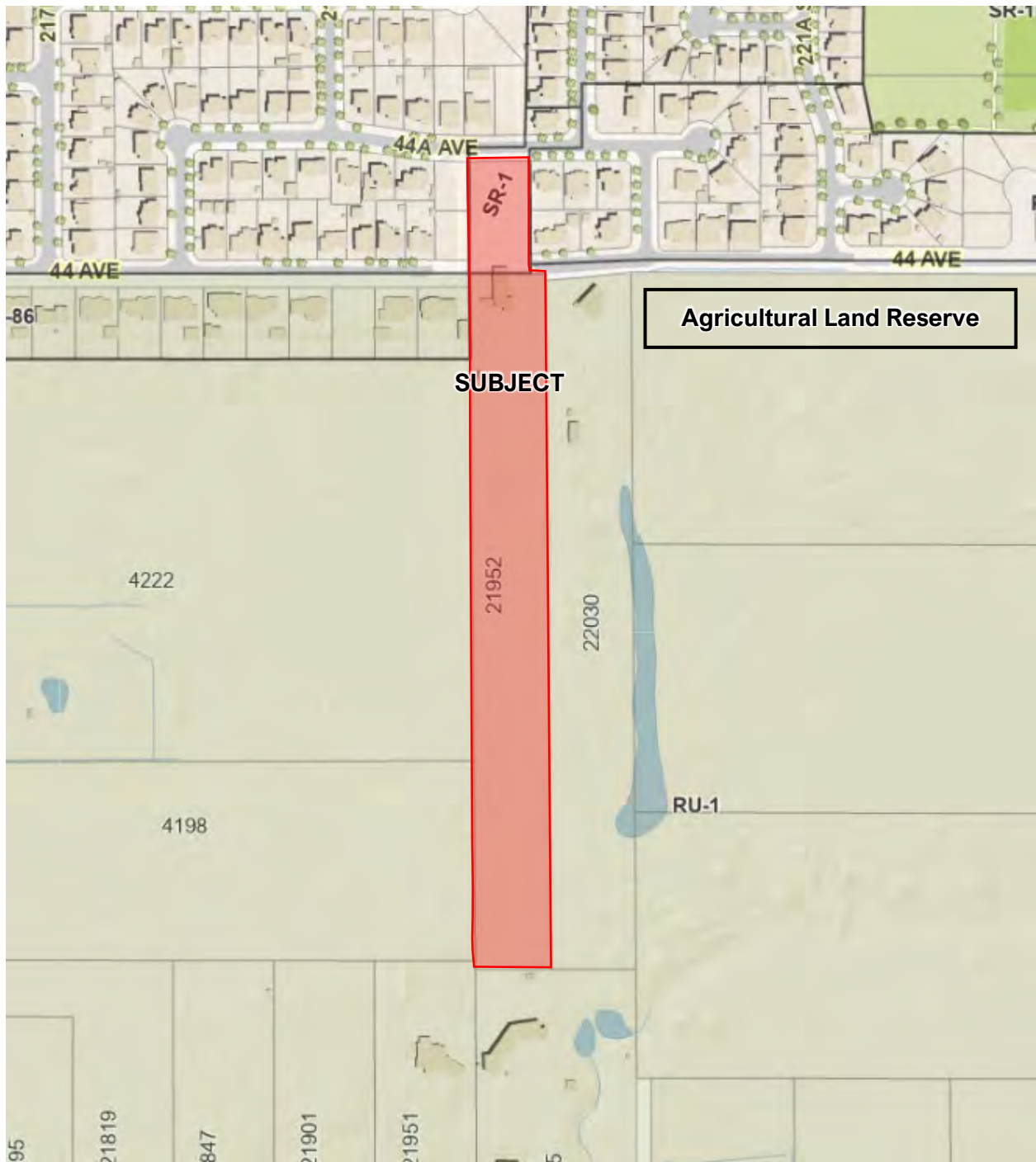
Community Development

Version Date: January 2024

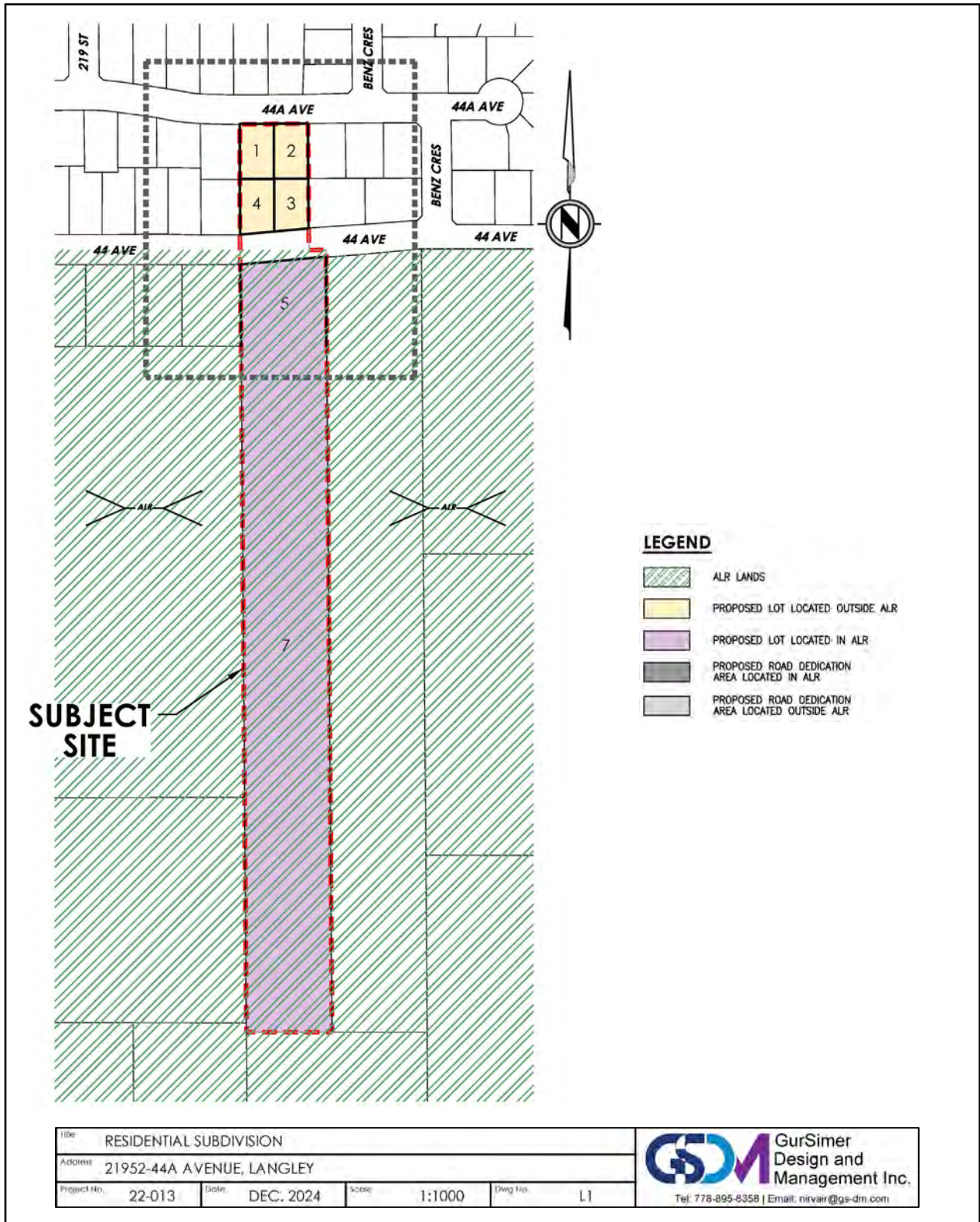


Disclaimer:  
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.

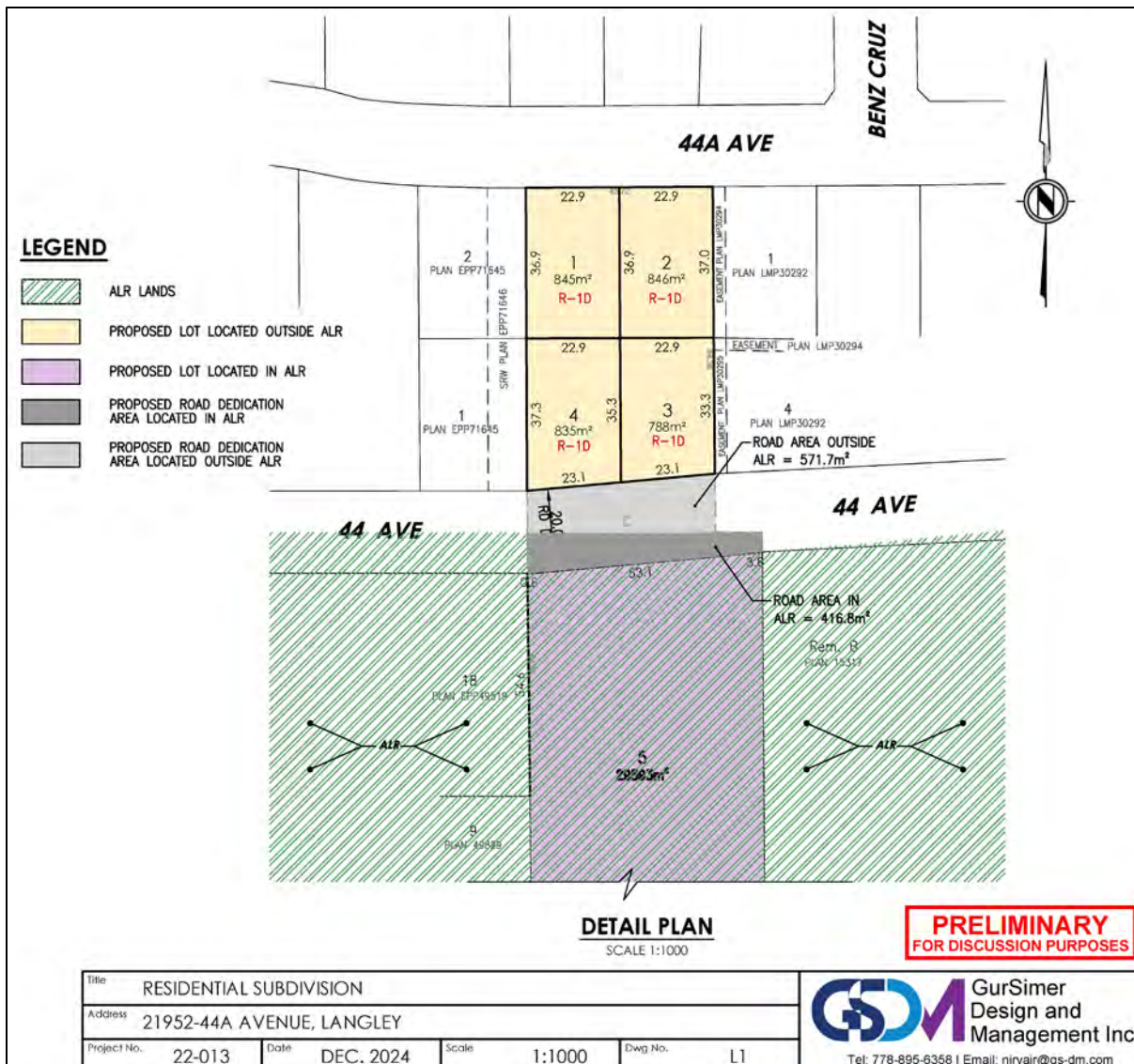




**ZONING BYLAW NO. 2500**



OVERALL SITE PLAN – SUBMITTED BY APPLICANT



**DETAIL SITE PLAN – SUBMITTED BY APPLICANT**

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**  
**AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661**  
**AMENDMENT (1413264 BC LTD.) BYLAW NO. 6097**

**EXPLANATORY NOTE**

Bylaw No. 6097 proposes a text amendment to the Murrayville Community Plan for the northern portion 0.45 ha / 1.1 ac of the property located at 21952 - 44A Avenue to increase the maximum permitted density to 5 UPA and reduce the minimum lot size requirements to allow for the development of four residential lots in the "Single Family One" land use designation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661

AMENDMENT (1413264 BC LTD.) BYLAW NO. 6097

A Bylaw to amend Murrayville Community Plan Bylaw No. No. 2661

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

- 1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (1413264 BC Ltd.) Bylaw No. 6097".
- 2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 is further amended by adding Section 3.3 (3)(a) to Section 3.3(3) Residential Policies as follows:
  - a) "Notwithstanding the density and lot size stated above, that portion of the lands described as Lot "C" Section 31 Township 10 New Westminster District Plan 15317 located north of 44 Avenue may be developed into four lots at a density of 10 units per hectare (5 units per acre) and a minimum lot size of 780 m<sup>2</sup>."

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

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (1413264 BC LTD.) BYLAW NO. 6098**

**EXPLANATORY NOTE**

Bylaw No. 6098 rezones the northern 0.45 ha / 1.1 ac portion of the site located at 21952 – 44A Avenue from Suburban Residential Zone SR-1 to Residential Zone R-1D to permit development of four residential lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (1413264 BC LTD.) BYLAW NO. 6098

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 (1413264 BC Ltd.) Bylaw No. 6098”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Portion of Lot “C” Section 31 Township 10 New Westminster District Plan 15317

As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1D.

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

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

# SCHEDULE 'A' BYLAW NO. 6098

