Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 26, 2026 - REGULAR MEETING	**REPORT:**	26-03
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-07-0025
SUBJECT:	REZONING APPLICATION NO. 100765 (0716094 BC LTD. / 1034 – 264 STREET)		

PROPOSAL:

Application to amend Rural Zone RU-2 to permit a production studio use consistent with Agricultural Land Commission (ALC) Resolution #363/2023 on a site-specific basis for a 1.85 ha (4.57 ac) portion of a 9.9 ha (24.4 ac) property at 1034 – 264 Street.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6190 subject to three (3) development prerequisites being satisfied prior to final reading.

RATIONALE:

The non-farm use complies with the overall objectives of the Rural Plan and is consistent with ALC Resolution #363/2023.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0716094 BC Ltd.) Bylaw No. 6190 amending Rural Zone RU-2 to permit a production studio use on a site-specific basis for a 1.85 ha (4.57 ac) portion of a 9.9 ha (24.4 ac) property at 1034 – 264 Street, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Agriculture and Food.
2. Approval of the rezoning bylaw by the Ministry of Transportation and Transit.
3. Confirmation that the existing access and servicing is compliant with the Subdivision and Development Servicing Bylaw 2019 No. 5382.

EXECUTIVE SUMMARY:

The proponent has applied to amend the Rural Zone RU-2 to allow a production studio use (filming use) on a site-specific basis for a 1.85 ha (4.57 ac) portion of a 9.9 ha (24.4 ac) property located at 1034 – 264 Street. The zoning bylaw amendment is consistent with Agricultural Land Commission (ALC) Resolution #363/2023. The ALC resolution permits a film use (defined as production studio use in the Township's Zoning Bylaw) for up to five years on a 1.85 ha portion of the lands from the ALC decision date (July 23, 2023), subject to reclamation plans.

On July 25, 2022, Council considered a non-farm use application submitted by the applicant and resolved to refer the application to the ALC for consideration based on agricultural merits. The ALC subsequently considered and conditionally approved the application on July 27, 2023.

Staff recommend that Council support the rezoning amendment subject to completion of three (3) development prerequisites as it complies with the Rural Plan.

PURPOSE:

The purpose of this report is to advise and make a recommendation to Council with respect to Rezoning Bylaw No. 6190.

REFERENCE:

Owner:	0716094 BC Ltd. 1034 – 264 Street Aldergrove, BC V4W 2M8
Agent:	Sanderson and Welsh Planning Ltd. 135, 970 Burrard Street Vancouver, BC V6Z 2R4
Legal Description:	Lot 2 Section 7 Township 13 New Westminster District Plan 3856
Location:	1034 – 264 Street
Area:	9.9 ha (24.4 ac)
Existing Zoning:	Rural Zone RU-2
Minimum Lot Size:	8.0 ha (19.8 ac)
Rural Plan:	Agriculture / Countryside (8.0 ha / 19.8 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is designated Agriculture in the Official Community Plan (OCP), designated Agricultural / Countryside in the Rural Plan, zoned Rural Zone RU-2 and is in the ALR.
- The site plan submitted by the applicant indicates the property currently accommodates two single-family dwellings and several accessory buildings including a former indoor riding arena that has been converted to accommodate filming and film related uses. (Attachment A).
- Council considered a non-farm use application submitted by the applicant at its meeting on July 25, 2022, and resolved to refer the application to the ALC for consideration based on agricultural merits.
- The ALC subsequently considered and conditionally approved the application with time restrictions and on non-transferable basis on July 27, 2023.
- The ALC Panel conditionally approved:
    - Non-farm film use (production studio use as defined by the Township Zoning Bylaw) for a 1.85 ha (4.57 ac) portion of the property for a period of five years.
    - Non-farm film use for two additional sites, referred to as “The Mansion” and “Western Town”, for a period of three years.
    - The applicant indicates the Mansion and Western Town sites are currently inactive and will be reclaimed under the supervision of their agrologist (PGL) once weather and soil conditions improve. Accordingly, the applicant has elected not to include these two sites in the proposed amendment.

DISCUSSION/ANALYSIS:

- Proposal to amend the Rural Zone RU-2 on a site-specific basis to allow a production

studio use (filming use) for a 1.85 ha (4.57 ac) portion of the 9.9 ha (24.4 ac) property located at 1034 – 264 Street.

- The proposed amendment to the RU-2 Zone reference and are consistent with Agricultural Land Commission (ALC) Resolution #363/2023 (Attachment B) that provide for time restricted filming use and requires reclamation plan implementation.
- The ALC panel approved the use of approximately 1.85 ha (4.57 ac) of the property for filming for a five-year period subject to conditions including:
    - use on a time-limited, non-transferable basis for five years
    - reclamation of approximately 0.55 ha of area impacted by previous gravel extraction to a high agricultural standard
- The ALC Panel found that the landowner must submit a new non-farm use application at the end of the five year term to allow the Commission to assess whether filming or other non-farm uses have intruded onto the farm area and to confirm the rehabilitation of the degraded areas.
- While industrial and commercial development in the rural area is generally restricted by section 5.14 of the Rural Plan, the plan includes the following policy statements.
    - 2.2.3 To provide direction to economic development in the rural area that is compatible with the agricultural community.
    - 2.2.4 To provide a land use pattern that supports the rural economy, preserves a land base for agricultural production and is compatible with the agricultural industry.
- The subject property fronts a provincially managed controlled access highway. A permit has been obtained from the Ministry of Transportation and Transit (MOTT) for the use of the highway right-of-way, subject to conditions. While the applicant has received a MOTT permit for highway use, Ministry approval of the rezoning bylaw is still required.
- Approval of the rezoning bylaw by the Ministry of Agriculture and Food is also required.

Adjacent Uses:

	Existing Use	Rural Designation	Existing Zoning
North:	A rural property	Agricultural / Countryside	Rural Zone RU-2
South:	Multiple rural properties	Agricultural / Countryside	Rural Zone RU-2
East:	A rural property	Agricultural / Countryside	Rural Zone RU-2
West:	264 Street, beyond which are rural properties	Agricultural / Countryside	Rural Zone RU-2

Zoning Amendment:

- Bylaw No. 6190 proposes to amend Rural Zone RU-2 to allow a production studio as a permitted use on a site-specific basis on a 1.85 ha (4.57 ac) portion of the 9.9 ha (24.4 ac) property at 1034 – 264 Street. The amendment is consistent with Agricultural Land Commission Resolution #363/2023.

Policy Considerations:

The proposed rezoning facilitates a production studio use on a portion of the subject site. The subject property is designated Agricultural/Countryside in the Rural Plan.

The proposal aligns with sections 2.2.3 and 2.2.4 of the Rural Plan. The proposal is also consistent with ALC Resolution #363/2023 which conditionally approved the non-farm (production studio) use and accompanying reclamation plan.

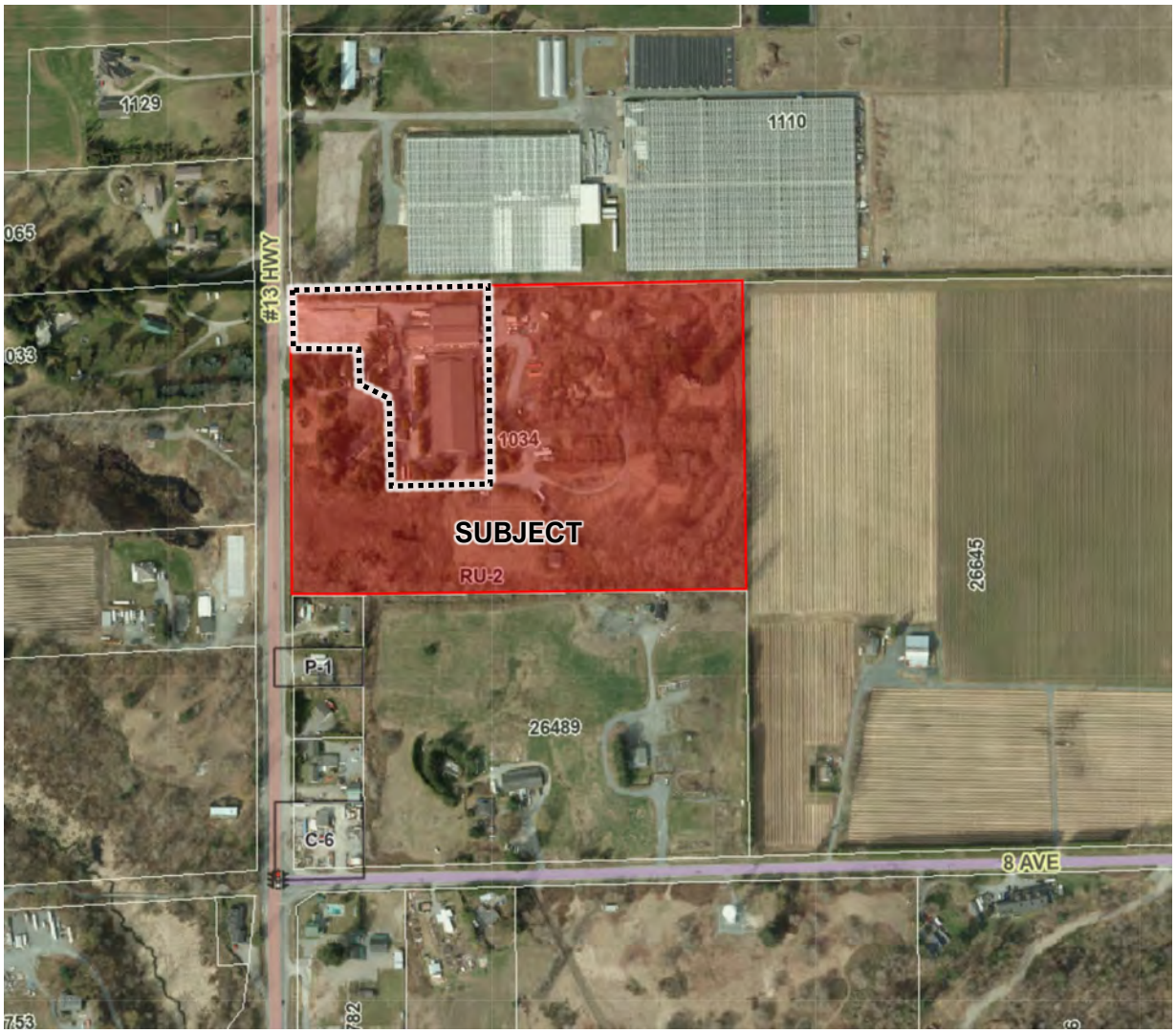
Accordingly, staff recommend that Council give first, second, and third reading to Bylaw 6190.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

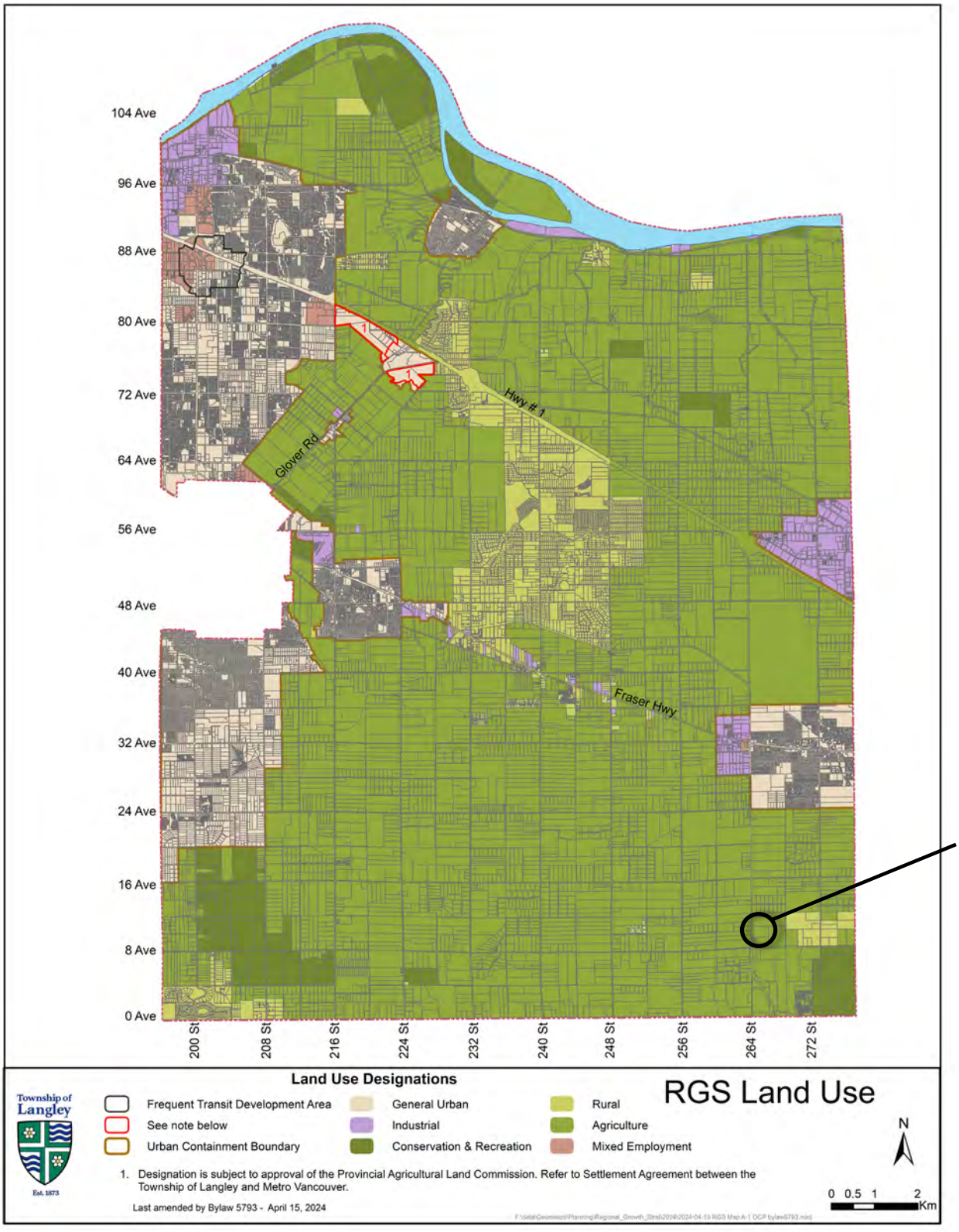
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Agricultural Land Commission Resolution #363/2023

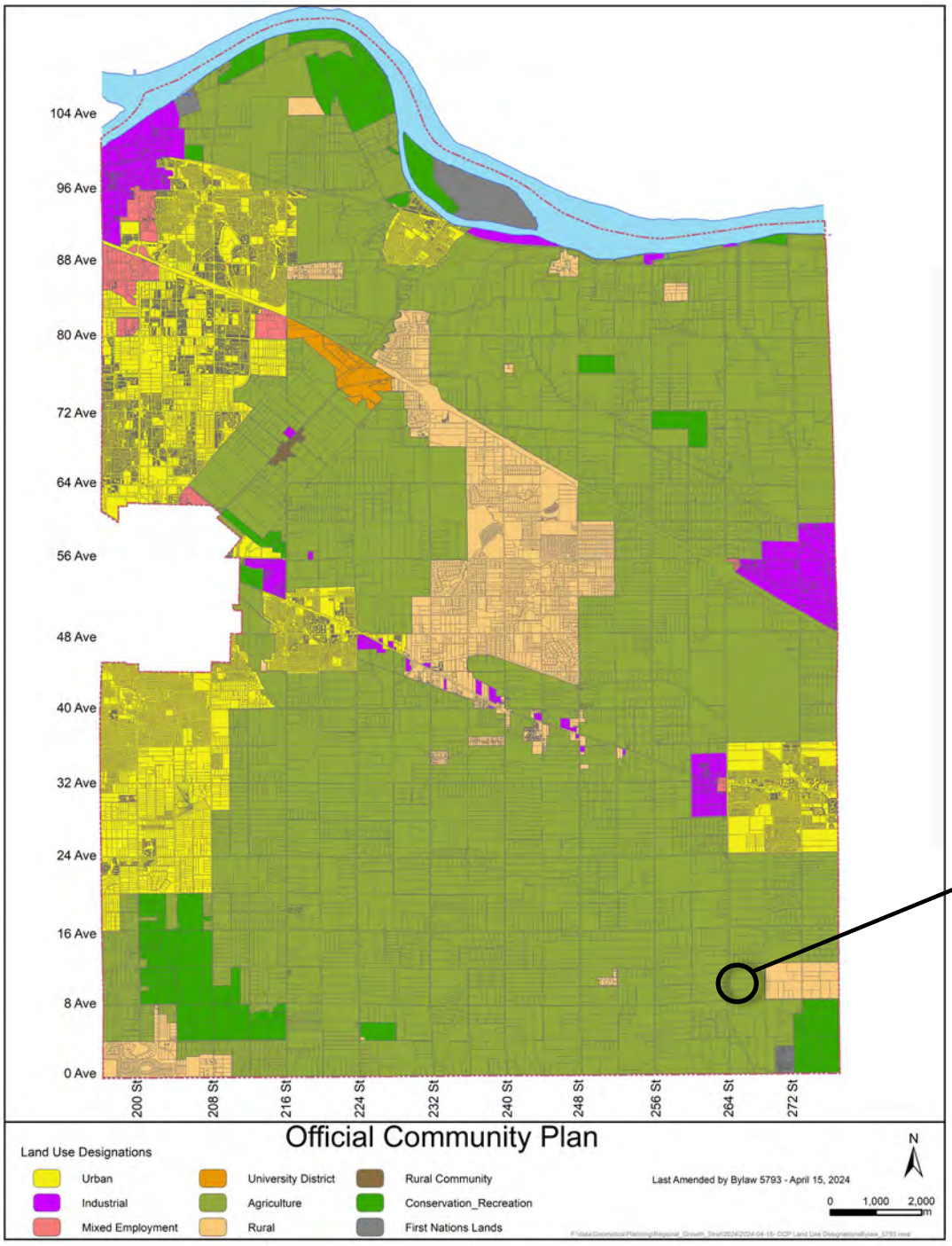
ATTACHMENT A

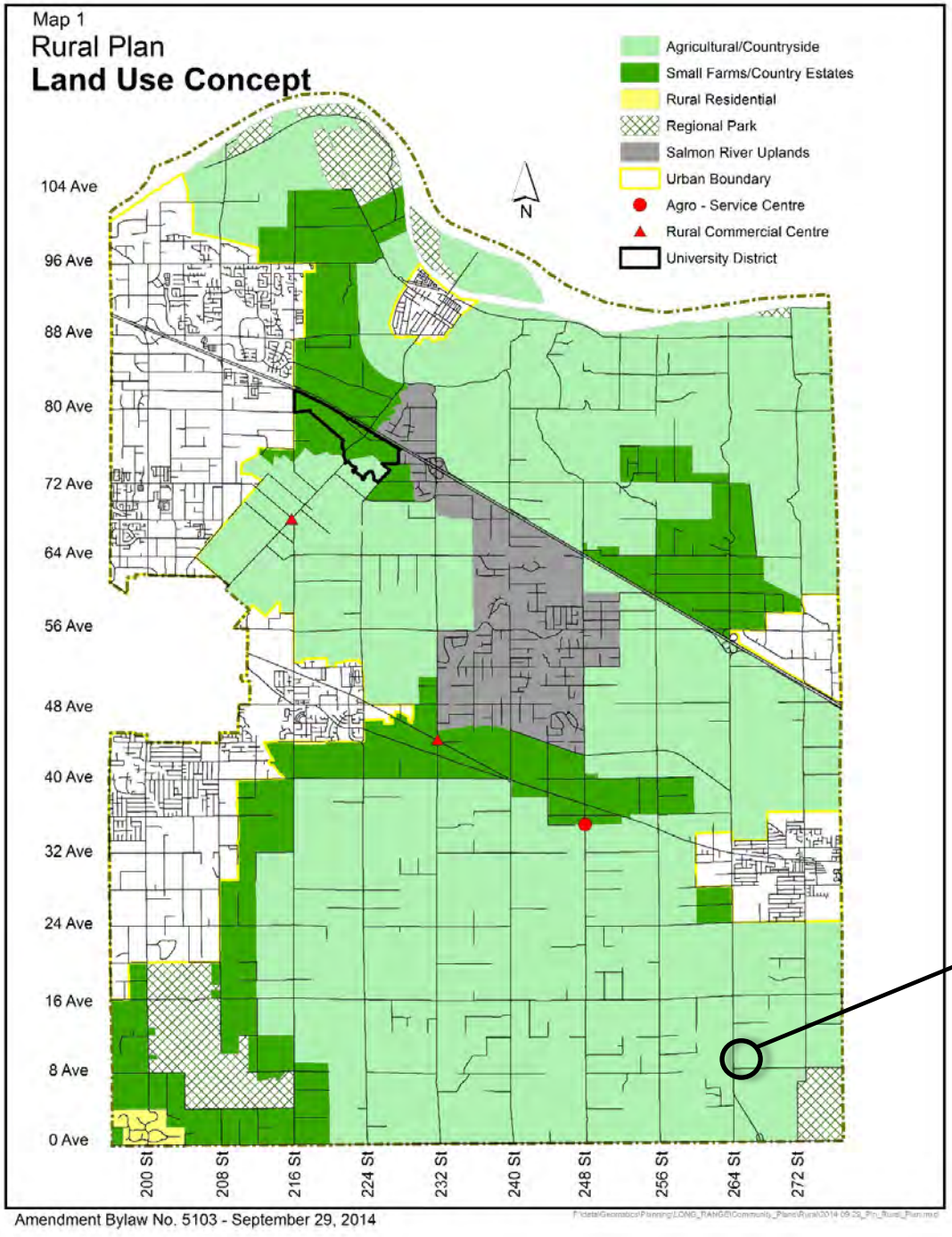


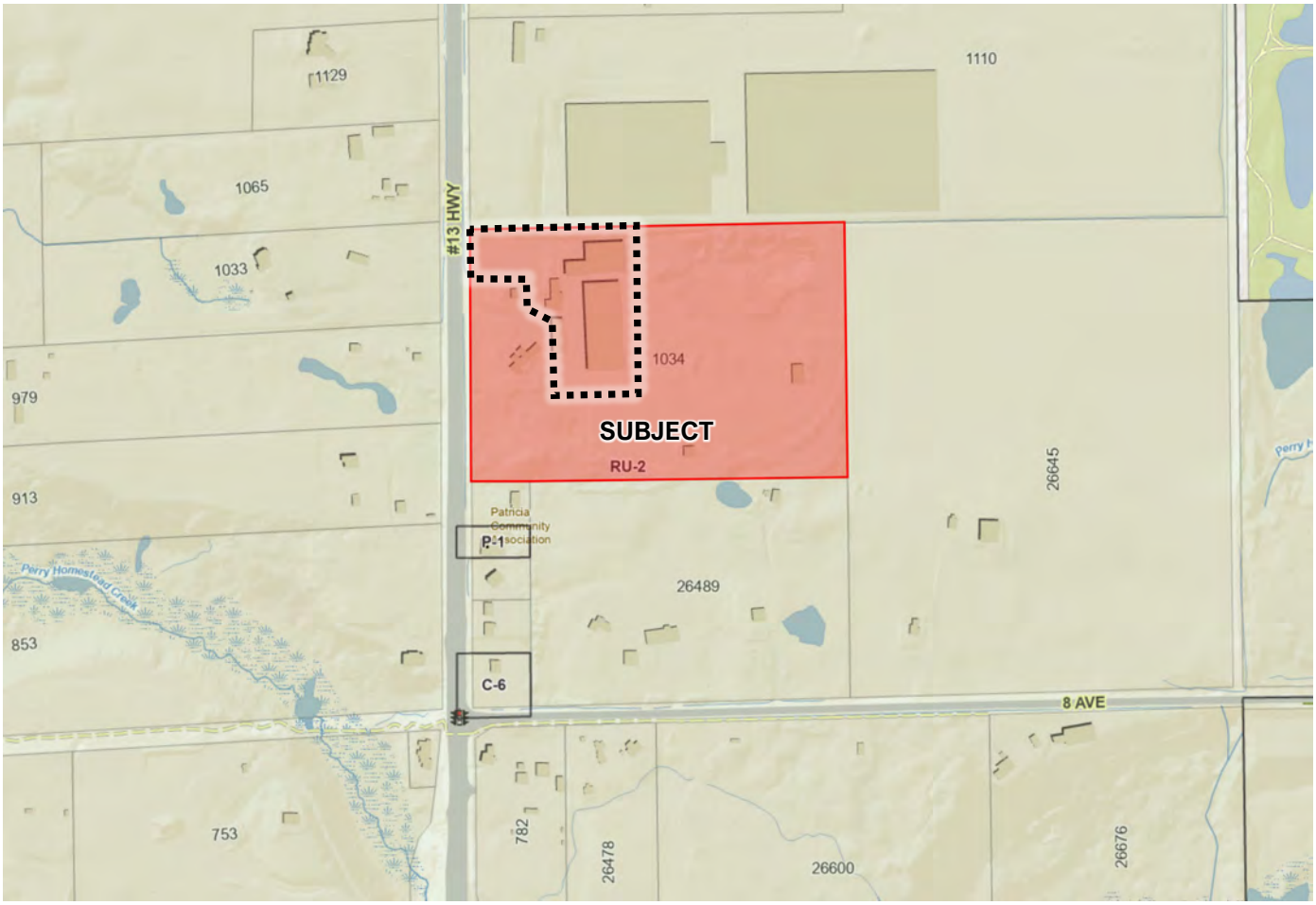
ALC Conditionally Approved Non-Farm Use Area (Production Studio Area)

AERIAL CONTEXT MAP


104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Hwy # 1
Glover Rd
Fraser Hwy
SUBJECT
Land Use Designations
RGS Land Use
Township of Langley
Est. 1873
Frequent Transit Development Area
See note below
Urban Containment Boundary
General Urban
Industrial
Conservation & Recreation
Rural
Agriculture
Mixed Employment
1. Designation is subject to approval of the Provincial Agricultural Land Commission. Refer to Settlement Agreement between the Township of Langley and Metro Vancouver.
Last amended by Bylaw 5793 - April 15, 2024
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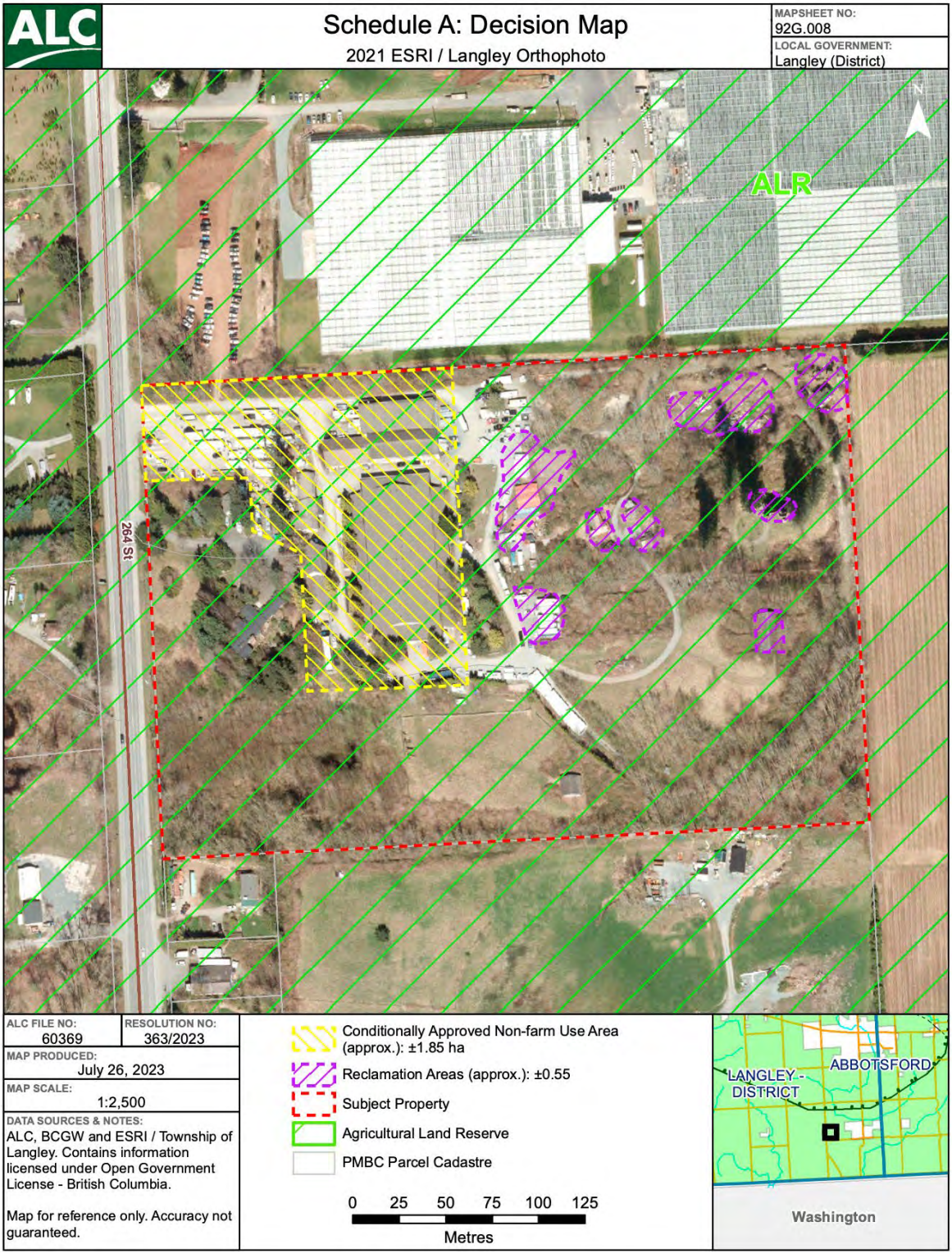

104 Ave
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48 Ave
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32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Official Community Plan
Land Use Designations
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Community
Conservation_Recreation
First Nations Lands
Last Amended by Bylaw 5793 - April 15, 2024
N
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Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
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80 Ave
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56 Ave
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232 St
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248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014



ALC Conditionally Approved Non-Farm Use Area (Production Studio Area)

ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT B

July 27, 2023

ALC File: 60369

Michael Sanderson
Sanderson + Welsh Planning Ltd.

DELIVERED ELECTRONICALLY

Dear Michael Sanderson

Re: Reasons for Decision - ALC Application 60369

Please find attached the Reasons for Decision of the Film Panel on the above noted application (Resolution #363/2023). As agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
    - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at

the time of the original decision had the applicant exercised due diligence, or

- Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to the undersigned.

Yours truly,



Martin Collins, Regional Planner

Enclosure: Reasons for Decision (Resolution #363/2023)
Schedule A: Decision Map

cc: Township of Langley Attention: Rob Nordrum

60369d1

AGRICULTURAL LAND COMMISSION FILE 60369

REASONS FOR DECISION OF THE FILM PANEL

Non-Farm Use Application Submitted Under s.20(2) of the Agricultural Land Commission Act

Applicant:	0716094 BC Ltd.
Agent:	Michael Sanderson, Sanderson and Welsh Planning Ltd.
Property:	Parcel Identifier: 010-398-872 Legal Description: Lot 2, Section 7, Township 13, New Westminster District Plan 3856 Civic: 1034 – 264th St Area: 9.88 ha
Panel:	Jennifer Dyson, Chair Bob Haywood Farmer Ione Smith

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 20(2) of the ALCA to use approximately 2 ha of the Property for commercial filming year round with no limits on the number of filming days, including the continued use of an existing film studio in an equestrian barn and several associated structures (~1.85 ha); and the use of an existing film sets (the Mansion and the Western Town) – 0.13 ha) for three years – which are located outside the 1.85 ha requested filming area (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicant, Agent, local government, third parties, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

[5] Commissioner Smith and Commissioner Haywood-Farmer conducted a walk-around and meeting site visit on April 25, 2023 in accordance with the *ALC Policy Regarding Site Visits in Applications*, (the "Site Visit"). A site visit report was prepared in accordance with the *Policy Regarding Site Visits in Applications*. The site visit report was certified as accurately reflecting the observations and discussions of the Site Visit by the Agent on May 18, 2023 (the "Site Visit Report"). A copy of the Site Visit Report was provide to all members of the Panel in advance of deliberations.

BACKGROUND

[6] The applicant indicated that they have been using the Property for film production for 13 years, and was not aware they required ALC authorization as the filming was permitted by the Township of Langley and encouraged by Creative BC.

[7] The previous landowner built a large greenhouse without permits or an engineer. When the Applicant purchased the Property they removed the building at the request of the Township. The remaining concrete slab foundation is now used for film crew parking.

[8] The Applicant explained that the building used as a studio building was constructed as an equestrian facility in 1982 and is currently set up for film production (with power, trusses, etc.). However, the building has not had regular filming uses since November 2021 and is currently being used for storage of equipment for the Applicant's electrical business.

[9] The film circus is stationed entirely on the Property in the graveled spaces around the studio buildings.

[10] The Applicant is also in the electrical business and stores electrical generating equipment in the studio and in other structures on site, and has installed an underground power substation to replace the use of generators so there is less disturbance to neighbours.

[11] The applicant proposes to agriculturally develop the majority of the Property outside the core residential/film area (~7 ha) for Christmas Trees in a two phase planting approach over a period of several years following the deconstruction of sets and the reclamation of disturbed sites.

[12] There are small film set areas lying outside the 1.85 ha core filming area; "the Mansion" and the "Western Town" in the area proposed for Christmas tree planting.

[13] There is a depleted gravel pit in the northeastern corner of the Property which was used to create concrete for the greenhouse foundation. The Applicant has indicated that the filling and reclamation of the gravel pit might be required as a condition of approval.

[14] The Township of Langley forwarded the application to the ALC with a recommendation of support.

ANALYSIS AND FINDINGS

[15] To assess agricultural capability on the Property, the Panel referred in part to agricultural capability ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.'

system. The improved agricultural capability ratings applicable to the Property are: 90% 5:3AT 3:3ATD 2:5W; 10% 7:4AP 3:3AP

The BCLI Improved ratings are: 90% (5:3T 3:3TD 2:3DW) and 10% (7:3AP 3:2AP)

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

The limiting subclasses associated with this parcel of land are A (soil moisture deficiency), D (undesirable soil structure), M (moisture deficiency), P (stoniness), T (topographic limitations), W (excess water).

[16] The Panel reviewed a memo, prepared by Stuart Brown of PGL Environmental Consultants (dated June 29, 2022) indicating that the majority of the site is suitable for growing Christmas Trees.

[17] In addition, a February 2020 Reclamation Plan was received from PGL Environmental Consultants outlining how the areas on the Property degraded by gravel extraction and temporary film set and other disturbances are proposed to be reclaimed and improved for agriculture.

[18] Based on the agricultural capability ratings and the reports provided by the Applicant/Agent, the Panel finds that the Property has prime agricultural capability and concurs with the assessment that the majority of the property could be used for soil bound agriculture, including the reclaimed disturbed areas.

[19] The Panel, in its consideration of whether the Proposal for filming on ~2 ha would negatively affect the agricultural capability of the 9.88 ha Property, finds that since the filming is largely concentrated within areas covered by buildings and fill, that permitting filming in this area would not appreciably affect the soil capability of the remainder of the Property. Furthermore, the Property, if sold could be redeveloped/re-used for equestrian uses or the buildings re-purposed for livestock or non-soil bound growing.

[20] The Panel considered whether the proposed reclamation of debilitated sites would have a positive long-term effect on the agricultural

development of the Property. The Panel finds that the proposed reclamation of degraded sites, as identified in the 2020 PGL Report would have a positive affect on the agricultural potential of the Property. These sites are scattered throughout the Property and negatively affect the continuity of the Property, and the ability to develop agriculture efficiently on the Property.

[21] The Panel did have concerns about the potential for permitting unrestricted filming activities on a portion of the Property with no time limit to reduce the incentives for the applicant to reclaim the degraded areas of the Property and to undertake agriculture on the remainder. Furthermore, the Panel is concerned that the Property (or even a portion thereof), if approved for filming uses without time limits would no longer be perceived as having potential for agricultural uses. It is the Panel's experience that permitting a non-farm use (such as filming) with no time limit is essentially alienating farmland permanently, ensuring that it will never be used for agriculture. The Property will then be marketed, not as a farm parcel, but as a quasi – industrial site. Such an approach will erode the long-term agricultural potential of the Property. Farming is a viable and appropriate option for the entire Property.

[22] The Panel is concerned that the degraded areas be reclaimed to a high agricultural standard. The Panel considered the filling of the existing gravel pit, and the deposit of topsoil and the reclamation of other filled,

and/or compacted areas to be the most important issue in its consideration of the Proposal.

In light of this, the Panel finds that it is prepared to allow unrestricted filming on the 1.85 ha proposed filming area for a period of five years, subject to the reclamation of the degraded areas on the ~ 7 ha remainder to an agricultural standard.

[23] The Panel considered a five-year time limit to be suitable because it requires the immediate reclamation of the gravel pit area – within 2 years, and the reclamation of the other film sets after the conclusion of filming (indicated to be three years in the application materials).

[24] The Panel also considered that the submission of a $30,000.00 financial security was necessary to ensure reclamation of the degraded areas to an agricultural standard. The Security could be used by the ALC to complete the reclamation should it not be completed within the 5 year period. However, the Security would be returned to the Applicant upon confirmation that the reclamation was complete.

[25] The Panel finds that the landowner must submit a new non-farm use application after five years to allow the Commission to assess whether filming, or other non-farm uses have intruded onto the ~ 7 ha farm area; and to confirm the rehabilitation of degraded areas, and what, if any, agricultural development has occurred on the ~7 ha farm area of the

Property. The Commission may approve or refuse a future Application and the Applicant should take this into consideration while reclaiming the Property, and undertaking filming activity, to minimize negative impacts to the size, integrity and continuity of the ALR on the Property and surrounding areas.

DECISION

[26] For the reasons given above, the Panel approves the Proposal to use ~1.85 ha of the Property for filming uses for five years, subject to the following conditions:

(a) the filming activities to be limited to the 1.85 ha area identified on the attached Schedule A,

(b) The two other existing sites: "The Mansion" and the "Western Town" which lie outside the 1.85 ha area be permitted filming for three years from the date of release of this decision and then removed and the sites reclaimed.

(c) Reclamation of the degraded sites (approx. 0.55 ha) identified on the Schedule A. The gravel pit must be reclaimed within 2 years from release of this decision, and the other sites within 5 years from release of this decision. The reclamation must be overseen by a professional agrologist and a report in accordance with ALC Policy P-13: Reclamation Plans for Aggregate Extraction (as relevant) must be submitted at the completion of the project outlining reclamation procedures.

(d) The submission of a $30,000.00 financial security (e.g. Irrevocable Letter of Credit, Certified Cheque, or Bank Draft) made payable to the Minister of Finance c/o the Agricultural Land Commission within 90 days of the date of the decision.

i. The financial security is to ensure the approval is conducted in accordance with the reclamation plans submitted with the application;

ii. For greater clarity, some or all of the financial security will be accessible to, and used by the Commission as a penalty upon default of the landowners to comply with condition(s) of the approval contained herein; and

iii. Release of the financial security will be dependent on receipt of evidence that the gravel pit has been reclaimed to the same or better agricultural standard as prior to disturbance.

(e) Approval for non-farm use is granted for the sole benefit of the Applicant and is non-transferable.

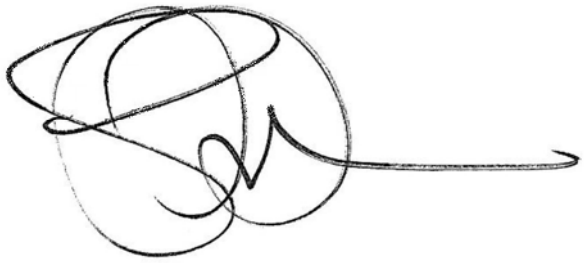
[27] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[28] These are the unanimous reasons of the Panel.

[29] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[30] Resolution #363/2023

Released on July 27, 2023



Jennifer Dyson, Panel Chair

On behalf of the Film Panel

Schedule A: Decision Map

2021 ESRI / Langley Orthophoto

MAPSHEET NO: 92G.008 **G.3**

LOCAL GOVERNMENT: Langley (District)



ALC FILE NO:	RESOLUTION NO:
60369	363/2023

MAP PRODUCED: July 26, 2023

MAP SCALE: 1:2,500

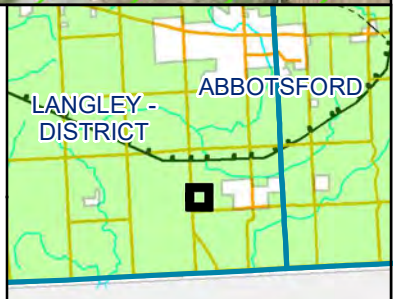
DATA SOURCES & NOTES:
ALC, BCGW and ESRI / Township of Langley. Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

- Conditionally Approved Non-farm Use Area (approx.): ±1.85 ha
- Reclamation Areas (approx.): ±0.55
- Subject Property
- Agricultural Land Reserve
- PMBC Parcel Cadastre

0 25 50 75 100 125

Metres



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (0716094 BC LTD.) BYLAW NO. 6190

EXPLANATORY NOTE

Bylaw No. 6190 amends Rural Zone RU-2 to allow a production studio as a permitted use on a site-specific basis on a 1.85 ha (4.57 ac) portion of a 9.88 ha (24.41 ac) property located at 1034 – 264 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (0716094 BC LTD.) BYLAW NO. 6190

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 (0716094 BC Ltd.) Bylaw No. 6190".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:

   a) Amending Section 202.1 Uses Permitted in the Rural Zone RU-2 by adding the following:

      "*production studio* on Lot 2 Section 7 Township 13 New Westminster District Plan 3856, subject to this use, including all ancillary activities, are entirely contained within the 1.85 ha (4.57 ac) portion approved by the Agricultural Land Commission; and must be in accordance with Agricultural Land Commission Resolution #363/2023 and any subsequent approvals"

   As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Rural Zone RU-2.

NOTICE WAS ADVERTISED the	19	day of	January	, 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
RECEIVED THE APPROVAL OF THE MINISTRY OF AGRICULTURE AND FOOD the		day of		, 2026
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND TRANSIT the		day of		, 2026
ADOPTED the		day of		, 2026

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6190

